

# NEEDHAM MARKET TOWN COUNCIL

Chairperson: Cllr Terry Lawrence



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## Planning Committee Minutes

Monday 5<sup>th</sup> August 2024 – 7pm in the Green Room

**Attendees:** - Cllr Cave (in the chair); Cllrs, Darnell, Goodchild and Mason

**Apologies for absence:** - Cllrs Lawrence, Ost, O'Shea, Norris, Reardon A, Reardon J and Cooke.

1. To adopt Minutes from the Planning Committee held 1st July 2024

Cllr Mason proposed that these minutes were correct and should be adopted, and all councillors present who were in attendance on 1/7/24 were in favour

2. To receive any Declarations of Pecuniary or Non-Pecuniary Interests by Members

None declared

3. To approve any Dispensations with respect to Disclosable Pecuniary Interests

No interests were declared, so no dispensations were required

4. To consider Applications for Planning Permission

- a) **APPLICATION FOR PLANNING PERMISSION - DC/24/02829** Proposal: Full Planning Application - Change of use from B8 to Sui Generis (for Used Car Dealership), erection of a removable modular office and portable toilet. Location: Plot 9 - Phase 3, Lion Barn Ind Estate, Williamsport Way, Needham Market IP6 8RW **Response deadline:** 9<sup>th</sup> August 2024

Councillors discussed the current proposal and the situation currently as it stands on the site, with insight provided by Cllr Cave following a visit to the site. Cllrs reviewed the site map relating to the application and the request to change the site use from warehousing/distribution related to Sui Generis – for the purposes of a used car dealership. Cllrs discussed the only contentious point which was around access, re-iterating a past commitment to opposing any use of the Gallows Hill entrance for the purposes of road safety. Whilst noting the ongoing enforcement action, Cllrs agreed they had no objections to this proposal on the condition that the existing access onto Williamsport Road was used, not the Gallows hill entrance.

- b) **APPLICATION FOR PLANNING PERMISSION - DC/24/03223** Proposal: **Householder Application - Erection of a single storey side/rear extension. Location: 1 Quinton Road, Needham Market, Ipswich, Suffolk IP6 8BS. Deadline 14th August**

Councillors present reviewed the proposal, whilst also taking into account prior observations made in advance of the meeting by Cllr Ost. Cllrs discussed the desire to permit development where

appropriate, however concerns were raised regarding the level of development at this property. It was noted that this property has seen prior development to the front (0565/01), and that this new proposal would extend in close proximity to the edge of this site. Taking those into account, Cllr's agreed that NMTC should recommend refusal in this case based on overdevelopment of the site.

c) **APPLICATION FOR PLANNING PERMISSIONS - DC/24/02926 Proposal: Planning**

**Application** - Demolition of existing spectator stand and erection of a larger spectator stand (including toilets, hospitality facilities, club shop and disabled access lift) with turnstile outbuilding and security fencing with a phased installation of solar panels to the roof. Location: Needham Market Football Club, Bloomfields, Quinton Road, Needham Market IP6 8DA

**Note:** Response provided ahead of this meeting due to the deadline, following online input from Cllr's.

Councillors noted that this request had already been the subject of review by a number of councillors, and that a response supporting the application subject to consultation with local residents had been previously agreed and submitted. Cllr's still took the opportunity to discuss the application, particularly around the potential impact of higher attendances on the parking situation on Quinton Road and surrounding areas. The reassurance provided from Needham Market FC was appreciated, however Cllr's agreed that this would need monitoring when the new season starts to ensure that this was being policed effectively. Cllr's confirmed their approval of the prior recommendation.

**TOWN AND COUNTRY PLANNING ACT 1990 Appeal References: APP/W3520/C/24/3345797**

**Appeal by: Mr Sean Parnell Proposal: Please ask for : Carmel Driscoll Telephone : 0300 123 4000**

**Option 5 Our reference : EN/23/00405 / AP/24/00065 E-mail :**

**planningenforcement@baberghmidsuffolk.gov.uk 23 July 2024 Appeal against Enforcement**

**Notice served on 14 May 2024 Location: Land on the South Side of Hawks Mill Street, Needham Market, Suffolk, IP6 8LU**

**Deadline 22<sup>nd</sup> August**

Councillors discussed the above appeal, noting that it was an application with significant interest at the time of the original application. Cllr's discussed the range of reasons for the prior objection including the heritage harm to Hawks Mill, the vulnerability of the site to flooding, as well as others. On review of the appeal, there wasn't deemed to have been any significant progress made on these fronts and Cllr's could not identify any reason to support this appeal. It was therefore agreed that NMTC stood by the comments made in the original application and would want to re-iterate its strong objection to the application.

Cllr's also agreed it would be important to send a representative to the public hearing in October, which could be confirmed at the next meeting.

**Addendum to this item – brief discussion regarding Garnhams Field**

Cllr Mason highlighted that this application was still pending a decision, with the decision date having been extended by a week from the date originally proposed. Cllr's that were present re-iterated their support for this application and their hope to see a positive outcome.

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

No Clerk present – therefore no updates

6. To discuss the potential impact of a new planning and infrastructure bill

Councillors discussed this very briefly, noting that there was still limited information available around how this would work in practice. However it was agreed that there appeared to be changes in the approach towards development coming, and that NMTC would need to monitor these in order to ensure the Neighbourhood Plan takes account of them

7. To receive a report from the Needham Market Neighbourhood Plan Review Group, if applicable

No report at this meeting – deferred to the next meeting

8. To discuss the review of Needham Market Neighbourhood Plan ahead of further meeting in September

Cllr's took account of the small attendance at this meeting and agreed to defer discussions regarding the Neighbourhood Plan to the next meeting, when the Town Councils' consultant would also be present.

Meeting closed: 19:40