

## **NEEDHAM MARKET TOWN COUNCIL**

**MINUTES** of the meeting of NEEDHAM MARKET TOWN COUNCIL held in the Green Room, Needham Market Community Centre, School Street, Needham Market, on Wednesday 16<sup>th</sup> August 2017 at 7:30pm.

**Present:** Cllr X Stansfield (In the Chair), Councillors; BE Annis, R Campbell, TS Carter, JE Lea, I Mason, A Morris, MG Norris, KMN Oakes, S Phillips and M Spurling.

### **Apologies for Absence:**

Cllr D Campbell – Prior Commitment

Cllr RP Darnell – Holiday

Cllr D Spurling - Unwell

Cllr AL Ward – Family Commitment

**In Attendance:** County Councillor Anne Whybrow, District Councillor Wendy Marchant, one member of public and Town Clerk Kevin Hunter.

### **C143/17 To confirm the Minutes of the Town Council Meeting held 2nd August 2017.**

The Minutes of the Town Council Meeting held Wednesday 2<sup>nd</sup> August 2017 were accepted as a true and correct record and signed by the Chairman.

Cllr Stansfield requested a further item be added to the agenda 'To receive a report from the Needham Market Skate Park meeting held 4<sup>th</sup> August'. Council agreed the request.

### **C144/17 To receive Councillors' Declarations of Interest for Matters on the Agenda.**

None.

### **C145/17 To receive reports from The County Councillor, District Councillors and, to take questions from members of the public.**

County Councillor Whybrow gave a verbal summary of her full written report. A copy of the full report will be appended to the Minute Book. It included reference to:

- National campaign led by Suffolk Trading Standards finds high levels of dangerous chemicals in leather products
- Suffolk County Council launches its new Strategic Priorities
- Suffolk County Council accepts Independent Panel Recommendations for Councillor allowances.
- Special Olympics Send-off for Suffolk's Athletes
- Cycle link connecting West Suffolk Hospital to Bury St Edmunds town centre unveiled
- Getting your Recycling Right
- Suffolk County Council calls on EDF Energy to think again about accommodation campus location
- Suffolk County Council continues to raise awareness of motor neurone disease to support those living with the condition

District Councillor Wendy Marchant presented the District Councillors report, which was tabled and a copy of which will be appended to the Minute Book. It included reference to:

- Planning – planning applications proposing new housing in the district
- SnOasis Alliance – concerns being expressed by Town/Parish Council representatives
- Proposed New Ward Boundaries – details of proposals affecting Needham Market
- Improved Access for Needham Market Railway Station – report on a meeting held and information on possible funding sources

Cllr M Spurling said he is aware Mid Suffolk District Council had carried out works to the Sheltered Housing accommodation at Norton, meant to provide a 'drop in' facility for District Council staff. The facility is now not to be used for that purpose and this raises the question as to how much money has been spent on an aborted project.

The member of public present had no question to raise.

**C146/17 To receive a report of the activities of the Mayor and Deputy Mayor on behalf of the Town.**

The Mayor reported attending:

Saturday 12<sup>th</sup> August – launch of the Catastrophe Cat Café

The Deputy Mayor was not present.

**C147/17 To receive a report from the Needham Market Neighbourhood Plan Working Group.**

Cllr Norris had provided a report, which was tabled and a copy of which will be appended to the Minute Book. It included reference to:

- The concept of a new southern town boundary which would include a through road from Barking Road to Stowmarket Road
- Draft Mid Suffolk/Babergh Joint Local Plan

Cllr R Campbell said he felt disappointed the Town Council favoured a new boundary road for the town as it may well accelerate further new housing development. Cllr Mason said the idea of a new boundary road to the south of the town was considered as far back as 1987 since when Needham Market Football Club has created its facilities on that boundary which in turn will increase the scope of land which will need to be taken into consideration. Cllr Stansfield confirmed large swathes of land on that boundary are already within consideration (in the working up of the Mid Suffolk/Babergh Joint Local Plan) for future development which has prompted the need to consider how that may be feasibly and strategically planned along with the delivery of commensurate infrastructure.

Cllr Phillips said the position Needham Market finds itself in and the need to consider a means of controlling or at least influencing future new housing development, is driven by the abject failure of Mid Suffolk District Council to maintain a 5-year Housing Land Availability Policy, something which they should be made accountable for.

Cllr R Campbell asked whether Mid Suffolk District Council could be trusted to take responsibility for the future requirement to maintain a 5-year Housing Land Availability Policy and the question should be put to that Council as to how they intend to do that. Cllr Phillips proposed that question be put to Mid Suffolk District Council. Cllr Oakes seconded the proposal. Council agreed the proposal.

**C148/17 To receive a report from the Needham Market Skate Park meeting held 4<sup>th</sup> August**

Cllr Philips provided notes from the meeting, which were tabled and a copy of which will be appended to the Minute Book.

Cllr Mason commented past attempts to create a skate park facility in the town have not been thwarted by availability of funding sources but by residents' objections to the noise nuisance which would be created. Cllr Phillips said he had explained that background to those who attended the 4<sup>th</sup> August meeting i.e. location is the biggest problem the proposers will face.

Cllr Stansfield said he has detected a groundswell of support for the creation of a skate park for the town and urged Councillors to continue with an open mind on the proposal.

Cllr R Campbell asked whether the Hurstlea Road car park may be a suitable location once the District Council moves out of its headquarters. Cllr Lea advised that location had been considered in the past but had drawn a high level of objections from nearby residents.

Cllr M Spurling said he is aware the skate park proposers have formed a committee which is already embarking on actions including setting out a 5-year plan to deliver a skate park facility.

## **C149/17 Clerk's Report and Correspondence to be noted.**

1. *Actions from Town Council Meeting 02.08.17:*  
None.

2. *Issues:*

- New Public Toilets – the Planning Application documentation is complete and will be submitted to Mid Suffolk District Council tomorrow
- 'The Café' Needham Market - update

Cllr M Spurling reported the Café has drastically reduced its overheads mainly as a result of he and his wife's voluntary input, which has led to operating at a profit. There is also a fundraising event planned. Cllr Lea congratulated Cllr M and Mrs Spurling (also a serving Town Councillor) on turning the fortunes of the Café round as a result of their hard work and dedication.

- Operation London Bridge – Mid Suffolk District Council is seeking an extended level of access to condolence book sites

The Clerk reported on the current situation. Councillors agreed the Parish Church may be able to provide a manageable and agreeable solution to the District Council's request and asked the Clerk to respond accordingly.

3. *Correspondence to be noted:*

- Email dated 7<sup>th</sup> August from Needham Market Football Club seeking support for its application for grant funding to provide an all-weather facility
- Letter dated 15<sup>th</sup> August from the Corporate Manager, Strategic Planning, Mid Suffolk District Council, inviting representation at the Babergh and Mid Suffolk Joint Local Plan Consultation – Town and Parish Briefings, taking place at 6:30pm, on Thursday 28<sup>th</sup> September, at Needham Market Community Centre

## **C150/17 SECTIONS.**

### **C150/17/1 Finance/General Purposes**

#### **C150/17/1a Accounts for Payment and Confirmation.**

Cllr Morris presented the accounts for payment, which were tabled and a copy of which will be appended to the Minute Book.

Cllr Annis proposed the accounts for payment be adopted. Cllr M Spurling seconded the proposal. Council agreed the proposal.

#### **C150/17/1b To receive a report from the Section Leader.**

Cllr Morris confirmed a Finance and General Purposes Section meeting will be held on Tuesday 5<sup>th</sup> September, at 10am in the Town Council Office.

Cllr Mason asked where the list of the Town Council's priorities, for funding from s.106 Developer Contributions due from the Hopkins Homes development of the Former Needham Chalk Quarry, had come from. Cllr Stansfield explained he and the Clerk had been asked by Mid Suffolk District Council to provide a list of priorities at very short notice and just before the development was granted planning approval. The list had been provided in the requested timescale with the

agreement by the District Council there would be further discussion and final agreement of the priorities, at a later date. The District Council has not to date come back to arrange what it committed to and the Clerk is currently chasing the matter up, as it is clear the commencement of the house building on site will soon trigger the initial release of s.106 payments.

### **C150/17/2 Recreation & Sport**

#### **C150/17/2a To receive a report from the Section Leader.**

Cllr Phillips advised a meeting of the Section will be held on Wednesday 23<sup>rd</sup> August at 7:30pm at Crowley Park Pavilion.

### **C150/17/3 Town Property and Services**

#### **C150/17/3a To receive a report from the Section Leader**

Cllr Oakes advised a meeting of the Section will be held on Wednesday 30<sup>th</sup> August at 7pm in the Town Council Office.

### **C150/17/4 Newsletter and Communications**

#### **C150/17/4a To receive a report from the Section Leader**

Cllr M Spurling reported the new Town Council website is progressing.

### **C150/17/5 Planning.**

Cllr R Campbell presented Minutes from the Planning Section meeting held on Monday 14<sup>th</sup> August, which were tabled and a copy of which will be appended to the Minute Book.

#### **C150/17/5a To receive Planning Decisions.**

Cllr R Campbell reported the following planning decisions had been received:

**DC/17/02065 - 23 King William Street - Application for listed building consent to construct ground floor shower room internally with raised roof at eaves and new door and window.**

Building consent has been granted.

**3506/16 - Barking Road (Part In The Parish Of Barking - Outline planning permission with vehicular access (all other matters reserved) for the construction of 152 residential dwellings (including market and affordable homes) garages, parking, vehicular access with Barking Road, estate roads, public open space, play areas, landscaping and amenity green space with sustainable drainage systems, with associated infrastructure, including provision for additional car parking and improved vehicular access to Needham Market Country Practice**

Outline planning permission has been refused.

#### **C150/17/5b To consider Planning Applications**

Cllr R Campbell reported the following planning applications had been received:

**DC/17/03977 - Uvedale Farmhouse, 11 Coddensham Road - Works to Tree in a Conservation Area - Reduce by 20% 1no. Cedar and 1no. Myrobalan Plum tree.**

The Section recommended approval subject to consultation with the MSDC arboricultural expert.

Cllr R Campbell proposed Council support approval subject to consultation with the MSDC arboricultural expert. Cllr Lea seconded the proposal. Council agreed the proposal.

**DC/17/03841 - 41 Stowmarket Road - Householder Planning Application - Erection of single storey rear/side extensions**

The Section recommended approval.

Cllr R Campbell proposed Council support approval. Cllr M Spurling seconded the proposal. Council agreed the proposal.

**DC/17/03905 - Former Quintons, Station Yard - Installation of wall mounted air conditioning units to rear of property.**

The Section recommended approval.

Cllr R Campbell proposed Council support approval. Cllr Phillips seconded the proposal. Council agreed the proposal.

**DC/17/04043 - 3 Freehold Road - Erection of 2no. single storey dwellings**

The Section felt that the proposal would result in over development (MSDC Planning Policy H13) and will be intrusive on neighbouring properties and detrimental to their amenity (MSDC Planning Policy H16). The proposed access to the site is narrow and would require vehicles to pass so close to neighbouring properties to be potentially dangerous (MSDC Planning Policy H16).

Cllr R Campbell proposed Council object to the application. Cllr M Spurling seconded the proposal. Council agreed the proposal.

**DC/17/03201 - Land Adjacent 96 Stowmarket Road - Outline Planning Application - All matters apart from access are reserved - Erection of 9 dwellings with garages. Construction of vehicular access; Provision of pedestrian link to rail underpass.**

The Section recommended refusal for the following reasons:

- The proposed development site is greenfield land and outside the settlement boundary for the town of Needham Market as identified in the both the current and draft future Mid Suffolk Local Plan.
- There is no current case, for housing needs purposes, for extending housing development beyond that available within the Needham Market Settlement Boundary (with reference to the Mid Suffolk District Council Core Strategy).
- Needham Market requires investment in infrastructure prior to additional residential development taking place. Many of the town's facilities and amenities are either at, or beyond, capacity (a key example being healthcare provision).
- Surface Water, there are concerns about the level of surface water run-off from the proposed development, i.e. 9 houses, 9 garages, 18 parking spaces, pathways and roadways. Should the council be minded to approve this development conditions should be attached to ensure an adequate waste water management plan.

The Town Council acknowledges changes being driven by National Planning Policy, particularly in relation to sustainability and viability but is satisfied, at this point, there are insufficient grounds to support approval of the application (this does not imply that position will change)

Cllr R Campbell proposed Council object to the application. Cllr Oakes seconded the proposal. Council agreed the proposal.

**The floor was opened for any other business.**

The Section discussed the proposal made by Suffolk County Council to divert the Gypsy Lane footpath away from the railway crossing. Whilst it was suggested it would be preferable for the footpath to take a direct route across the field adjacent to no.96 Stowmarket Road the Suffolk County Council proposed route was considered acceptable and should be supported by the Town Council.

Cllr Norris added the Suffolk County Council proposed route is consistent with the findings of the most recent Network Rail report on the requirement to close the Gypsy Lane rail crossing and divert the footpath.

Councillor Lea suggested, should MSDC offices site be redeveloped, the Town Council insist the developer should be required to provide, in lieu of the existing Hurstlea Road Public Car Park, a

new Public Car Park located closer to the High Street and, more appropriate in size for future needs.

Cllr Mason asked whether the car parking area off Foxglove Avenue (adjacent to the flats) belongs to the owners of the flats or to Suffolk County Council. Cllr Norris said he believes ownership of the car parking spaces goes with the flats but, should that area be included in the Hopkins Homes (off Barking Road) development proposal, it could result in those car parking spaces being relocated, perhaps along with a compensation payment. He added, at this point, the consideration of the use of the car parking area as an access to new development is only a suggestion which cropped up during Mid Suffolk District Council's consideration of the new development planning application.

**C150/17/5c To receive a report from the Section Leader.**

Cllr R Campbell reported the Section will next meet on Monday 4th September 2017 in the Town Council Office at 7.00pm. Unless Section Members are informed by email of a cancellation.

**C150/17/6 Highways, Lighting and Footpaths**

**C150/17/6a To receive a report from the Section Leader**

Cllr Norris presented his report, which was tabled and a copy of which will be appended to the Minute Book. It included reference to:

- Forthcoming overnight closure of the B1113 Ipswich Road
- Use of the B1113 through Needham Market as a (A14) diversion route
- Gas main replacement, Stowmarket Road, Badley/Needham Market
- Badley Bridge Railings

Cllr Whybrow said she has arranged with Officers from Suffolk County Council's Highways Service, to visit the Badley Bridge Railings site.

**C151/17 Questions under Standing Order 40.**

Cllr Oakes asked if Councillors are aware Cllr Mason has recently received the honour of the Freedom of the City of London.

**The Meeting closed at 8:30pm.**

Chairman ..... Date .....