

**Minutes of the meeting of the Clare Town Council Planning Committee
held in The Old School Community Centre at 7.00 p.m.
on Thursday 2nd May 2013**

Present: Cllrs, G Mallows, M Godwin, P Gryce and P Phillips

1 Apologies for absence - None

2 Register of members' interest – None

Section of the meeting open to the public:

3 Parishioners' question time – None

End of public section of the meeting

4 To approve minutes of previous meeting held

Approved unanimously.

5 To discuss matters arising from those minutes not on this agenda

- a) Vision 2031 - Withdrawal of Nethergate Street from the Local Plan – it was agreed to propose to full TC that a request be made for a formal meeting between St Eds and CTC to discuss the reasons for the withdrawal of the development, problems with the Cavendish Road site and locations for the additional 70-80 houses. Agreed unanimously.
- b) Cllr. Gryce proposed that a letter of complaint be sent to John Griffiths, St Edmundsbury Borough Council leader, regarding the Wind Turbine. Agreed unanimously.
- c) Cllr. Mallows reported on the meeting regarding Land East of the Granary Section 106 allocation (see attachment).
- d) Cllr. Godwin has contacted Suffolk County Council but there was nobody qualified to answer the query.
- e) Cllr. Gryce has written to St Eds re the Antiques Centre.

6 Planning applications:

a) SE/13/0451/HHLBCA – Priory Farm – Erection of Greenhouse attached to curtilage listed barn

The application is not considered contentious and is appropriate treatment of a listed building. It was agreed to approve the application on behalf of Clare Town Council.

b) SE/13/0338/ADVCA – Lloyds TSB Bank – Provision of 1No internally illuminated fascia sign on front elevation

The application is not considered contentious. It was agreed to approve the change of sign but object to it being illuminated due to it being inappropriate in a conservation area. This is in line with the CTC's previous responses to illuminated signs at The Bell and elsewhere.

c) Applications received by the Clerk between publishing the agenda and this meeting. SE/13/0465/ADVCA – United Reformed Church – (i) Provision of 1No replacement non-illuminated sign above entrance gate (ii) retention of 2No noticeboards on pillars at gate entrance

The application is not considered contentious. It was agreed to approve the application on behalf of Clare Town Council.

7 To review the Planning Committee Terms of Reference

Defer to next meeting pending review of Standing Orders.

Clerk

8 To receive agenda items for next meeting

To consider planning applications received.

To revised Local Plan documents (if available)

To review the Terms of Reference.

Format of agenda to be amended as follows:

Item 4. To approve minutes of previous meeting

Item 5. Matters arising from minutes.

Item 7. To discuss matters arising of urgency not on this agenda.

9 To confirm the date of the next meeting as Thursday 6th June 2013

Confirmed.

Meeting closed at 7.55 pm

Land East of the Granary
Meeting held on 25th April 2013

Present	Keith Haisman	John Collecott
	Alaric Pugh	Gayle Mallows
	Chris Broad	Charlotte Ballard

- Focus of meeting to discuss Section 106 allocation and involvement of CTC and Clare Society in establishing spend priorities.
- KH brought CB and CB up to date on history of development project and involvement of CTC and Clare Society from the beginning.
- AP explained that involvement of key local groups in initial discussions led to an ideal and exemplary application. There had been a high level of public engagement by the developer, local input at the design stage and a high response to proposed changes. This was a new way of working and model for the future which councillors were keen to develop. Forest Heath already further ahead in this regard.
- CB explained that he is bound by current guidelines.
- Concern expressed that the application had been considered by DCC in December and a set of conditions established, but we have heard nothing of them so far.
- Resolutions from committee include:
 - a) Sustainable Drainage. Legal issues relating to the long term ownership of maintaining the SUDS system is currently delaying the project. Charles Church want to pass it to SCC but may have to establish an interim management company to secure insurance which kicks in when there is a problem. Concern expressed over insecurity of situation and possibility of flooding e.g. through the Granary from drainage ditch to north of site. *CB agreed to come back to CTC and Clare Society to explain what is happening so that we are content before finally signing off on project.*
 - b) Costs of relocating wildlife. Reptiles already being gathered. Relocation area not yet clear but will be away from development area. *CB will let us know where.* AP suggested that Suffolk Wildlife Trust be included in future agreements.
 - c) Off-site highways issues. £4000 towards converting existing bus-stops to DDA compliance. £4000 for a bus shelter near development. £5000 on speed activated signs to calm traffic. Would need to go back to committee if we wanted allocations changed.
 - d) £32000 for public spaces within the borough e.g. swimming pools. Small allocation included for local area. Noted that CTC are in negotiation re: CCCP. *CB will let us know where the local money is likely to go.*
 - e) Play Area. Is this the play area on site or elsewhere?
 - f) Offsite footpath. Importance of establishing a hard surface footpath from the development, along the back of Nethergate Street stressed.
 - g) Healthcare
 - h) Libraries
 - i) Waste management
 - j) Southern Planting for the development
 - k) Lifetime homes
 - l) Bat box provision for the development
- ***CB is in the process of writing clauses for each 106 section and will send them through for further explanation.***
- ***CB will send a copy of the draft S106 document so that we can see how much money is allocated and where it will be spent.***