

**Minutes of the meeting of the Clare Town Council Planning Committee
held in Clare Baptist Church Hall at 7.00pm
on Thursday 13th November 2014**

Present: Cllrs. K Haisman, M Godwin and P Gryce
Claire Ebeling – Clerk

Michael Hendry (PlanSurv), Lee Frere (JAP Architects), Mr & Mrs Daniels, Lizzi Cocker, Ann-Marie
Howell and Marie Smith (St Edmundsbury Borough Council)

- 1 To consider the suspension of standing order 1 (M) pending approval of amended standing orders following the enactment of The Openness of Local Government Bodies Regulations 2014 – Not necessary.**
- 2 Apologies for absence – None**
- 3 To receive declarations of members' interests and consider requests for dispensation**
None.

Section of the meeting open to the public:

4 Public Participation

a) To receive a Pre-application presentation from PlanSurv re The White House

Mr Hendry and Mr Frere presented details of the proposed new dwelling on land adjacent to the White House in Nethergate Street. They explained that they are consulting with the Borough Council and the Clare Society as well as the Town Council prior to submitting a pre-application enquiry as they understand that the proposed dwelling may be contentious due to its location in Nethergate Street and being in a flood zone. The meadow has restrictive covenants and that, together with the flood zone, preclude further development beyond the proposed dwelling.

The intended application is based on a flood risk assessment, is in Flood Zone 2, rather than 3.

In summary, the design is client led and has to be practical for use by disabled and elderly users. The brief is that it should not be eccentric but should not necessarily be completely traditional to Nethergate Street because it is not a traditional Georgian house. Therefore a modern design option has been selected rather than a traditional 'pastiche' (but taking cues from the neighbouring properties). The dwelling will be set behind the current brick and flint wall and no trees will be removed.

It is expected that there may be some archaeological investigation required before works could proceed (should a planning application be approved).

Cllr. Haisman asked if the plans will include a garage. The response was that there is not a garage on the current plans.

End of public section of the meeting

5 To approve minutes of previous meeting on 29 October 2014

Approved unanimously.

6 Matters arising from the minutes

Cllr. Haisman reported that he had spoken to Cllr. André regarding Haverhill Town Council including Clare Town Council when considering applications which have implications for Clare. The Clerk will send a letter to Haverhill Town Council.

7 To discuss matters arising not on this agenda

Items from previous meetings were reviewed.

The Clerk to liaise with Cllr. Bishop to arrange a letter to Matthew Hancock MP regarding the issue above.

Clerk

8 Planning applications:

a)DC/14/12021/LB – Chilton Cottage, Chilton Street – Replacement of ground floor window on rear elevation with triple casement window to match existing

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

Clerk

9 To receive a report on current items being tracked/planning issues for the future.

Following correspondence from Hastoe Housing regarding nominations for a name for the new development, the majority of votes were in favour of Aragon Court. The Clerk will inform Hastoe.

10 To receive a report from St Edmundsbury Borough Council on Neighbourhood Planning.

Representative from St Edmundsbury Borough Council presented a summary on Neighbourhood Plans and how they can be used by Town Councils. As opposed to a Community/Parish Plan, which has no statutory weight, a Neighbourhood Plan is a community led, evidence based statutory plan focused on development, land use, facilities and planning policies put together to deliver spatial elements of a community plan.

Cllr. Haisman asked where Neighbourhood Plans fit with Vision 2031. The response was that they would sit alongside each other and a Neighbourhood Plan would be considered in addition to the Local Plan.

Cllr. Gryce referred to the requirement in the submission for accurate statistics and that details specifically relating to Clare are not readily available. The response was that the Borough Council should be able to provide support on this and that profiles will be populated and made available as soon as the information is provided by central government.

Cllr. Godwin asked if these plans can include infrastructure requirements. The response was that some plans do have policies that include a requirement that developers have to stipulate the action they intend to take (about broadband, for example).

Cllr. Haisman asked if a Neighbourhood Plan could be focused on design layout and local projects that it is hoped developers will contribute to. The response was that design guide stipulations can be included in Neighbourhood Plans. In preparing a Plan, councils are advised to ask the residents and businesses what is important to them and this information can be used to focus on some much narrower stipulations.

11. To receive agenda items for next meeting.

To consider current items (including planning applications received).

To receive a report on long-term items being tracked and on planning issues for the future

To discuss Neighbourhood Planning

12 To confirm the date of the next meeting as Tuesday 2nd December 2014

Confirmed.

Meeting closed at 8.40 pm