

**Minutes of the Planning Committee Meeting held on Monday 26<sup>th</sup> April 2021 at 7.00pm Via Zoom.**

**1. APOLOGIES:**

None.

**2. PRESENT:**

Cllrs Collins, Eastwood, Garrett (Chair) and Higham

**3. IN ATTENDANCE:**

Mr J Overbury (Deputy Town Clerk)

**4. DECLARATIONS OF INTEREST:**

**Cllr Higham declared** a non-pecuniary interest in agenda item 13.

**5. MINUTES OF PREVIOUS MEETING:**

**Cllr Garrett proposed** that the minutes of the previous meeting were a true and accurate record which was seconded by Cllr Eastwood with all in favour.

**6. PUBLIC COMMENT:**

None.

**7. TO NOTE ANY PLANNING DECISIONS RECEIVED PRIOR TO THE MEETING:**

**7.1 DC/21/0718/FUL**

[Extension to existing dwelling and conversion of roofspace - 17 The Knoll Framlingham Suffolk IP13 9DH](#)

**ESC granted Planning Permission FTC Supported**

Noted.

**8. TO CONSIDER ANY PLANNING APPLICATIONS RECEIVED PRIOR TO THE MEETING:**

**8.1 DC/21/1172/FUL**

Proposed garage conversion and new cart lodge  
White Lodge Saxtead Road Framlingham Suffolk IP13 9PX

**Cllr Garrett proposed** to SUPPORT this application which was seconded by Cllr Higham with all in favour.

## 8.2 DC/21/1606/FUL

Erection of a single storey flat roofed rear extension  
27 Kings Avenue Framlingham IP13 9HD

**Cllr Garrett proposed** to Support this application which was seconded by Cllr Collins with all in favour.

## 8.3 DC/21/1712/OUT

Hybrid planning application seeking outline planning permission for the creation of a phased employment area for office, studio, workshop and light industrial and storage units comprising B1, B2 and B8 use classes (previously approved ref. DC/16/4370/OUT) and retrospective full planning approval for attenuation works and construction of new vehicular access as completed on land known as Newnham Business Park, Saxtead Road, Framlingham, Suffolk

Newnham Business Park Saxtead Road Framlingham Suffolk IP13 9RE

**Cllr Garrett** proposed to SUPPORT this application subject to the development conforming to Framlingham Neighbourhood Plan policy Fram 12 and Fram 20 and the works already completed comply with the relevant regulations, which was seconded by Cllr Eastwood with all in favour.

## 8.4 DC/21/1853/FUL and DC/21/1854/LBC

Internal and external alterations to provide an enhanced air intake and extraction system for the kitchen following removal of existing equipment from side alleyway and making good of wall. Relocation of water tank. - The Crown Hotel 28 Market Hill Framlingham Suffolk IP13 9AP

Listed Building Consent - Internal and external alterations to provide an enhanced air intake and extraction system for the kitchen following removal of existing equipment from side alleyway and making good of wall. Relocation of water tank

The Crown Hotel 28 Market Hill Framlingham Suffolk IP13 9AP

**Cllr Garrett proposed** to SUPPORT both these applications which was seconded by Cllr Collins with all in favour.

## 9. ESC POTENTIAL REFERRAL OF PLANNING APPLICATIONS:

None at present

## 10. CORRESPONDENCE RECEIVED SINCE THE LAST MEETING:

### 10.1 From Theberton and Eastbridge PCC – survey attached

**Cllr Garrett proposed** to take this item later in the agenda at 15 which was agreed.

## 10.2 Email from resident re land next to Sitwell Gardens.

Noted

## 10.3 Email from resident regarding bee hives

Noted.

## 10.4 Email from resident regarding oil tank on Danforth drive.

**Cllr Garrett proposed** to spend £6.00 for a land registry report (from budget 1129 – Legal) to try and establish the ownership of the land upon which the old oil tank sits.

## 11. NON-COMPLIANCE AND OTHER ISSUES RELATING TO THE PERSIMMON DEVELOPMENTS:

**Cllr Garrett** thanked the DTC for his efforts to seek a resolution on this issue.

**It was agreed** that the DTC draft a reply to SCC and ESC urging that the flow rate be tested.

## 12. SIZEWELL C PLANNING PROCESS

No business

## 13. Update on DC/20/3326/OUT – and report on meeting of 14 April

Outline application (With Some Matters Reserved) for the erection of up to 50 Custom/Self-Build homes (plots), with all matters reserved apart from access. Development to include 17 affordable homes and 0.5 hectares (ha) of public open space that will include an equipped area of play space and landscaping provisions.  
Land at Victoria Mill Road Framlingham Suffolk

**Cllr Garrett reported** that the developers had met representatives from the Town Council via Zoom and as a result the following points were noted:

- The need for the highways improvements on Victoria Mill road need to be completed before any construction work starts on the site.
- A full archaeological and historical survey on the area proposed for the highway improvements needs to be undertaken.
- It was suggested that the highway improvements leave room for a verge on the western edge
- The issue of why the highway was 'red lined' be investigated.

- The developer's density calculation be checked once the final plans were submitted. Developments at the edge of settlements are recommended to be of a much lower density than developments within the town.

#### **14. Roles and responsibilities of the Planning Committee.**

**Cllr Garrett noted** that changes to the structure of the Town Council's Committee structure meant that the planning committee would be, from May 2021 responsible for considering all environmental issues. To this end the Committee would set up an environmental advisory group which would report to the planning committee. It was agreed that this issue be considered in detail at the next meeting and to appear early on the agenda.

Cllr Garrett would report this development to the Full Council and it was agreed to publicise the forming of the group widely to attract interested residents. Those known to Councillors would be asked to join the group.

#### **15. Adoption of the East Suffolk Council Statement of Community Involvement Discussion and agree action**

See: <https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/local-plans/statement-of-community-involvement-and-local-development-scheme/>

Noted.

#### **15.1 Email from Eastbridge and Theberton PCC re ESC Planning process.**

**It was agreed** that Cllr Garrett draft a response which would be circulated prior to the DTC to respond to Eastbridge and Theberton PCC. This is attached to these minutes.

#### **16. 2021-22 ACTION PLAN:**

**It was agreed** that this would be updated once the new Committee structure was in place.

#### **17. MATTERS OF REPORT OR ITEMS FOR NEXT AGENDA:**

For early on the next agenda: Environmental Advisory Group.

#### **18. NEXT MEETING DATE:**

**Monday: 17<sup>th</sup> May 2021 7:00pm – COVID Restrictions permitting this will be held in the Town Council Office**

***The meeting concluded at 8:21.***