

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

**Date of Meeting:** 18<sup>th</sup> October 2021

**1. Present:** Cllr O'Shea (Chairperson), Cllr Ost, Cllr Mason, Cllr Annis, Cllr Lea, Cllr Stansfield, Cllr Cave.

Members of the Public: Elizabeth Parker

**2. Apologies:** none

**3. Declarations of Pecuniary or Non-Pecuniary Interest:**

Cllr Annis declared that Application for Planning Permission **DC/21/05346** is close to his premises he therefore had an interest.

**4. Dispensations with respect to Disclosable Pecuniary Interests:**  
none

**5. To consider Applications for Planning Permission:**

**APPLICATIONS FOR PLANNING PERMISSION**

**DC/21/05113** - Full Planning Application - Change of use of land to equestrian use and erection of a barn with hardstanding and an all-weather riding arena with post and rail fencing - Badley Bridge Barn Badley Hill Badley Suffolk IP6 8RJ

The application had a response deadline of 21 days to 7TH October. Having considered the application, the Town Council Planning Committee submitted the following comment to the Planning Authority:

*Needham Market Town Council supports approval of the application subject to the hedge on the boundary with the road being maintained and kept at its current height and that the proposed lighting be downward directed to avoid distraction to motorists and railway personnel.*

**DC/21/05306** - Householder Application - Erection of single storey side extension and re-rendering all elevations - 13 Clover Close Needham Market Suffolk IP6 8JL

The application had a response deadline of 21 days, to 18th October. Having considered the application, the Town Council Planning Committee submitted the following comment to the Planning Authority:

*Needham Market Town Council supports approval of the application with the following comment; users of the adjacent public footpath must be protected when the development works to the property are being carried out.*

**DC/21/05346** - Householder application - Erection of single storey front extension (following demolition of existing front conservatory). Install side window and replace side door with window - 2 Grinstead Hill Needham Market Suffolk IP6 8EY

The application has a response deadline of 20th October.

Due to the proposed size of the front extension and its extending before the perceived 'building line' and the location of the newly formed sole window opening in the side wall and its proximity to the boundary and the side wall of the adjacent premises, there will likely be insufficient light to the bedroom and the proposals are contrary to the LPA's Local Plan s.2.3, namely H.16 THE DEVELOPMENT MATERIALLY REDUCES THE AMENITY AND PRIVACY OF ADJACENT DWELLINGS OR ERODES THE CHARACTER OF THE SURROUNDING AREA and H.18 the proposals WILL MATERIALLY OR DETRIMENTALLY AFFECT THE AMENITIES OF NEIGHBOURS and THE CHARACTER AND APPEARANCE OF THE AREA. Due to the size and shape of the site the proposals are deemed to represent overdevelopment.

NMTC therefore recommends that the application be REFUSED

**DC/21/05372 and DC/21/05373 (LB)** - Householder Application - Erection of single storey rear extension and removal of existing cement render and re-rendering using lime render and limewash finish (following demolition of conservatory) - 4 Coddenham Road Needham Market Suffolk IP6 8AX

The applications have a response deadline of 21st October.

NMTC raises no objection to these applications and recommends APPROVAL

**DC/21/05503** - Application for Advertisement Consent -Erection of 1No flat fascia sign and 1No hanging sign comprising of company name and logo. - 119 High Street Needham Market Suffolk IP6 8DQ. The application has a response deadline of 2nd November. NMTC raises no objection to this application and recommends APPROVAL

**DC/21/05596** - Planning Application. 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 Coddensham Suffolk IP6 8LJ The application has a response deadline of 3rd November.

Public attendant Elizabeth Parker pointed out that recent works involving the installation of fencing created considerable noise and vibration and feared that both the building works themselves and the proposed practical teaching involving works to scaffolding and other construction issues would represent unnecessary disturbance within the surrounding special landscape area. She also said that a public right of way had been obstructed by this fencing and the proposals would represent a permanent obstruction.

It was noted that the application bore considerable similarities to Application DC/21/00487 registered on 09-Feb-21 which was subsequently refused. Whilst the new application dealt with some of the reasons for refusal of the earlier application, particularly those relating to lack of information regarding flooding and drainage, and the application was supported by excess of 20 practically identical letters of support from the construction and associated industries, the essence of the proposals were the same as those previously applied for and refused.

Due to the comparatively short amount of time between NMTC being informed of this application and the Planning Committee meeting (and these Minutes), the Committee will need a little more time to

prepare our final comments but these will be so prepared before the response deadline of 3<sup>rd</sup> November.

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

None

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

None

**6. To consider nominating street names for 2 areas of housing development in the town.**

Those names proposed by the developers for both sites were considered of local relevance and the Committee proposed that they be adopted.

The references being as follows

SN/21/00482/SN

Hither Close

Barn Field Drive

and the houses on Hill House Lane are

Layer House

Newtons

Gateford

Potlocks

The Crofts

And

SN/21/00499/SN

The Piggeries (numbers 1 - 4)

**7. To consider the Committee's budget 2021/22,**

This is to be considered and a formal request to be presented to the Finance and Governance Committee meeting on 9<sup>th</sup> November.

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

**TREES.**

The Committee agreed that NMTC have a general condition attached to all future applications for the removal of trees within the Conservation Area or elsewhere where such applications are needed.

If an application for removal of a tree is made, then it will only be approved on the condition that another approved tree is planted somewhere on the application site or on other land owned by the applicant, and thereafter properly maintained; this condition applies unless good reasons why it cannot be complied with are submitted prior to the application being determined. In the event that it is not possible to comply with the above, the applicant will provide a suitable tree for planting on a site owned and maintained by NMTC.

There is currently a serious loss of trees nationwide and this condition would show that NMTC is making a little effort!!

**DECISION NOTICES.**

At various time in the past Planning Application Decision Notices have been included within the minutes of Planning Group meetings. The Committee agreed that there is some benefit in members not simply reading these decisions but, where relevant, discussing them. The benefit could be that studying in what context the LPA take note or NMTC's comments in reaching their Decisions, the Planning Committee may consider reviewing both how they approach Planning Applications and how they word their subsequent recommendations.

It was therefore agreed that Cllr Ost would prepare a list of new monthly Decision Notices which would simply include the planning Ref. number, the brief description of the proposal, NMTC's recommendation and the LPA's decision. This to be included within the Agenda for future Planning Committee meetings.