

**Minutes of the Planning and Environment Committee Meeting held on Monday 17<sup>th</sup> May  
2021 at 7.00pm**

**1. ELECTION OF CHAIR OF COMMITTEE.**

**Cllr Collins proposed** that Cllr Garrett be Chair of the Committee which was seconded by Cllr Higham and with all in favour; Cllr Garrett took the Chair.

**2. APOLOGIES:**

None.

**3. PRESENT:**

Cllrs Collins, Garrett (Chair), Hine and Higham.

**4. IN ATTENDANCE:**

Mr J Overbury (Deputy Town Clerk) and members of the public – at nine locations via Zoom links and one in person.

**5. DECLARATIONS OF INTEREST:**

**Cllr Higham declared** a non-pecuniary interest in 10.2 and 15.1

**6. MINUTES OF PREVIOUS MEETING:**

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

**Cllr Garrett proposed** that the meeting be adjourned for public comment which was agreed.

**7. PUBLIC COMMENT:**

Seven people spoke in objection to the proposed development on Victoria Mill Road by Leaper Land. The objections centred around the poor access road and the drainage off the site and the risk of flooding. Cllr Garrett thanked the public for their comments which would all be noted and would help the Town Council reach a decision on the application.

One person asked whether the Town Council had registered with the planning inspectorate as an interested party for the plans to build Sizewell C power station. Cllr Garret replied that the Town Council had registered its interest.

**Cllr Garrett reconvened** the meeting, and then, as a result of more members of the public being seen in the 'Zoom' waiting room, he proposed that the meeting be readjourned to give them the opportunity to speak, which was agreed.

A further two people spoke in objection to the Leaper Land application.

There being no further comments, Cllr Garrett Re-convened the meeting.

## **8. FORMATION OF ENVIRONMENTAL ADVISORY GROUP.**

**Cllr Garrett outlined** the reasons behind the concept, explaining that it was not intended to be a formal Town Council body but would report to the Planning and Environment Committee on all aspects of the environment – natural and built. He distributed some notes on the idea.

**Cllr Higham proposed** to recommend to Full Council that a Framlingham Environment Advisory Group be formed, and that this be widely publicised to invite people and groups to join it. The Scope should include the natural and built environment. This was seconded by Cllr Hine and with all in favour, the motion was carried.

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

None received.

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

**Cllr Garrett proposed** to take item 10.2 first which was agreed.

### **10.1 DC/21/1911/FUL**

[Conversion of existing garage to home studio, changes to fenestration and construction of pitched roof](#)

6 Victoria Mill Road Framlingham Suffolk IP13 9EG

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

### **10.2 DC/20/3326/OUT**

Outline application with all Matters Reserved apart from access. A phased development, including the erection of up to 49 Custom/Self-Build homes (plots), with the development to include 16 affordable homes, public open space that will include equipped play and multi-use games area, landscaping, and other associated infrastructure

Land at Victoria Mill Road Framlingham Suffolk

**Cllr Garrett shared** with the Committee the previous objection from the Town Council to this application.

The Committee went to lengths to understand the difference between this application and the previous one and noted it was largely the same with some minor changes which were felt not to address the Committees concerns. It was agreed that there was sufficient time for further research and for the application to be considered at the Full Council meeting in June. This would also allow time for residents to share with the Town Council their views on the application.

It was agreed that members of the Committee and the DTC would investigate a number of issues:

- The safety aspect of the narrow road and the minimum standards required.
- The proposals to prevent flooding.

- The issue of the ownership of the verges and the reasons why some of these were 'red lined' in the application.
- The requirements for the higher authorities to consider public safety when considering new developments.
- To re-examine the arguments used when this land was identified as being suitable for 30 dwellings in the Framlingham Neighbourhood plan.
- To collate residents' views to help, inform the Town Council to make a decision.

### 10.3. DC/21/2204/FUL

Removal of existing single storey conservatory and construction of new extension  
8 Coucy Close Framlingham Suffolk IP13 9AX

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

### 10.4 DC/21/2126/LBC

Listed Building Consent - Retile rear roof slopes reusing existing tiles. Replace three rooflights. Remove masonry paint from front elevation and limewash. Repair brick elevations and attached garden wall.  
Double House 2-4 Double Street Framlingham Suffolk IP13 9BN

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

## 11. ESC POTENTIAL REFERRAL OF PLANNING APPLICATIONS:

None

## 12. CORRESPONDENCE RECEIVED SINCE THE LAST MEETING:

### 12.1 Email from ESC regarding residential development briefs:

Noted

### 12.2 Email from person regarding flooding on Fairfield road.

**It was agreed** that the DTC respond to the person and feed back to the committee any further comments.

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

**It was noted** that the DTC had written to ESC and SCC requesting that the SuDS system at the Persimmon development be examined to establish if it were fit for purpose and was awaiting a reply. The Chair thanked the DTC for his efforts in pursuing this issue.

## **14. SIZEWELL C PLANNING PROCESS**

**It was noted** that there was no further direct impact on Framlingham in the recent communications but a watching brief would be maintained.

## **15. UPDATES ACTIVITIES**

### **15.1 DC/20/3326/OUT**

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

**It was agreed** this item had been fully considered under 10.2

### **15.2 OLD OIL TANK DANFORTH DRIVE**

**The DTC reported** that he was still trying to establish the ownership of this oil tank.

## **16. ROLES AND RESPONSIBILITIES OF THE PLANNING AND ENVIRONMENT COMMITTEE.**

**This was agreed** to be deferred to the next meeting in order for the DTC to share with Committee members the current terms of reference for the meeting to allow consideration for these to be updated in the light of the Committees new responsibilities on the environment.

## **17. 2021-22 ACTION PLAN:**

**It was agreed** to defer this item to the next meeting.

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

**For next Agenda:** Recreational Disturbance Avoidance and Mitigation Strategy  
Supplementary Planning Document

**Cllr Collins reported** that some land had been offered to the Town Council for use as allotments and advice was being sought from the County and District Councils on how to proceed.

## **19. NEXT MEETING DATE:**

**Monday 21<sup>st</sup> June Town Council Office 10C Church Street 7:00pm**

**The meeting concluded at 8:30pm**