

# Needham Market Town Council

## Planning Committee

12<sup>th</sup> December 2022

Attendees: Cllrs, O'Shea, in the chair, Cave, J Reardon & Stansfield.

One member of the public

1. Apologies for absence. Cllrs. Annis, A Reardon, Lawrence & Ost.
2. To receive and approve minutes of last meeting, Approved
3. Any declarations of Pecuniary or Non-Pecuniary Interests by Councillors. None
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.

**DC/22/05593** – Application under Section 73 of The Town and Country Planning Act 1990 -  
Variation of Condition 2 (Approved Plans and Documents) of Planning Permission

DC/22/03514 dated 20/10/2022 - Severance of garden from 134 High Street and Erection of  
4no. dwellings including associated external works, using existing access road for Victoria  
Gardens - Land At Victoria Gardens Needham Market Ipswich Suffolk IP6 8FR

The application had a response deadline to 12th December 2022.

Due to the response deadline the Planning Committee noted and supported the response below  
already submitted.

1. The development should use building materials from sustainable or recycled sources,  
recyclable, local, self-maintaining and long lasting.
2. The development should include Electric  
Vehicle charging points for resident users and visitors.
3. The development should be of  
adaptable design to allow for upgrading/alteration as appropriate and the use of solar panels  
and other environmentally appropriate energy saving systems.

**DC/22/03203** - Hybrid Planning Application comprising: (1) outline planning permission for  
flexible employment use; and (2) full planning permission for retention of an internal access  
road with associated works - Phase 3 Lion Barn Industrial Estate Lower Street Needham  
Market

The application has a response deadline to 15th December 2022.

Due to the response deadline the Planning Committee noted and supported the response below  
already submitted.

Needham Market Town Council reiterates its objection to the proposal particularly as there is shown an entrance onto the B1113 at the bottom of Gallows Hill, a 60mph road with a blind summit. Although there is an existing field gate entrance in this location, the Council's objection is on the grounds of compromise to Highway Safety. There is already an adequate access onto Williamsport Road from the traffic light-controlled junction closer to Needham Market.

**DC/22/05841** - Full Planning Application - Changes to (North & West) elevations and fenestration; Creation of bin and cycle storage areas; Erection of low-level front fencing following removal of existing fence and gate - Anglia House Maitland Road Needham Market Ipswich Suffolk IP6 8NZ

The application has a response deadline to 16th December 2022.

Recommended Approval with the addition of NMTC's standard environmental conditions added.

**DC/22/05910** - Application for Works to Trees Subject to Tree Preservation Order MS195/G1 - Selectively Crown lift 1No. Lime (T1) to 3.5m, removing 1.5m to 2.5m from lowest branches. Selectively reduce and thin out overhanging branches. Selectively Crown lift 1No. Lime (T2) to 3.5m, reduce lowest lateral branches by 2m - The Three Limes High Street Needham Market Ipswich Suffolk IP6 8DQ.

The application has a response deadline to 20th December 2022.

The committee felt that the application did not contain sufficient detail to approve this application. NMTC would request that this application is reviewed by a qualified arborist who could advise MSDC accordingly on these mature trees. In light of the lack of detail the committee can only recommend refusal.

**DC/22/06042** - Planning Application - Change of use of building to form 2no 5 bedroom large HMO's (C4 Use Class) - The Willow Hall 1 School Street Needham Market IP6 8BB

The application has a response deadline to 28th December 2022.

The committee notes that this an application on the land that had a previous application August 2022 (DC/22/04089 – 2no small HMO's (C4 Use Class) and 1no 2 bedroom dwelling (C3 Use Class)) that was withdrawn.

It was felt that the design is still represents overdevelopment of the space available, there are only four car parking spaces (for ten rooms) and has limited outside recreational area, and no demand for this type of dwelling in Needham Market has been demonstrated. There are concerns that any residents would not be able to register with any doctors surgery.

**APP/W3520/W/22/3308189** - Land North of Barking Road, Needham Market, IP6 8EZ

The committee noted MSDC's Statement of Case which was similar to that made by NMTC. It also noted that MSDC's Statement did not make reference to Needham Market Neighbourhood Plan.

**SN/22/00446/SNL** - Land North-West Of Hill House Lane Needham Market Suffolk

The committee noted the request from the developers to nominate four road names for the development. Any recommendations should be submitted to the developer by with the next 4 days. Subsequently the meeting the submission date was corrected to 14<sup>th</sup> January 2023.

#### **6. Needham Market Neighbourhood Plan review**

No update since the meeting 14<sup>th</sup> November. It was highlighted at the meeting that the list of serving councillors needed to be updated. It was suggested that this waited until after the Council election in May 2023.

#### **7. Validations**

The committee noted that the validation process document supplied by MSDC showed the improved validation exercise that new Planning Applications would be considered before being validated. It was hoped that this would improve the quality of information contained within applications received and considered.

Next Planning Committee meeting to be held Monday 9<sup>th</sup> January 2023 in the Green Room.

Meeting closed at 20:15