

## Needham Market Town Council - Planning Committee

### Minutes of Committee meeting on 22<sup>nd</sup> August 2022

Attendees:- Cllr O'Shea in the chair, Cllrs. Ost, Lea, J Reardon, Mason, Stansfield, and Annis.

1. Apologies for absence:- Cllr A Reardon, Cllr Darnell
2. To receive and approve minutes of last meeting, Approved at full Council Meeting 21<sup>st</sup> July
3. Any declarations of Pecuniary or Non-Pecuniary Interests by Councillors. None.
4. To approve any dispensations in declared under Item 3 None of the above. None.
5. To consider Applications for Planning Permission

- a) New Applications available at time of the agenda.

**DC/22/03905** Householder application 28 Burton Drive, Needham Market Application for erection of single-story side and rear extension (following demolition of conservatory).

The committee examined the plans and in general could see no substantial reasons for objection. However, they considered the proposed side window to the snug to be unnecessary, very close to the boundary with the adjacent premises and would cause overlooking.

**Recommendation:-** Approve but on condition that the new side window is removed or at least provided with obscured glass.

**DC/22/05073** Application for Listed Building Consent. 80 High Street, Needham Market. Installation of new gas boiler and installation of exterior flue.

The committee examined the plans provided and agreed that this application would have no impact on the listed building or it's setting.

**Recommendation:-** Approve.

**DC/22/03514** Full Planning Application. Severance of garden from 134 High Street and erection of 4 no. dwellings. Land at Victoria Gardens.

The committee looked back at the original application DC/18/02050 and a later application DC/19/03761 and the Town Councils comments, reiterating our regret in the loss of the local undeveloped land and the connection between the High Street and the railway. We understood that this piece was not included in the original application as the ownership could not be

identified. The Committee had hoped that the remaining piece could be retained as an open green space.

It appears that ownership has now been determined. Whilst the proposals are contrary to those of NM Neighbourhood Plan, bearing in mind its location, the application will bring a site into line with the surrounding development.

It is regretted that the layout will mean the loss of a mature tree. We would ask that the existing tree to the north end of the site be properly protected and maintained.

**Recommendation:-** Approve

**DC/22/04089** Planning Application Change of Use to form 2no small Houses in Multiple Occupation C4 (Use Class) and 1.no. 2 bed dwelling.

The Committee were concerned that this application contained several discrepancies including those in the plans, the number of bedrooms, the number of parking places provided. No dimensions were available regarding the first-floor ceiling height, the existing roof level will not be raised and the Committee were concerned regarding height and useable space to the first floor rooms.

Parking provision was also of concern, there is no allocated parking for the HMO's and only 2 spaces for the 2-bed house, with a further 3 visitor spaces shown on the plan. The site is in an enclosed yard already also used by tenants of the Old Town Hall, and there is no amenity space for the residents of the proposed development.

The Design and Access Statement, whilst referring to the NPPF and Mid Suffolk Local Plan, makes no reference to Needham Market Neighbourhood Plan which states that the Town has sufficient housing stock up to 2036. It is noted that only 11 Licenced HMO's are currently within BMSDC area.

The proposals also represent overdevelopment of this limited site.

**Recommendation:-** Refuse

**6.Items from the Town Clerk.** None

**7. To progress the Needham market Neighbourhood Plan review**

This item was not discussed pending an article in the newsletter asking for interested members of the public to get involved with this review. Several Councillors have indicated willingness to participate.

**Meeting closed at 8.05 pm**