

**Needham Market Town Council**

**Planning Committee**

**Minutes of meeting on Monday 8<sup>th</sup> January 2024**

**At 7.00pm in the Green Room**

Attendees: Cllrs. O'Shea, in the chair, Lea, Annis, Cave, Ost, J. Reardon, A. Reardon and District Councillor Lawrence. One member of the public.

1. Apologies for absence. Cllrs Stansfield and Phillips.
2. The Minutes from the Planning Committee meeting held 6<sup>th</sup> November 2023 were adopted by the Town Council at its meeting held 15<sup>th</sup> November 2023.
3. Any declarations of Pecuniary or Non-Pecuniary Interests by Councillors.  
Cllr Annis for Minerals application (SCC)
4. To approve any dispensations in declared under Item 3.  
None.
5. To consider Applications for Planning Permission

New Applications available at time of the agenda.

There were no new applications before the Committee.

**DC/23/05188** Minna Cottage, Crown Street, Needham Market, had a response date of 13<sup>th</sup> Dec.

The Town Council submitted the following response:

Needham Market Town Council supports approval of the application.

b. New Tree Preservation Orders. None

c. Any applications in hand but not listed within the planning schedule

**DC-22-05165** Cllr O'Shea raised concerns regarding the redevelopment of 129 High Street, noting that new external signage had been installed and believing approval for Listed Building Consent should have been granted prior to carrying out this work. He also voiced concern that the renovation works should be carried out strictly in accordance with the approvals granted. This building is within the conservation area and a listed building, in a very prominent part of the town and the rich heritage of Needham Market High Street.

Other concerns were raised about the signage, 'Needham Dental' when the town is Needham Market and the spelling of 'center' not centre.

It was decided to ask the Clerk to raise our concerns with the BMSDC planning dept.

(Councillor Lawrence has subsequently referred the matter to MSDC Planning Enforcement team.)

**MS/2342/15/VOC1** – SCC Application Gallows Hill Quarry, Baylham. An application to extend the working life of the quarry off Gallows Hill from SCC Minerals dept was discussed but since nobody on the Committee had been able to see the application on-line, it was felt that the Committee couldn't comment. It was assumed that as the existing extraction permission finished in 2021 and the restitution of the landscape by 2024 was unlikely to be met, hence the application. No comment.

6. Items from the Town Clerk.  
None.

**7. Babergh and Mid Suffolk Call for Sites 2024**

It was agreed that this matter should be referred to the next Full Council Meeting on 17<sup>th</sup> January.

There was discussion relating to flooding within the town and it was suggested that no new sites should be considered until SCC improves the current state of flooding prevention, not expected for some 10 years. The Chair believed that this could not be included within the Call For Sites issue but it was left that this should also be referred to the Full Council Meeting.

8. The meeting continued with an overview of the Review of the Neighbourhood Plan.

Cllr Ost referred to the outline provided by the Clerk as to how and under what circumstances the review would take place. See **Checklist** document appended. There was further discussion including member of the public, Graham Oxenham, representing the NM Society. It was suggested by Cllr Lawrence that we carefully consider the Planning Inspectors comments and findings from the Barking Road Appeal enquiry and note that the recommendations made by the Inspector relating to the Neighbourhood Plan be considered when further discussions for future development in the town are undertaken. There was also discussion as to whether the AECOM development plan should be mentioned in the Neighbourhood Plan at all. There were concerns that should there be untimely amendments to Planning Legislation there was a distinct possibility that, without adequate traffic movement considerations by way of possible additional roads, the town may become seriously affected by excessive traffic.

The Planning Committee meeting closed at 8.15pm.