

Needham Market Town Council

Planning Committee – Meeting Minutes

Date of Meeting: 7th February 2022

1. Present: Cllr O'Shea (Chairperson), Cllr Lea, Cllr Cave, Cllr Darnell, Cllr Phillips, Cllr Reardon, and Cllr Stansfield.

74 members of public and the Town Clerk.

2. Apologies: Cllr Ost, Cllr Mason.

3. TO CONFIRM MINUTES OF PREVIOUS PLANNING MEETINGS: The minutes of the meeting held on 10th January 2022 were confirmed as a correct record.

4. Declarations of Pecuniary or Non-Pecuniary Interest: Cllr Cave declared a non-pecuniary interest in Application **DC/21/06882**, resubmission of **DC/20/05/046**. The meeting approved the declaration.

5. Dispensations with respect to Disclosable Pecuniary Interests:

There was no request that the committee consider dispensations.

6. To receive comments from members of the public on Planning Application DC/21/06882.

Cllr O'Shea introduced the item with a summary of the background to the application and details from the application documents.

Members of the public present were invited to give their comment on the planning application.

A substantial number of those present made comment or asked for clarification.

Many gave reasons why the application should be refused. These included:

- Potential for an increase in flood risk in Barking Road and beyond
- With only a single permanent access the application fails to address previous reasons for refusal of development on the same site
- Land supply for housing growth in the Mid Suffolk District is already more than adequate
- Lack of infrastructure in the locality needed to support any housing growth
- One of the main vehicular routes in and out of the town via Coddendam Road is already a major problem due to the railway bridge
- The planning application is contrary to the objectives of the town's Neighbourhood Plan

- Planning Policy does not support the development at the proposed location, nor does it support the rationale for development
- Mid Suffolk District Council (the Planning Authority) may be minded to approve the planning application simply to gain Community Infrastructure Levy and New Homes Bonus funding
- The development may detrimentally affect historical and well used public footpath and Rights of Way routes
- The planning application includes no additional parking for the adjacent Doctors Surgery
- The proposed housing development would create a significant and unwelcome visual intrusion
- The planning application could set a precedent for other applications for development of greenfield sites
- It is essential the Needham Market Neighbourhood Plan is adopted
- The planning application has attracted a substantial number of formal objections submitted to the District Council

Cllr O'Shea thanked the members of public present for attending and for their interesting and constructive comments.

7. To consider Applications for Planning Permission:

APPLICATIONS FOR PLANNING PERMISSION

DC/21/06882 Application for outline planning permission (access points to be considered, Appearance, Landscape, Layout and scale to be reserved) Erection of up to 279 dwellings (including 100 affordable) (re-submission of DC/20/05046) – Agricultural Land North of Barking Road, Needham Market.

Cllr Phillips proposed the Town Council submit, in the strongest terms possible its absolute objection to the planning application. Cllr Darnell seconded the proposal. The proposal was agreed unanimously.

DC/21/05596 Change of use of part of land to use as a construction and agricultural training facility including new training centre and associated car park and hardstand, equipment/machinery store and scaffold area. Change of use of remainder of land to use for the grazing of horses and sheep including new stables and storage shed. Associated fencing and landscaping and alterations to existing access to site - Land at Pipp's Ford A14 Slip Off To A140 Coddenham Suffolk IP6 8LJ

Cllr Phillips gave background details of the application which included a prior refusal. Cllr O'Shea stated the current application does not include any mitigation of the grounds the prior application was refused on.

Cllr Stansfield proposed an objection be submitted to Mid Suffolk District Council consistent with the grounds for objection to the prior application. Cllr Cave seconded the proposal. The Committee agreed the proposal.

Cllr Stansfield declared a non-pecuniary interest in the next item.

DC/22/00347 Householder Application - Erection of detached garage to front of property. The Old Vicarage 3 Stowmarket Road Needham Market Suffolk IP6 8DR

Cllr Annis referred to the application and commented it does not indicate whether the existing greenery on the front boundary of the property will be preserved. The proposed positioning of the new garage is at the front of the property which is effectively screened from the adjacent road by the greenery currently in place.

The Committee agreed to adopt a neutral stance on the application but requested the Clerk to submit a comment, in line with above, regarding the retention of the current greenery on the property's front boundary.

APPLICATION FOR WORKS TO TREE(S) IN A CONSERVATION AREA

None

APPLICATION IN HAND BUT NOT LISTED WITH THE PLANNING SCHEDULE

None

8. To receive any specific items from the Town Clerk or Presenting Officer.

The Clerk asked for guidance regarding publicity for the forthcoming Needham Market Neighbourhood Plan Referendum.

Cllr Reardon said he would promote the referendum on social media if appropriate material was provided.

The Clerk reported he had contacted the Council's printer regarding supply of posters and banners advertising the referendum. An indication of costs for basic provision was around £250. The Committee agreed the Clerk to follow up and commission the publicity material as soon as possible.

The meeting finished at 8:10pm.