

Needham Market Town Council

Planning Committee

17th October 2022

Attendees: Cllrs: O'Shea in the chair, Ost, Lea, Reardon A, Stansfield, Cave.

Also in attendance: Terry Lawrence (co-opted).

Visitors (for the neighbourhood plan review meeting following) Graham Oxenham and Wendy Jackson.

1. Apologies for absence. Cllrs Annis, Phillips and Reardon J.
2. To receive and approve Minutes from the Planning Committee Meeting held 26th September 2022. Received and approved.
3. Any declarations of Pecuniary or Non-Pecuniary Interests by Members. None
4. To approve any dispensations with respect to Disclosable Pecuniary Interests
None
5. To consider Applications for Planning Permission
 - a. New Applications available at time of the agenda.

Ref DC/22/07456 and 07457(LB) - The Swan Public House High Street NM - Form new entrance porch to side elevation. New raised patio and patio with pergola to rear. Relocate wall within Ladies toilet and removal of internal partitions.

This application had a response date of 17th October and a decision reached by the committee (via emails) was made to support this application.

A later comment drew the committees' attention the unlit footpath through the pub's carpark, there have been a number of requests to improve safety and accidents have occurred. A decision was made to approach the applicants (Greene King) to enquire whether they could arrange suitable lighting to ensure the safety of pedestrians walking along the footpath when it is dark.

6. Items from the Town Clerk or Presenting Officer

DC/22/04089 Willow Hall, School Street NM

Committee were told that the application which we recommended for refusal had now been withdrawn.

Rear Garden Wall, 10 Hawks Mill Street. The state of the flint and brick wall in King William Street (rear of 10 Hawks Mill Street) had been reported to the Building Control Dept at BMSDC as a potential dangerous structure. A Building Inspector has visited the site and spoken to the owner of the premises about the state of the

structure and is planning a return visit in 6 months to see if his comments have been acted on. The ground level on the property side of the wall is several feet higher than the street level in King William Street and is causing pressure making the wall bulge. (It has been like this for several years without major repairs being carried out)

22/02298 Planning Application 28 dwellings, Land off Grinstead Hill, Needham Market.

The expiry date for the application was 6th October.

Cllr Norris has made enquiries regarding this matter and the BMSDC Senior Planning Officer has said:

“I am minded to recommend refusal of this application as it is a County Wildlife Site, although the ultimate decision sits with you elected members at committee, apologies for not contacting you sooner

The applicant is however adamant to deal with other matters of the applications namely Floods issues before taking the item to committee”

It is therefore likely that this application will still be under consideration and it is hoped that NMTC Planning Committee will be given a further opportunity to comment.

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

Meeting commenced at 7.30pm

Planning chairperson Cllr O'Shea welcomed members of the public, identified above and the above named Planning Committee members who all attended.

The Needham Market Neighbourhood Plan (NMNP) was formally adopted by BMSDC in March 2022.

All Planning Committee members have now received paper copies of the Plan. Visiting members of the public were also provided with copies.

The Chairperson went through some issues to ascertain whether the Plan had been effective or referred by BMSDC when considering applications received since its adoption.

There is no evidence shown so far on decisions made that reference to the Plan is being adopted.

The Committee noted that some applications regarding advertising signage had likely taken NMNP into account, including Premier One-stop and the new Co-op.

The Committee discussed the matter of non-residential developments within the town since the adoption of the NMNP. Improvements to the town for the benefit of the public include:

New shop in High Street.

New public toilets with clothes re-cycling point

New refreshment building with toilets at the Lake and improvements to play area.

7 a) The Committee felt that it should look at and contact those Parish and Town Councils whose Neighbourhood Plans had been adopted at the same time or earlier than ours to see if their plans were working to the benefit of their communities.

7 b) The Committee resolved to ask our Town Clerk to officially contact Philip Isbell, the council's lead planning officer, to ensure that the NM Climate Awareness Group adopted policy is mentioned in the list of policies to be considered by the relevant planning officer in any future applications and advise enquirers prior to applications being made.

7 c) The Committee will also make reference to the Climate Awareness Group adopted policy when considering Planning Applications and ask that this be included when detailed design is undertaken before Building Regulation applications are submitted.

7 d) As there are likely to be alterations to planning law in the future the Committee is to request that Andrea, our planning consultant, alerts the committee to any changes that could affect our Neighbourhood Plan. She may be asked to attend future review meetings if appropriate.

7 e) It was suggested that the problem with the narrow pavements in School Street could be alleviated by removing the path and installing 'shared space' paving and 'rumble' strips or other suitable surfacing along part of the road for joint pedestrian and vehicle use. This road will become busier once the housing development is finished and use of the existing pavement will become more dangerous.

7 f) Chairperson had contacted the Co-op to enquire to what their proposals were for their now vacant premises in King William Street, and to alert them to the possibility of part of their existing carpark there, be made available to the Town for visitor parking. There has been no reply so far.

7 g) Wendy Jackson suggested that we should try and promote the use of the 88 Bus route to the benefit of the town and its traders. A voucher scheme elsewhere provides free travel for all purchasers of newbuild properties in the town for a limited period of about 6 months to encourage better usage.

The next meeting of the Planning Committee will be on 14th November at 7pm in the Green Room.

The next meeting of the Neighbourhood Plan review group will be following the Planning Committee meeting on Monday 9th January at 7pm in the Green Room.

Meeting closed at 8.15pm