

Needham Market Town Council Planning Committee

Monday 8th April 2024 at 7pm in the Green Room

Attendees: Councillor O'Shea, in the chair. Cllrs Ost, Cave, Lee, Phillips, Reardon A, Reardon J, Mason I, Darnell R, Goodchild, and District/Town Councillor Lawrence.

1. Apologies for absence. Cllr Stansfield
2. To receive and approve minutes of last meeting, Approved and signed by the Chair.
3. Any declarations of Pecuniary or Non-Pecuniary Interests by Councillors. Cllr Lawrence declared an interest in DC/24/00683 as the DC on BMSDC planning committee.
4. To approve any dispensations in declared under Item 3. None of the above.
5. To consider Applications for Planning Permission
 - a) New Applications available at time of the agenda.

DC/24/00132 Barn conversion behind 2 Bridge St.

By way of information the application details were viewed but the application has been withdrawn.

DC/24/01125 TPO Cedar Walk Needham Market.

This had a response date of 26th March. By way of information the application details were viewed. TC has recommended approval but subject to the approval of the LPA Tree Officer.

DC/24/00683 Construction of field access to land off Grinstead Hill, behind the Lion Pub. Application was extended until 9th April in order that the planning committee can duly consider.

This application was fully discussed the committee. Various comments were made and included that there was an existing field entrance off Mill Lane which had been in use for many years and was considered adequate for the upkeep of the land. It is a County Wildlife Site, much of which had been illegally damaged by clearance when a previous and currently outstanding application for an adjacent site for 28 houses was made. There has been an application for the redevelopment of the former smallholding several years ago which was accessed via Mill Lane. This was refused due to the inadequate access onto Grinstead Hill which is a busy route being a main link to Barking Road. The committee agreed that this application be refused and the well-considered comments from the Suffolk Wildlife Trust be referred to in our communication with the LPA. The committee also recommended that the applicant must make good the damage already made to the hedging and bank to the field. A

reference to the NMNP and the protection of the environment should be made. All the committee were unanimous in voting to refuse this application.

DC/24/01225 An application to fell 2 silver birch trees in the front garden and replant with 3 new trees. 143 High Street (Silver Birches). This application had a deadline of 1st April.

By way of information details of the application were viewed. The TC recommended approval but subject to the approval of the LPA Tree Officer.

DC/24/01254. An application from Bloomfields football club for the erection of a treatment room as required by the FA. This had a deadline of 5th April. Many Councillors were not aware of this application. By way of information details were shown and the committee agreed that this application was acceptable as proposed work would have any detrimental impact on the surrounding area.

TC has recommended approval.

DC/24/01335 Full Planning Application Old Co-op premises King William Street Needham Market. Work required to adapt the building to a new Veterinary practice.

These proposed works were considered acceptable.

DC/24/01336 Advertisement Consent Old Co-op premises King William Street Needham Market.

The committee felt that the Flexface box fascia with internal illumination, was incongruous with the town centre Conservation Area both by the lighting and size of the signage. There was extended discussion regarding the TC Policy on illuminated advertising within the Conservation Area, and it was agreed that this matter should be discussed by the Full Council and a formal recommendation agreed. The other parts of the advertising on the frontage facing the High Street were considered to be excessive, out of keeping with the Neighbourhood Plan, and the committee recommended refusal.

DC/24/01003. Full Application for 1 detached dwelling with attached garage. Land at Woodwards Lane (Previously domestic garden for 107 High Street).

A lively discussion took place, there were comments regarding the narrowness of the access road but since this also provided access to several existing properties and the Limes Hotel car park, it would make little difference to the traffic. It was also considered as a good use of redundant domestic land within the town centre. Approval the committee were unanimous in recommending approval.

6. Items from the Town Clerk.
NONE

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

Leader for the review, Councillor Ost reminded councillors that following the next planning committee meeting on 13th May Councillors would make a start on the review by looking carefully at the Visions in the first part of the Neighbourhood Plan.

The committee need to assess whether the wording is strong enough given the various large-scale applications that may be presented to the Council once Part 2 of the Local Plan has been fully revised.

There was discussion regarding any further applications for the site to the N/W of Barking Road. Applications for residential development have twice been refused but NMTC should be aware that, due to government announcements regarding a national need for much more residential accommodation, further applications may be forthcoming. This matter also applies to other potential sites in NM and this will have to be addressed in the Neighbourhood Plan review at some stage.

Meeting closed at 7.55pm

DRAFT