

**Needham Market Town Council**  
**Planning Committee – Meeting Minutes**

**Date of Meeting:** 10<sup>th</sup> January 2022

- 1. Present:** Cllr O’Shea (Chairperson), Cllr Annis, Cllr Lea, Cllr Cave, Cllr Darnell, Cllr Mason, Cllr Phillips.
- 2. Apologies:** Cllr Ost, Cllr Reardon, Cllr Norris
- 3. TO CONFIRM MINUTES OF PREVIOUS PLANNING MEETINGS:** It was noted that the meeting scheduled for 13<sup>th</sup> December had been cancelled due to lack of business. The minutes of the meeting held on 15<sup>th</sup> November 2021 were unanimously confirmed as a correct record.
- 4. Declarations of Pecuniary or Non-Pecuniary Interest:** Cllrs Cave and Mason declared an interest in Application **DC21//06882**, resubmission of **DC/20/05/046**. The meeting approved these declarations.
- 5. Dispensations with respect to Disclosable Pecuniary Interests:**  
There was no request that the committee consider dispensations.
- 6. To consider Applications for Planning Permission:**

**APPLICATIONS FOR PLANNING PERMISSION**

**DC/21/06694** Application for Listed Building Consent, internal works The Ancient House, King William Street. The Town Council had supported this application.

**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. The Chairman reported that an extension of the time to consider this application had been

extended to 11<sup>th</sup> of February and this would enable Council to advertise fully the application to the community and allow time for the public to respond and to attend the Planning Meeting scheduled for 7<sup>th</sup> February. It was noted that the Town Council had recommended refusal of the previous application for this land and the Chairman read to the meeting some of the the reasons that Council had stated. It was agreed that little had changed which would encourage Council to change its view on this application. Issues raised included the increased flooding levels, the car parking at the Doctors Surgery adjacent to the site, the general increase in traffic which the development would create throughout the town as well as the problems which a new simple road junction on the Barking Road may create, and the inadequate current sewage system. The intention to provide a proposed emergency access/egress adjacent to The Drift and the possibility of this becoming permanent, due either to loss of control of the intended 'removeable' bollards, or by other means, would create an inadequate and dangerous junction with Quinton Road.

After further discussion it was agreed that Barking Parish Council should be invited to attend the Planning Meeting on the 7<sup>th</sup> February and that consideration be given to invite representation from the Environment Agency and Anglia Water.

It was agreed that Council's Planning Consultant should be employed to assist Council with the consideration of this application.

Members also agreed that there should be the opportunity for any members of the public who would feel uncomfortable attending a public meeting, to view the Application documents and record their views prior to the meeting.

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

None

#### **APPLICATION IN HAND BUT NOT LISTED WITH THE PLANNING SCHEDULE**

None

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

The Chair stated that the use of the Council's Website and social media had proved very successful in informing the public of the change of the decision date for comments to be made on the application. He asked if all applications for Planning Permission were automatically included on the Website, and if not, then asked that this should be done from now on and further said that these applications could be included in relevant social media sites. This is to be discussed with the Town Clerk and Cllr Reardon and taken forward.

It should be stressed that any comments on Planning Applications which the public may wish to make, should be directed at the District Council in the first instance.

The meeting finished at 8pm.