



Saxmundham Town Council

Minutes of the Meeting of the Planning & Development Control Committee 6pm on 17th November 2021 in the Town House.

Councillors:

Clr. John Fisher (Chair) Cllr. Roger Hedley-Lewis
Clr Nigel Hiley Cllr Charlotte Hawkins

Also Present: Jenny Morcom,(Assistant Town Clerk (ATC)).

82/21PD **Apologies for absence**
There were no apologies for absence.

83/21PD **Pecuniary/Non-Pecuniary Interests**
None declared.

84/21PD **Minutes of the meeting held 19th October 2021**
Minute 77/21PD was amended by hand with the addition of 'that they' to read 'the Committee wished to add, however, that they feel that
It was unanimously RESOLVED to approve the minutes of the meeting held on 19th October 2021 with the addition of the above amendment. The minutes were signed by the Chair.

85/21PD **Open Forum**
No members of the public had joined the meeting.

86/21PD **Planning Applications**
DC/21/4889/FUL: 32 High St, IP17 1AB: Erection of replacement building to provide three dwellings – change of use

It was unanimously RESOLVED to submit the following response to the Planning Authority:

Whilst Saxmundham Town Council welcomes the redevelopment of 32 High Street, we do have some concerns as follows:

- There does not seem to be room for private gardens for the three dwellings, although there are parking spaces, bin store, and a cycle store. We feel that some kind of small shared green space/seating area would improve the general amenity of the development.
- We would have preferred the dwelling fronting onto the High Street to be a live/work space to retain its potential for commercial use.
- With parking at the back of the dwellings, we are concerned about the number of cars entering and leaving via the pedestrian walkway that joins the High Street to Fromus Green Park. The walkway meets a narrow part of the High Street and is already used to access a parking bay for the building next door. This gives a potential for six cars to be entering and leaving a narrow space shared with pedestrians.
- We would like to see the 'shop-style' frontage respected in the design in keeping with other premises along the High Street.
- We would like the development to include environmentally friendly and sensitively angled lighting to the pedestrian walkway at the side of the development, as well as improvements to the surface of the walkway.
- We are very concerned about congestion on the narrow High Street during the construction period with deliveries of plant and materials and 'muck away'. The Construction Methodology must satisfactorily address this.
- Lastly, we would like to point out that there are mistakes in the Design and Access Statement which refers to Lowestoft, a beach and 'office -shore' which lead us to doubt its accuracy.

Signed _____

Date _____

1 Dec 21

**DC/21/5038/LBC: 10 Chantry Road, repairs to roof.
It was unanimously RESOLVED to support the application**

87/21PD Recent Planning Decisions.

The Committee noted the following decisions:

DC/21/2837/VOC 43 High St. VOC to planning consent given in 2014 to change property from office to fish and chip shop – changes to agreed extraction/ventilation system. **Refused**

DC/21/3308/FUL The Lodge, 3 South Entrance, IP17 1DG Internal alterations, retiling of the roof from concrete to slate and erection of modest stairwell to the rear of South Entrance. **Permitted**

DC/21/3758/LBC and DC/21/3757/FUL Old Bank House, Market Place, Saxmundham, Suffolk, IP17 1AG, Form new opening and gated access in existing rear boundary wall for new disabled access route to Old Bank House, with erection of new boundary wall to severance .

88/PD21 To note and discuss how to respond to East Suffolk Planning Policy consultations

- a) Sustainable Construction Supplementary Planning Document, consultation period: Monday 1st November to 5pm on Monday 13th December 2021.
- b) Affordable Housing Supplementary Planning Document, consultation period: Monday 1st November to 5pm on Monday 13th December 2021.
- c) Cycling and Walking Strategy, consultation period: Monday 1st November to 5pm on Monday 10th January 2022.
- d) Draft East Suffolk Community Infrastructure Levy (CIL) Charging Schedule and Draft East Suffolk CIL Instalment Policy, consultation period: Thursday 11th November to 5pm Thursday 23rd December 2021

The Planning Committee noted the consultations and agreed to discuss these more fully at its next meeting.

In the meantime individual members of the Committee will read and prepare recommendations with regard to any proposed Town Council responses for the next meeting as follows:

- Sustainable Construction – Cllr Nigel Hiley
- Affordable Housing – Jenny Morcom (ATC)
- Cycling and Walking – Cllr John Fisher
- The Committee felt it would be difficult for the Town Council to comment on the CIL Instalment Policy, however Cllr Fisher also agreed to try to find out whether East Suffolk intends to press for CIL or S.106 with respect to the Garden Neighbourhood.

It was also agreed that the Assistant Clerk should invite the Chair of the Town Council to the next meeting of the Planning Committee and invite his comments.

89/PD21 The next meeting will be held on 1st December 2021 at 6pm in the Town House

The meeting closed at 7.05 p.m.

**Jennifer Morcom, Assistant Clerk to Saxmundham Town Council
The Town House, Station Approach
Saxmundham, IP17 1BW**

Signed  Date 1 Dec 21