

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 6th February 2019 at 7:30pm.

Present: Cllr D Spurling (In the Chair), Councillors; BE Annis, D Campbell, RP Darnell, JE Lea, S Phillips, P Potter, X Stansfield and AL Ward.

Apologies for Absence:

Cllr N Andrews - Unwell
Cllr C Campbell – Unwell
Cllr I Mason – Holiday
Cllr MG Norris – Unwell
Cllr M Spurling – Work Commitment

In Attendance: Suffolk County Councillor Kay Oakes, District Councillor Wendy Marchant, two members of public and the Town Clerk.

C009/19 To confirm the Minutes of the Town Council Meeting held 16th January 2019.

The Minutes of the Town Council Meeting held Wednesday 16th January 2019 were accepted as a true and correct record and signed by the Chairman.

C010/19 To receive Councillors' Declarations of Interest for Matters on the Agenda.

Cllr S Phillips - Accounts for Payment (Expenses)
Cllr P Potter – Planning (PA DC/18/05104)
Cllr D Spurling – Accounts for Payment (Needham Market Internet Café Grant)

C011/19 To receive a a joint presentation from Needham Market Phoenix Youth Football Club and Needham Market Football Club and reports from The County Councillor, District Councillors and, to take questions from members of the public.

Robert Peace, Operations and Academy Manager, Needham Market Football Club and Gavin Griggs, Chairman, Needham Market Phoenix Youth Football Club, explained the role of their respective organisations and described the purpose of and progress made on a proposal to become a single entity. At the conclusion of their presentation, Councillors asked a number of questions focussed mainly on the future use of Crowley Park should the two organisations merge. Clarity was also sought on the status of the organisations in particular the set up at Needham Market Football Club. The organisations were applauded for the benefit they bring to the town. The speakers confirmed the merger proposal is to be the subject of further and final consideration in the coming close season. The Chairman of Council asked the representatives to keep the Clerk informed on progress with the proposal and thanked them both for their attendance. Both representatives then left the meeting.

County Councillor Kay Oakes presented her report which was tabled, and a copy of which will be appended to the Minute Book. The report included:

Suffolk's roads warming to £300,000 thermal patching technology – details of the new equipment and its deployment

Department for Education recognises outstanding performance by Suffolk students - on 24 January 2019, the Department for Education published revised GCSE and A Level results that showed improvement in student performance.

10,000 Suffolk homes say 'no' to cold callers on their doorsteps - Suffolk Trading Standards recently gave out its 10,000th No Cold Calling sticker, just four years after launching the campaign.

County Councillor Oakes gave a verbal report providing details from her recent meeting, focused on issues affecting Needham Market, with the Chief Executive, Mid Suffolk District Council. Topics discussed included the operation and effectiveness of the District Council's Planning Service and a proposal for a Visitor Centre at Needham Lake.

County Councillor Oakes also referred to issues she has taken up with the County Council's Highways Service including HGV signage on Barking Road, recent damage caused to an ancient wall in Hawks Mill Street and the problems being experienced by road users caused by the operation of the traffic lights located at the Cedars Link/B1113 junction.

County Councillor Oakes added she has spoken with the Suffolk County Council Flood Risk Manager who has confirmed that whilst works were being proposed to alleviate the flood risk to Needham Market from the River Gipping, quotations received for carrying out the works were unaffordable and alternatives are being sought. Cllr Annis said he continued to be frustrated by the Environment Agency claim that the depth of water in the river is not the issue in flood risk assessment. Cllr Annis said it is patently obvious the river needs desilting and clearing of debris.

Cllr Potter asked County Councillor Oakes whether the Chief Executive, Mid Suffolk District Council, had made reference to the affordable housing his Council proposed to develop on the former Needham Market Middle School site and in particular the use of the site solely for affordable housing and the criticism that has attracted, including the use of the word 'ghetto'. County Councillor Oakes confirmed the Chief Executive was aware of that terminology being used. Cllr Lea said that if the proposal is to concentrate the construction of all the affordable housing on the single MSDC owned site and, then it is used to house occupiers with social issues, as appeared to be the policy applied in Needham Market recently by the District Council, the development would be a disaster for the town.

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

CONSULTATION DOCUMENT ON PARKING went to Mid Suffolk's Cabinet on Monday 4.2.2019, which includes the following parking policy objectives:

- Establish a principle whereby parking will be allowed where possible and controlled where necessary.
- Utilise off-street parking places to assist with traffic management and support local communities.
- Set out how parking petitions and consultations will be managed.
- Establish standard on street parking schemes, operating hours with scope for different timings where need is proven.
- Make clear the council's position on parking on foot paths.

The policies will be used to form council's decision making around parking. The proposed plan does not set out specific proposals for parking restriction for specific areas, nor is it a blue print to change current paid parking arrangements.

This consultation document will go to Town and Parish Councils for their comment.

NEW PCSO OFFICERS FUNDED BY MSDC have been out and about in Needham Market and following concerns from residents about parking at junctions; a fixed penalty notice was issued to a vehicle which was parked on double yellow lines close to the junction of Barretts Lane and the High Street.

COUNTY LINES We had a long presentation, by senior officers from the various public sectors involved, about this on Monday evening 4.2.18 which Wendy attended. (Mike hopes to go to the repeat presentation next week.)

WHAT IS A COUNTY LINE The supply of drugs from urban hubs to 'county' towns, using mobile 'phone 'lines' to coordinate and supply drugs. The exploitation of vulnerable young people for storage or supply of drugs, the movement of cash, or to secure vulnerable persons homes. DEVELOPING OUR CURRENT RESPONSE: In 2017 the Suffolk Public Sector System commissioned the University of Suffolk to undertake research to understand more about street gangs and county lines in Ipswich. Since the initial research, Suffolk has created a Suffolk Action Plan (SAP) and a local Western Suffolk Tactical Action Plan (TAP) to tackle Urban Street Gangs and County Lines. You have probably read in the newspaper there have been arrests of drug dealers in Stowmarket recently. We were told of young people being groomed to become drug runners – bribed with offers of expensive trainers etc. The homes of vulnerable being taken over. Punishments given like stabbing a person in the buttock – intended to be none fatal – but if an

artery is cut that could be serious; or pouring scalding hot water down the throat of a person – or as we know even murder in the London area.

LUFF MEADOW PLANNING APPLICATION The Planning Committee and the Planning Officer did look at all the issues raised by the Town Council: 'Insufficient affordable housing' (i.e. Housing Association or Council houses to rent) Response - there are 7 out of 28 which is a ¼, usually a 1/3 is acceptable. (Does Jubilee Crescent have 10 affordable out of nearly 100 dwellings?)

T.C. Overdevelopment. Response – The density of this proposed development is 32 dwellings per hectare, which is less than the planning guidance of 40 per hectare.

T.C. Single access/egress road not suitable for 28 dwellings. Response – The Suffolk Design Guide suggest one access is appropriate for up to 150 houses (there were 152 on the Barking Road application, which was refused). Also there are passing places and a good turning point.

T.C. Proximity of boundary properties to Needham Market Conservation Area – Response, agreed. The High Street and Hawksmill Street, in the conservation area are all terraced houses, of varying designs, and the proposed are in 'blocks' or terraced. It is the design which is important – as per Jubilee Crescent, Needham Market, if there could be different renderings, colours, roof heights, doors and windows. However this is just an outline application, the design won't be discussed until the detailed application comes in. National Planning Policy suggests development should be 'in the vernacular'. (There wasn't any mention of single storey.)

T.C. RoW? – the RoW is outside of the application site

T.C. Insufficient parking. Response, there are 58 parking spaces for 28 dwellings which the Highways Authority is satisfied with.

The Planning Committee were concerned that there should be sufficient flood attenuation measures, and also that there should be a sound barrier to muffle the noise of the passing trains – again similar to Jubilee Crescent. In addition they felt that these houses would provide an opportunity for first time buyers to get on the housing ladder, as they would be affordable houses to buy. So there weren't sufficient planning reasons to refuse it.

Cllr Annis referred to a number of properties on the High Street that have public rights of way adjacent to the new housing development site proposed off Luff Meadow and said the residents had concerns regarding future access to the rear of their properties. District Councillor Marchant agreed to raise the residents concerns with the District Council's Planning Officer.

A member of public (the Town Council's representative on the Gypsy Lane Rail Crossing Design Panel) reported the forthcoming Network Rail/Suffolk County Council Public Hearing into the proposed closure of the rail crossing and rerouting of the crossing footpath, was scheduled to take place in April at Creting St Mary Village Hall. He questioned why the Hearing was not being held in Needham Market and suggested there may be a venue in the town which is suitable and available. Town Councillors agreed it would be preferable if the Hearing took place within the town, not least due to the need otherwise, to transport attenders to Creting St Mary. The member of public agreed to pursue the matter with Network Rail/Suffolk County Council.

C012/19 To receive a report of the activities of the Mayor and Deputy Mayor on behalf of the Town.

The Mayor reported attending:

Sunday 20th January – Ipswich Civic Service

Saturday 26th January – Civic Welcome to those attending the Annual Meeting of the Suffolk Royal British Legion, held at Needham Market Community Centre.

The Deputy Mayor had nothing to report.

C013/19 To receive a report from the Needham Market Neighbourhood Plan Working Group.

Cllr Stansfield thanked Cllr Norris for his leadership of the Needham Market Neighbourhood Plan Working Group since its inception in 2013.

Cllr Stansfield verbally presented the following notes from a meeting of the Needham Market Neighbourhood Plan Working Group held on 4th February:

Cllr. Stansfield called the meeting to discuss the future Leadership of 'The Neighbourhood Plan Working Group' in the wake of Cllr Norris's resignation as Leader. He explained that in his opinion the volume of work and organisational demands (and as importantly the current projected time scale) really requires more than one person in the 'Chair'. He explained his idea is a proposal to replace one 'Lead Individual' with a 'Panel' of three or four Councillors who, whilst carrying out their own particular tasks could also delegate to other willing Town Councillors the various tasks necessary to complete the new 'Draft Neighbourhood Plan'. This would also allow them to have informal brainstorming meetings to find solutions to any problems that arose in future or simply discuss progress, schedules et cetera for the Group's report to full Town Council.

Group Members agreed in principle to this new organisational arrangement but unanimously requested that a number of the existing draft documents (and appendices) be re-printed to supply all Town Councillors with copies so they were able to assess their involvement.

Cllr Stansfield proposed a motion giving him permission to request the Town Clerk to order a requisite number of 'The previous Draft Neighbourhood Plan'. Cllr Darnell seconded the proposal. Council agreed the proposal.

Cllr Stansfield proposed the Town Clerk contact the Local Planning Authority and ask them whether they will do a screening for strategic environmental assessment (SEA) which is required where there are environmental effects arising from Neighbourhood Plan policies or where land is to be allocated for development (in a Neighbourhood Plan). Cllr Potter seconded the proposal. Council agreed the proposal.

Cllr Stansfield concluded by saying that in the meantime the urgency of the project increases so he will call a meeting (as current Acting Group Leader) as soon as the reprint has been distributed and Councillors have had time to absorb the appropriate information and address the structure of the Working Group.

C014/19 To confirm the Annual Budget and agree the Council Tax Precept for 2019/20.

Cllr Annis referred to the first paragraph of the Finance & General Purposes meeting notes from 5th February (see C016/19/1c below) and proposed confirmation of the Annual Budget for 2019/20 of £123,500. Cllr Ward seconded the proposal. Council agreed the proposal.

Cllr Annis referred Councillors to a spreadsheet provided by the Clerk showing listed options from freezing the Council Tax precept at the 2018/19 amount to the precept amount required to cover the Annual Budget for 2019/20, in full. Between these two options, several other choices were shown which combined an increase in the precept with a drawing from reserves.

Cllr Annis proposed a Council Tax Precept for 2019/20 of £119,935, an increase of 3.9% on the 2018/19 precept, which equated to a Council Tax Band D 2019/20 amount of £74.67 and which requires a drawing from the Council's reserves of £3,565 in order to meet the Annual Budget requirement. Cllr Ward seconded the proposal. Council agreed the proposal.

C015/19 Clerk's Report and Correspondence to be noted.

1. Actions from Town Council Meeting 16.01.19

C007/19/5b – Letter to SCC Highways regarding Bosmere Primary School additions not yet sent

2. Issues:

- None

3. Correspondence to be noted:

- Email dated 31st January from the Corporate Manager, Strong & Safe Communities, Mid Suffolk and Babergh District Councils regarding a briefing to

be held 5:30pm to 8pm, on Tuesday 12th February at Endeavour House, Ipswich on County Lines.

The Clerk reported he is aware Cllr Norris will be attending the briefing.

C016/19 SECTIONS.

C016/19/1 Finance/General Purposes

C016/19/1a Accounts for Payment and Confirmation.

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

Cllr Annis proposed adoption of the accounts for payment. Cllr Ward seconded the proposal. Council agreed the proposal.

C016/19/1b To receive and adopt the Council's Risk Assessment 2019.

Cllr Annis referred Councillors to the Notes from the meeting of the Finance & General Purposes Section held on 5th February (see C016/19/1c below). The item headed Council Risk Assessment confirmed the Risk Assessment has been duly completed by the Clerk and the Section recommended its adoption.

Cllr Annis proposed Council adopt the Risk Assessment 2019. Cllr Darnell seconded the proposal. Council agreed the proposal.

C016/19/1c To receive a report from the Section Leader.

Cllr Annis presented the following notes from the meeting of the Finance and General Purposes Section held on 5th February, which were tabled, and a copy of which will be appended to the Minute Book.

Consideration of the Council Tax Precept and the Council Tax Setting for the Financial Year 2019/2020

The meeting was reminded that the Town Council had agreed a Budget of £ 123,500 for the financial year 2019/2020.

To facilitate the decision necessary to meet this requirement the Town Clerk had prepared a schedule of seven options which could finance the budget.

The meeting noted the increasing demand upon the Town Council's finances particularly in respect of the support of CAB, the Library, public toilets and other civic amenities.

After discussion it was agreed to recommend to Council that the precept should increase by 3.9 %. This increase, coupled with a small drawdown of approximately £3,500 from reserves would meet the agreed budget requirements, whilst keeping the increase within acceptable limits.

Consideration of the allocation of grants and donations

Councillors noted £3,000 had been allocated in the agreed budget for 2019/2020 towards the cost of the upkeep of the Burial Ground.

The agreed budget included a further £5000 for allocation.

The meeting agreed to recommend that this is allocated:

CAB £2,000

Community Minibus driver's wages £900

Suffolk Age UK £100

Mayor's Discretionary Charities Fund £1,000

Remainder, for future distribution £1,000

Review of the Council's Financial Management

There were no matters raised

Council Risk Assessment

The Council Risk Assessment has been updated thanks to the work of the Town Clerk. The

meeting recommended that the Council should adopt the revised Risk Assessment at its next meeting. A copy of the revised document is held in the Town Council office and is available for inspection. The document covers all aspects of the Town Council's work, public liabilities and indicates the Council's commitment to operating in a safe manner. The meeting thanked the Town Clerk for his diligence.

Employment Committee Report.

Apart from noting the recent employment of a newsletter primary distributor there were no matters raised.

Format of Council Meetings

Progress towards the sound and visual recordings of the Town Council's meetings was being investigated by Cllr. M. Spurling and the Town Clerk. The meeting agreed it was an important issue and should be earnestly carried forward.

Cllr. Andrews, whilst being aware of the current Standing Orders of the Council requested that consideration be given to improving the communication of the various Council Section meeting documents by having them available at least several days prior to the Council Meetings, thus giving councillors time to digest the contents. The Clerk said there would be no problem, in future, arranging distribution of Section meeting documents on receipt in the Town Council Office.

Cllr Andrews questioned the need for two Town Council meetings each month especially if sections met regularly and furnished written reports to Council.

Cllr. Potter agreed and pointed out one meeting per month would free up some of the Town Clerk's time.

Cllr. Lea gave the historic background to the reason for two meetings per month, and the use of the Sections to report and recommend to Council, which then decided on the course of action.

Cllr. Phillips said that if the Sections were working to the accepted protocol and submitting written reports, he was in favour of the existing arrangement.

It was accepted that if the Town Council were to adopt a monthly meeting cycle then the Planning Section would probably have to become a committee with powers to act on planning matters, since consultee comments to the Local Planning Authority would have to be made between monthly Council meeting to meet LPA deadlines.

The Town Clerk suggested carrying out investigation into both the possibility of changing to a three-week and monthly cycle for Town Council meetings.

Cllr. Andrews further questioned whether the current Council meeting room was big enough. or perhaps the seating arrangements could be better arranged.

It was agreed to recommend to Council that:

1. Communication of documents from the sections and documents for consideration by Council should be circulated to members in good time prior to Council meetings.
2. That the systems and format used by other councils of a similar size should be studied.
3. That the full implications of reducing the number of Council meetings be considered.

Section Leader's Issues

The meeting was reminded that the Section Leader's reports should be confined to matters relating to their respective budgets and the present and anticipated expenditure of their Sections

Town Property

A quotation is being sought for the connection of mains services to the proposed temporary public toilet building that will be located at the rear of the High Street car park.

The necessary application process for obtaining Section 106 money to fund the temporary public toilet building is being completed.

The Town Warden has been instructed to carry out the necessary work on the damaged bus Shelter now the insurance claim has been agreed.

Highways and Lighting

Suffolk County Councillor Kay Oakes is arranging for her locality budget to pay for HGV

signs to be placed on Barking Road / Foxglove Avenue. The inspectors' report is to be published at the end of the month regarding the fence on Barking Road.

Newsletter and Communications.

Quotation for publishing the Newsletter in full colour has been received. The cost is worthy of consideration. Quotations for a replacement web-site are being sought and the cost is likely to be in the region of £3,000.

Planning

Councillor Stansfield continues to hold Planning Section meetings on the Monday evening prior to the Council meeting.

The Neighbourhood Plan budget agreed for 2019/2020 is £5,000 and there is an AECOM grant to further the work.

It was essential that the work involved in the production of the Neighbourhood Plan proceeds as quickly as possible

It was noted that a further expenditure on the use of a consultant is likely in connection with the work associated with the two current major planning applications in the Town.

Recreation and Sport.

The quotation in connection with the outside gym has been revised, Consideration of the plans and costing of the replacement sports pavilion are ongoing. The Section remains in close consultation with the skatepark committee.

Civic Events Working Group

The concept of a working Group under the chairmanship of the Mayor of the time was agreed. It was essential that the protocol in respect of formal civic events was set down and the Group could undertake a lot of the work presently carried out by the Town Clerk. In consultation with the Town Clerk and with the approval of the Town Council a Group would be set up.

Any Other Business

None raised

Cllr D Spurling declared an interest in the next item, vacated the Chair and temporarily left the meeting. Cllr Phillips took the Chair.

The Clerk reported a request had been received from the Needham Market Internet/Community Café requesting a financial grant for 2019/20.

Cllr Annis proposed Needham Market Internet/Community Café be granted £1,000 for 2019/20, subject to the Clerk checking the organisation's financial statements and finding them satisfactory. Cllr Phillips seconded the proposal. Council agreed the proposal.

Cllr D Spurling re-joined the meeting and resumed the Chair.

Cllr Annis proposed Council adopt the Section meeting notes. Cllr D Campbell seconded the proposal. Council agreed the proposal.

Cllr Phillips thanked Cllr Annis for his comprehensive reporting on the Section meeting.

Cllr Annis reported the Finance & General Purposes Section will next meet on 28th May at 10am in the Town Council Office.

C016/19/2 Recreation & Sport

C016/19/2a To receive a report from the Section Leader.

Cllr Phillips presented the following notes from the Section meeting held on 18th January, which were tabled, and a copy of which will be appended to the Minute Book:

Crowley Park Pavilion

The Section looked at the three options for the Pavilion refurbishment and selected option two which is the same option that was selected at the meeting of the Section prior to the Christmas break.

The car park at the top of Crowley park would be part of the redevelopment.

Several recommendations were voiced as to funding applications which will be pursued once a meeting with Mid Suffolk District Council's Officer, Tony Bass and the Architect had been achieved. The reason for meeting with Tony Bass is to ascertain what would need to be done by the Town Council to realise the Section 106 (Developer Contributions) funding.

The Skatepark

The Skatepark was discussed following to the Section Leader meeting with the Skatepark Chairman Paul Staddon. Planning was discussed for this project and agreed that more planning friendly drawings would be required, once these have been obtained the Town Council will cover the cost of the planning application.

Drawings and costing was shared and is attached to this email (these drawings are not suitable for planning purposes).

The total cost would be in the region of £300,000 of which the Town Council is responsible for approximately £10,000 for the outdoor Gym which was agreed at a previous Section meeting. Once planning is in place the funding would be sought.

Councillor Lea requested that when the small play area is moved that the tables and benches purchased with her Mayoral fund during her year as Mayor be saved and resited near the new area.

The fireworks display

The Annual Fireworks display taking place at Crowley Park will be on 2nd November 2019. The park will have to be closed on the day to allow the fireworks to be set up in safety.

There will be an insert in the Needham Market Newsletter with instructions as to what preparations will be made and the spectator restrictions.

Cllr Phillips proposed Council adopt the Section meeting notes. Cllr Potter seconded the proposal. Council agreed the proposal.

C016/19/3 Town Property and Services

C016/19/3a To receive a report from the Section Leader

Cllr Lea reported the licence required by the Town Council to erect the (original) edge of town signs has been received from Suffolk County Council.

Cllr Lea reported the cost of procuring the temporary public toilet building has been confirmed and the Clerk is seeking the necessary quotations regarding the connection of utility services to the site on the High Street car park where the building is to be located.

C016/19/4 Newsletter and Communications

C016/19/4a To receive a report from the Section Leader

Cllr D Campbell reported the evaluation of the options for the future of the Town Council's website had been concluded and the Section would now consider those options.

Cllr D Campbell reported the Town Council Newsletter printer has quoted approximately £120 extra per month for producing each 28 page edition in full colour and this will be followed up.

C016/19/5 Planning.

Cllr Stansfield presented notes from the Planning Section meeting held on 4th February.

C016/19/5a Planning Decisions and other Notices received.

Cllr Stansfield reported the following:

DC/18/05410 - 12 Bridge Street - Erection of a rear dormer, new windows to front elevation.

Planning Permission has been Granted.

DC/18/05252 - Unit 29, Lion Barn Industrial Estate, Maitland Road - Change of use from martial arts and fitness to class B1 and B2.

Planning Permission has been Granted.

DC/18/05552 - 23 High Street - Notification of works to trees in a Conservation Area - Reduce height by 3 to 3.5m and lateral branches by 2 to 2.5m on walnut tree in rear garden.

MSDC give notice that it DOES NOT WISH TO OBJECT.

Cllr Stansfield reported that since the Section meeting the following decision has been received:

DC/18/05556 - 80 High Street - Notification of works to trees in a Conservation Area – Reduction to overhanging branches on a Beech tree.

MSDC give notice that it DOES NOT WISH TO OBJECT.

C016/19/5b Planning Applications Received

Cllr Stansfield reported the following planning applications had been received:

DC/19/00005 - 19 Saxon Park, Barretts Lane - Installation of a step lift access outside park home to provide disabled access.

Cllr Stansfield proposed Council recommend approval of the application. Cllr Phillips seconded the proposal. Council agreed the proposal.

DC/19/00285 - 25 Bluebell Grove - Erection of a single-story porch to the front of the dwelling, and the erection of a single-story rear extension.

Cllr Stansfield proposed Council recommend approval of the application. Cllr Phillips seconded the proposal. Council agreed the proposal.

DC/18/05104 - Former Mid Suffolk District Council Offices & Associated Land, 131 High Street - Redevelopment for Class C3 Residential (94 Units) & Class A1 Retail Uses, incorporating demolition works and the construction of new buildings, with associated works and infrastructure. See accompanying schedule for full description of development.

Reason(s) for re-consultation: Amended plans received by the Local Planning Authority on 24/01/19.

The Planning Section immediately identified that there are insufficient affordable housing needs catered for on this development, and therefore recommended refusal. The Section also thought it necessary to have a more thorough explanation as to the lack of any CIL or S106 being derived from this major Development beyond the inadequate explanation given in the (current) accompanying paperwork. A question has also been raised and as yet unresolved regarding the potential effect on Crowley Park surface water currently draining into the existing 'Horse Pond'.

Cllr Stansfield proposed Council recommend refusal of the application on the grounds described above. Cllr Darnell seconded the proposal. Council agreed the proposal.

Cllr Annis referred to the documentation accompanying the application which included claims that remediation costs affect the viability of the site's development, something he is acutely aware of from his involvement with the Needham Chalk Quarry redevelopment, which faced far more identifiable and substantial remediation works yet yields a considerable amount of developer contribution for community infrastructure.

Cllr M Spurling endorsed Cllr Annis's comment and added, if Mid Suffolk District Council cannot redevelop its own site profitably then perhaps they should market it for private development.

District Councillor Marchant said she would follow up on the question of developer contribution (CIL or s106) with the appropriate District Council Officer.

DC/18/04811 - Site at Needham Market Middle School, School Street - Erection of 41 Affordable dwellings (Class C3) (following demolition of existing buildings), Conversion of Victorian building to library (Class D1) and associated works including parking, highways and landscaping.

Reason(s) for re-consultation: Revised plans received 21/01/19.

The Section continues to recommend refusal and refers to the Objections already lodged with the Planning Authority. The Town Council's Planning Consultants are considering the additional documentation attached to the application and further consultee comments will be submitted to MSDC by the 11th February deadline.

DC/19/00259 - Former Mid Suffolk District Council, 131 High Street - Application for Advertisement Consent - Erection of solid hoarding to the South and Western elevations of the caretakers cottage. A-Frame (triangular) sign board on the corner of Barretts Lane/Hurstlea Road and panel facing onto High Street.

The Section considered the panel facing onto the High Street is too large for the site which is in a Conservation Area. More importantly it's immediate proximity to a pedestrian crossing and the distraction it might cause drivers, it therefore presents a danger to anyone using the crossing. Concerns were also raised about the distraction the triangular sign board might cause drivers at the busy Barretts Lane/Hurstlea Road junction which is also on the bus route. The Section therefore recommended refusal.

Cllr Stansfield proposed Council recommend refusal of the application on the grounds described above. Cllr Phillips seconded the proposal. Council agreed the proposal.

Cllr Darnell proposed, if it be necessary, an extension beyond the 9:30pm set time for the conclusion of the Town Council meeting, up to a maximum of 10 additional minutes. Cllr Lea seconded the proposal. Council agreed the proposal.

C016/19/5c Planning Report

Cllr Stansfield reported the Section were aware the Town Council has the opportunity to endorse the experience of Eye Town Council, as reported in an article relating to Suffolk County Council's involvement in a new housing development proposal, in the 31st January edition of the East Anglian Daily Times.

Councillors agreed the concerns expressed by Eye Town Council resonated with their own concerns relating to the former Needham Market Middle School site redevelopment proposal.

Cllr Stansfield proposed that he be authorised to devise a statement to be sent to the East Anglian Daily Times setting out the Town Council's position relative to the concerns raised by Eye Town Council. Cllr Lea seconded the proposal. Council agreed the proposal.

Cllr Stansfield reported the Planning Section will next meet on Monday 18th February in the Town Council Office at 7pm. Unless Section Members are informed by email of a cancellation.

C016/19/6 Highways, Lighting and Footpaths

C016/19/6a To receive a report from the Section Leader

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

'Unsuitable for HGVs' signs at the bottom of Foxglove Avenue / Moving the 'Weight Limit Ahead' sign further back along Barking Road.

SCC Highways have now said that they can support the 'Unsuitable for HGV's' signs at the bottom of Foxglove Avenue "*but would caution that the outcome may not be as effective as hoped*". They go on to say "*The alternative is a weight restriction in the area but will cost considerably more than is available at present*". County Cllr. Kay Oakes has kindly offered to fund the 'Unsuitable for HGV's' signs from her Locality Highways Budget, and this offer has been accepted on behalf of the Town Council.

However, in respect of moving the 'Weight Limit Ahead' sign further back along Barking Road, SCC Highways have stated that they are unable to support this as in their opinion there are no real alternative routes available.

Fence, Barking Road.

This has been followed up with the SCC Rights of Way Officer dealing with the case, and the following reply was received last Thursday, 31st January:

'I chased the Planning Inspectorate today for any news on the Inspectors final determination and was advised that "he is reporting on it next week so hopefully it won't be long".

I have diarised it for the 21st February.'

I will continue to follow this up.

Highways road closure notifications.

There have been no further notifications received to date of any road closures or restrictions, other than those that I have already circulated.

C017/19 Questions under Standing Order 40.

Cllr Annis asked Councillors if they were aware of the traffic signage located in conjunction with the road works taking place in the vicinity of the Barking Road/Grinstead Hill junction, which he described as abysmal.

Cllr Darnell asked if Council would consider recognition of the departure from Council of a long-serving Member. It was suggested this issue could become a future agenda item.

The Meeting closed at 9:28pm.

Chairman **Date**