

# NEEDHAM MARKET TOWN COUNCIL

Chairperson: Cllr Terry Lawrence



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## Planning Committee Minutes

**Monday 2<sup>nd</sup> September 2024 – 7pm in the Green Room**

**Attendees:** - Cllr O'Shea in the Chair; Cllrs Cornish, Darnell, Hunter, Mason, Norris, A Reardon, Sinnerton.

Also in attendance: Andrea Long, Planning Consultant and 12 members of the public.

1. Apologies for absence: - Cllrs Cave, Cooke, Goodchild, Lawrence, Ost, J Reardon.
2. To receive and approve the minutes of the last meeting: 05.08.2024: It was not possible to adopt the minutes as only two of the councillors present at that meeting were in attendance. Adoption deferred.
3. To receive any Declarations of Pecuniary or Non-Pecuniary Interests by Members: Cllr O'Shea declared an interest in the applications DC/24/03559 and DC/24/03775 as he lives in a neighbouring property.
4. To approve any Dispensations with respect to Disclosable Pecuniary Interests  
None declared.
5. Neighbourhood Plan Review

Andrea Long, planning consultant gave a presentation on the process Town Council could follow to carry out a review of the Neighbourhood Plan. The slides used in the presentation are appended to the minute book. It was noted that if we decide to review we are able to apply for funding to cover consultaion fees with Andrea.

Andrea advised that Town Council need to be clear as to what would trigger a review. The following were cited as possibilities:

- Changes in National Policy (there is currently a consultation in progress for the National Planning Framework)
- Local Policy Change (the BMSDC Joint Local Plan (JLP) Part One has now been adopted and a draft of Part Two is expected by the end of the year)
- As part of drafting Part Two of the JLP, there is a call for sites in progress
- There have been some national legislation changes which could be relevant e.g. the need to demonstrate 'biodiversity net gain' within environmental laws and related to development.

Stage One of a review would be a workshop with Andrea in order to scope the extent of the review required. This would involve a small group (up to 20) including Town Councillors and members of the

public/relevant interested groups. This stage would need to take into account policies needing deletion or amendment as well as matters requiring new policy.

Stage Two of a review would comprise a Workshop Day with Andrea. This would address:

- What evidence needs updating or researching and how this can be achieved.
- Potential site allocations. These are not just related to housing. This can be for sensitive sites, parking, housing, commercial, green corridors.

Stage Three would be the formal review process. Town Council could expect to complete a review to the point of submission to MSDC in 12 months dependent on the extent of the scope agreed.

Members of the public raised the following as issues which could be considered in a review:

- As development has already reached the settlement boundary, where would any new housing be located? Can the settlement boundary be revised?
- Current infrastructure cannot support any substantial new development.
- Developers are not always held to the details of their plans and can seek amendments after initial planning permission may have been granted. So, whilst the NP may set out requirements, compliance is not always guaranteed.
- The prior AECOM consultation may be of use if a relief road is deemed necessary.
- Recommendations from the Section 19 flood report could be incorporated.

Cllr Norris and 11 members of the public left the meeting.

6. To consider Applications for Planning Permission
  - a. New Applications available at time of agenda

**APPLICATION FOR PLANNING PERMISSION - DC/24/03547 Proposal:** Householder Application - Installation of 1No air source heat pump to the rear of property. Location: 4 Chalkeith Road, Needham Market, Ipswich, Suffolk IP6 8HA.

Deadline: 29<sup>th</sup> August 2024

The following response was submitted: *NMTC recommends approval of the application on condition that prior to any decision being made MSDC planning officer is satisfied that, for the benefit or adjacent residents, appropriate action has been taken to mitigate unacceptable noise being produced by the heat pumps.*

**APPLICATION FOR RESERVED MATTERS - DC/24/03559 Proposal:** Application for Reserved Matters following Outline Approval of DC/21/00407 Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). Submission of details for Appearance, Landscaping, Layout and Scale for the erection of buildings comprising commercial and employment use, open space and landscaping, car and cycle parking, highway works and other associated works, accompanied by EIA Statement (Gateway 14 -Plot 3200 Innovations Skills Centre). Location: Gateway 14 (Plot 3200), Land Between the A1120 And A14, Stowmarket, Suffolk.

Deadline: 3rd September 2024.

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

**APPLICATION FOR PLANNING PERMISSION WITHOUT COMPLIANCE OF CONDITION(S) - DC/24/03775 Proposal:** Application under S73a for the Removal or Variation of a Condition following grant of DC/22/05164 dated 16/12/2022 Town and Country Planning Act 1990 (as amended) - Conversion of ground floor to dental surgery and change of use of first floor offices to form 3No flats and associated internal and external works. To vary Condition 2 (Approved Plans and Documents) and Remove Condition 3 (Noise Assessment) - Change in layout/plans and stairs as per revised plans including removal of condition regarding sound. Location: Bank

House, 129 High Street, Needham Market, Ipswich Suffolk IP6 8DH and **APPLICATION FOR LISTED BUILDING CONSENT - DC/24/03728 Proposal:** Application for Listed Building Consent - Construction of new external access to Flat 3, including new roof, insertion of windows to ground floor (vault room) to allow conversion into new surgery space. Location: Bank House, 129 High Street, Needham Market, Ipswich Suffolk IP6 8DH

Deadline: 13<sup>th</sup> September 2024

The following response was agreed: *Whilst the Town Council understand what is trying to be achieved, it recommends refusal of this application on the basis that it fails to comply with Policy NM8 within the Needham Market Neighbourhood Plan.*

7. To receive any specific items from the Town Clerk or Presenting Officer

There were none.

8. To discuss the potential impact of a new planning and infrastructure bill: This item was deferred.

Meeting closed: 20.20

Signed (Chair):

Date: