

NEEDHAM MARKET TOWN COUNCIL

Chairperson: Cllr Terry Lawrence



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Minutes of Planning Committee Meeting on Monday 3rd February 2025

Attendees: - Cllr O'Shea in the Chair; Cllrs, Darnell, Goodchild, J Reardon, Ost & Lawrence.

1. Apologies for absence: - Cllr A Reardon.
2. To receive and adopt the minutes of the meeting: 07.10.2024.
3. To receive any Declarations of Pecuniary or Non-Pecuniary Interests by Members. None.
4. To approve any Dispensations with respect to Disclosable Pecuniary Interests. None.
5. To consider Applications for Planning Permission
 - a. New Applications available at time of agenda. None
 - b. New Applications received since publication of Agenda.

APPLICATION FOR PLANNING PERMISSION - DC/25/00073

Proposal: Householder Application - Erection of single storey rear extension and first floor rear extension over existing ground floor structure.

Location: 2 Uvedale Gardens, Needham Market, Ipswich, Suffolk IP6 8BA

Deadline for submission of comments: 19.02.2025.

After discussion the application not appear to obstruct natural light or represent or be considered out of keeping with the adjacent or local premises.

The following response was agreed: *Councillors agreed to recommend approval of this application.*

Notification of Planning Enforcement Appeal:

Appeal References: APP/W3520/C/25/3358735

Land on the South Side of Hawks Mill Street, Needham Market, Suffolk, IP6 8LU.

The following Notice by BMSDC Chief Planning Officer – Sustainable Communities was served upon the Appellant:

THE ENFORCEMENT NOTICE: *The breach of planning control alleged by the Council is:*

Without planning permission, the unauthorised material change of use of the land from agriculture to a mixed use of agriculture and use of the land for the stationing of caravans for residential purposes; and, Without planning permission, the unauthorised operational development involving the installation of a cesspit, close boarded fencing and associated entrance gates, and an area of hardstanding.

THE REQUIREMENTS OF THE NOTICE:

- a) Cease the use of the land for the stationing of caravans for residential purposes.
- b) Remove any and all caravans in their entirety from the Land and disconnect and make safe all services to the caravans.
- c) Remove the entrance gates and close boarded fencing.
- d) Remove the cesspit from the Land.
- e) Remove the area of hardstanding (as shown black cross-hatched on the plan attached to the notice) in its entirety; and
- f) Restore the land to its former condition.

Deadline for submission of Comments; 28.02.2025

After discussion the Councillors Agreed to endorse the Requirements of the Notice and NMTC would make such representations to the Planning Inspectorate.

Needham Market Neighbourhood 'Development' Plan Review.

The Currently adopted Neighbourhood Plan together with past draft Plan documents were discussed. The recently resigned Cllr Cave has sent the Council a bundle of documents which may aid in the preparation and submission of a Review. Cllr J Reardon suggested that these docs be sent to all Cllrs so that they can appreciate the extent of work involved in preparing and submitting a Review. ? It is noted that N. Plans are now titled Neighbourhood Development Plans and as such will need to evidence that the Town Council has considered and accepted that further development within the Town is likely to be submitted and granted approval by the LPA. Cllr J Reardon downloaded the AECOM Final Report 'Development Framework & Design-Guidelines for Future Growth at Needham Market' and made copies available to the meeting with the suggestion that these be sent to all Cllrs.?

There was discussion relating to the extent of NM current settlement boundary, any agreed 'green corridors' which may be included in the plan and, based upon earlier substantial developments which have been considered by NMTC, sites which may become the focus by developers for future development.

Cllr Cave had earlier sent through advice regarding the need to inform the LPA of our intention to undertake a Review of the current NMNDP and it was agreed that this would be carried out forthwith. Cllr Lawrence has not requested that the Town Clerk carries this out.

Decisions received.

DC/25/00140 - Creting Hills Farm, Creting Hills

DC/24/00683 - Land Off Grinstead Hill (to Rear Of The Lion Pub), Ipswich Road

Meeting closed: 20.30

Signed (Chair):

Date: