

Needham Market Town Council - Planning Committee

Minutes of Committee meeting on 25th July 2022

Attendees:- Cllrs. O'Shea in the chair, Ost, Lea, Annis, Mason, Stansfield, Reardon J, Reardon A, and Cave.

No members of the public

1. Apologies for absence:- Cllr Darnell.
2. To receive and approve minutes of last meeting 27th June.
Approved.
3. Any declarations of Pecuniary or Non-Pecuniary Interests by Councillors. None
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/22/03399 3 Foxglove Avenue – Re-application with requested Flood survey. This was rejected previously by BMSDC as no Flood details had been submitted. NMTC had previously raised no Objection. *No further objection from Planning Committee.*

DC/22/03203. Hybrid application for the extension to Lion Barn Industrial Estate.

Committee discussed this item at length and agreed that we should object particularly as there is shown an entrance onto B1113 at the bottom of Gallows Hill, a 60mph road with a blind summit. Although there is an existing field gate entrance in this location, the committee felt that this should be objected to on the grounds of Highway Safety. There is already an adequate access onto Williamsport Road from the traffic light-controlled junction closer to Needham Market.

DC/22/03420 4 High Street Needham Market An application, to reduce the height of a Holly Tree behind the Bus Shelter within a conservation area.

Decision:- No Objection providing there was guidance from the BMSDC Tree Officer.

6. Items from the Town Clerk.

The Planning Committee commented on a decision notice for the development on School Street to remove some class 3 trees from the site

a) That the Council had not been made aware by BMSDC of this application (DC/22/03199) it being an alteration to an existing Planning Permission,

b) That 'non-material' alterations to agreed planning applications should be referred to the Town Council for their comment *prior* to a decision being made. There have been several decisions made, for example on the 'Chambers Green' redevelopment site, which have come to the attention of the committee only as '*decisions*' where the application did, in the Town Council's view, represent a 'material' alteration.

The need to implement a policy to ensure that any trees removed should either be replaced on site, or somewhere the Town Council thinks is suitable. This will be brought to the proposed working party reviewing the Needham Market Neighbourhood Plan in the near future.

Several planning Decision notices have been received.

DC/22/02719 Permission granted for signage to new Co-op in Hurstlea Road

DC/22/0296. Permission granted for alterations to 17 Chain house.

DC/22/03199 See comments above.

REVIEW OF THE NEIGHBOURHOOD PLAN

A lively discussion took place and the Committee decided to reach out to the public for anybody who could assist in this review, with an article being placed in the next Newsletter. There were 4 Councillors from the Planning Committee who were prepared to join the Neighbourhood Plan working party, being Cllrs Ost, O'Shea, Cave and A. Reardon and it was suggested that the *review working group* would meet as required but likely 3-4 times per year. There was discussion recommending involving our Planning Consultant. Any amendments not requiring further scrutiny could be attached as updated pages to the existing policy. It was suggested that ALL councillors should have a copy of the Neighbourhood plan especially those on the Planning Committee.

Meeting closed at 8.10 pm