

Needham Market Town Council

Planning Committee

Monday April 3rd 2023

At 7.30pm in the Green Room

Attendees:-.Cllrs, O'Shea in the Chair, Ost, Lee, J & A Reardon, Annis, Stansfield, and Mason.

I member of the public.

1. Apologies for absence. Apologies received from Cllrs. Phillips, Lawrence, and Cave
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. None.
4. To approve any dispensations in declared under Item 3.
None of the above.
5. To consider Applications for Planning Permission
New Applications available at time of the agenda.

DC/23/01153 17 Crowley Road Needham Market

Extension to front of property.

Application was discussed on-line and found there was no reason to object.

Comment sent to BMSDC as the consultation date fell before the planning meeting. Approval proposed by Cllr. Mason, All Cllrs. agreed.

DC/23/01404 4 High Street Needham Market

Work to replace cement render on Listed Building. A similar LB application had been previously approved by the committee, this application was not opposed. Cllrs agreed.

DC/23/01503

Application to change the use of a converted barn within the curtilage of a Listed Building. Badley Bridge Farm to Residential accommodation.

Cllr Ost had been asked by the Town Clerk to examine this application as there had been previous attempts to bring other outbuildings in this area into Residential use. The report is attached.

Briefly, the building replaced a barn which had burned down. An application 1356/12 gained approval but comments by the planning officer showed that there was some reluctance to approve, “ the new footprint is some 45% larger than the previous building” other comments from the Agent shows they were trying at the time to establish a separate usage. “ Point 8 on the letter states, “ I can confirm that the ‘office’ has been **Reworded** as a study so as not to give the impression it is to be used by anyone other than the Applicant” Planning permission was granted with conditions, one of which was “ *for domestic purposes incidental to and/or ancillary to the existing dwelling known as Badley Bridge Barn*”.

Reason given “with regard to the size and position of the building on site in its countryside location, limits independent residential use of the dwelling which would be harmful to residential amenity and contrary to control development in the countryside”.

The planning committee opposed this application on the grounds of overdevelopment of the site. The attention of the Planning officers should be drawn to the previous comments of 1356/12 and reminded that several similar applications had been received on outbuilding conversions in the area and rejected recently on similar grounds.

DC/23/01518

Notification of a variation for site of 64 houses to the NW of Stowmarket Road. The changes in themselves are not great, a change of 3 houses from 3 bed plan to 4 bed. An existing design else-where on site.

It was noted that Cllrs. should be aware that the site has changed ownership to Allison Developments. This could cause problems as any existing agreements may not be binding on new developers.

Items from the Town Clerk

DC/23/00875 & DC/23/00877

Cllrs. drew attention to the fact that some changes to the Swan Public House appear to have started and particularly the replacement of the original suspended sign, although the committee have not seen notice of planning permission in relation to this development. Would the Town Clerk please pursue this irregularity with MSDC.

APP/W3520/W/22/3308189

The committee were pleased to see that the planning appeal on land to the north of Barking Road had been refused by the Inspector, and costs awarded to BMSDC. Cllr Norris had warned in an e-mail that the decision may be challenged by a judicial review.

1. To progress the Needham Market Neighbourhood Plan review.

Cllr O'Shea asked the Committee if members may care to consider chairing a Neighbourhood Plan Review group. It was noted that within the Planning Inspector's summary of the appeal 'Barking Road' refusal there were a number of references to our Neighbourhood Plan and it is likely that the Plan will take on more significance and be subject to

challenges in the future. Review of the plan must take into account precedents set by recent/future decisions and also changes to both legislation and central/local Government policies. The more background info we have to review the Plan the stronger will be its credibility. A chair who is able to put time into this would be most welcome.

No report to date but the review panel will meet after the council elections in May.

Date to be decided.

Meeting closed at 8.10pm

Next meeting TUESDAY 2nd May at 7.00pm.