

Needham Market Town Council

Planning Committee

Monday 6th November 2023

At 7.00 pm in the Green Room

Attendees:-.Cllrs O'Shea in the chair, Ost, Annis, Lee, Phillips, Cave and District Councillor Lawrence.

There were three members of the public attending.

1. Apologies for absence. Cllrs. Stansfield, A and J Reardon.
2. To receive and approve minutes of last meeting,
Held 1st August 2023. Approved. Meetings due in September and October were cancelled due to lack of business.
3. Any declarations of Pecuniary or Non-Pecuniary Interests by Councillors. District Cllr Lawrence as member of BMSDC Planning Committee. Cllr Phillips, neighbour to planning application.
4. To approve any dispensations in declared under Item 3. District Councillor Lawrence agreed to take part in discussions but not vote.
5. To consider Applications for Planning Permission
 - a) New Applications available at time of the agenda.

DC/23/03959 – Application under S73 for Removal or Variation of a Condition following grant of Planning Permission DC/21/02030 dated 28/05/2021 Town and Country Planning Act 1990 - Conversion of and first floor extension to garage/store building to form 1 No. dwelling - To vary Conditions 2 (Approved Plans and Documents) and 4 (Re-Positioning stone plaques) as per details received - The Last Resort The Pightle Needham Market Ipswich Suffolk IP6 8AQ

The application had a response deadline to 25th September 2023.

The Town Council submitted the following response to the consultation:
Needham Market Town Council supports approval of the application.

DC/23/04161 - Householder Application - Erection of single storey rear extension to detached annex - 3A The Causeway Needham Market Ipswich Suffolk IP6 8BD

The application had a response deadline to 26th September 2023.

The Town Council submitted the following response to the consultation:

Needham Market Town Council supports approval of the application.

DC/23/04484 - Householder Application -Erection of single storey front extension including open porch (re-submission of DC/23/01153) - 17 Crowley Road Needham Market Ipswich Suffolk IP6 8BJ

The application had a response deadline to 16th October 2023.

The Town Council made no submission to the consultation.

DC/23/04721 - Notification of Works to Trees in a Conservation Area - Reduce 3m overhanging branches on (T1) Ash Tree, (T2) Sycamore Tree, (T3) Ash Tree and (T4) Ash Tree in order to reduce mess dropping onto parked cars - Flat 2 Hawks Mill Hawks Mill Street Needham Market Ipswich Suffolk IP6 8LU

The application had a response deadline to 31st October 2023.

The Town Council submitted the following response to the consultation: Needham Market Town Council supports approval of the application on condition the proposed works are carried out by a suitably qualified arboriculturist.

DC/23/04846 - Householder Application - Erection of first-floor side extension to and conversion of existing garage and erection of attached double garage - 1 Uvedale Gardens Needham Market Ipswich Suffolk IP6 8BA

The application has a response deadline to 10th November 2023.

The Planning Committee recommended approval of this application on condition that a vehicle charging point is included.

DC/23/03917. Full application, part retrospective for 1 pitch Gypsy/Traveller site with 1 static and 1 tourer and associated fencing and hardstanding, installation of soakaway crates and cesspit. Caravan on land, Hawks Mill Street, Needham Market.

The application has a response deadline to 11th November 2023.

Extended discussion took place with invited comments from two neighbours who provided photographic evidence of work having been done and background to this application. (Comments and photocopies also sent to Town Council)

This land has been the subject of severe flooding in the past and also recently. Unauthorised work to enlarge the gateway and install hardstanding was carried out last year by a previous owner. A mobile home was installed but not occupied until this year. This area is subject to frequent flooding and is considered totally unsuitable for development.

The committee resolved to firmly reject this application on the following grounds.

1. The application adversely affects the setting of a listed building (Hawks Mill). Vision statement NMNP section 5.
2. The property (a mobile home) is occupied in contravention of a requirement from BMSDC that approved sewage disposal arrangements are satisfactorily approved before any occupation.
3. Illegal deposition of materials on a flood plain (Environment Agency requirements), and unlawful deposit of materials into the River Gipping.
4. NMNP states “ it is acknowledged that there is public opposition to greenfield development in Needham Market.” NMNP Para 4.4. Objective 4 “to protect and enhance Needham Market environmental, natural and green assets. Para 6.1.19. “Developments should be in keeping with the area” and policy NM7, “Preserving the towns setting and retention of existing views” (see paragraph 3)
5. Incorrect and inaccurate information attached to the application relating to flood risk. Shown by Appendix D Environmental Agency as High Risk area. Site is surrounded by the River Gipping, The Mill Race and Orchard Gate streams.

DC/023/04948 - Householder Application - Erection of first floor rear extension - 7 Cowslip Way Needham Market Ipswich Suffolk IP6 8JG
The application has a response deadline to 14th November 2023

It was noted that whilst this type of extension has been approved for several other houses in this development, there was some concern that the conversion may result in a first floor bedroom having insufficient natural light. Planning Committee would ask that the Planning Officer looks into this matter and if so satisfied then the Planning Committee recommend approval of the application.

b. New Tree Preservation Orders (if any) None

c. Any applications in hand but not listed within the planning schedule (if any)

DC/23/04654 38 Barking Road, Needham Market Ipswich Suffolk IP6 8EZ Proposed single storey rear extension and alterations.

The application has a response deadline to 30th October 2023

This rear extension will be sited on the approximate footprint of an existing rear conservatory and as such will have very limited further impact.

The Town Council submitted the following response to the consultation:
Needham Market Town Council supports approval of the application.

6. To receive any specific items from the Town Clerk or Presenting Officer.
None

7. To progress the Needham Market Neighbourhood Plan review

The review team chair reported on discussion with our planning consultant and the Town Clerk. As the plan is not due for formal review until it has been in place for 5 years and the new Local Plan part 1 is only in draft form and part 2 is yet to be published it was resolved to delay any further review meetings. However the Town Council needs to keep abreast of developments so it was agreed that a meeting be convened following the January Planning Committee meeting. Members of the public who have expressed a particular interest in the Neighbourhood Plan will be invited to this meeting.

The Meeting finished at 8.15pm.