

**Minutes of the meeting of the Clare Town Council Planning Committee
held in The Old School Community Centre at 7.00pm
on Thursday 15th January 2015**

Present: Cllrs. K Haisman, M Godwin and P Gryce
Claire Ebeling – Clerk, 1 member of the public

1 Apologies for absence – None

2 To receive declarations of members' interests and consider requests for dispensation
None

Section of the meeting open to the public:

3 Public Participation

Parishioner Mr Chapman provided an explanation about planning application DC/14/2212/HH and 2213/LB and answered questions from Councillors.

End of public section of the meeting

4 To approve minutes of previous meeting held on 2nd December 2014
Approved unanimously.

5 Matters arising from the minutes – None.

6 To discuss matters arising not on this agenda
None

7 Planning applications:

a) DC/14/2425/HH – 27 Nethergate Street – Single and two-storey rear extensions and associated internal alterations (following demolition of existing)

Cllr. Gryce reported having visited the site and understands that amendments have been made to plans to address any concerns from the owners of neighbouring properties. The application is not considered contentious. Cllr. Gryce recommended the approval of the application on behalf of Clare Town Council. Agreed unanimously.

Clerk

b) DC/14/2456/TCA - Nethergate House - 2no Yew trees - crown reduce by up to 1.5 metres. Removal of dead wood from 4no Yew trees

The application is not considered contentious. It was agreed that it would be good tree management and the Committee agreed unanimously to approve the application on behalf of Clare Town Council.

Clerk

c) DC/14/2212/HH and 2213/LB – Chilton Hall, Chilton Street - Internal and external alterations to include (i) remove kitchen staircase, (ii) rebuild chimney (iii) re-roof and re-render (iv) demolition of existing conservatory and (v) convert outbuilding to cartlodge lines

Cllr. Gryce reported having visited the site and that the application is not considered contentious. Cllr. Gryce recommended the approval of the application on behalf of Clare Town Council. Agreed unanimously.

Clerk

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

Cllr. Haisman will follow up on the meeting regarding Section 106 money in December with St Edmundsbury Borough Council.

*Cllr.
Haisman*

Cllr. Gryce will contact Charles Church to ensure that any information produced for land east of the granary on the kiln includes reference to the naming of the site as provided by Clare Town Council using the names of Clare men who died in the WWI.

Cllr. Gryce

9 To discuss the amendment to the National Planning Practice Guidance on planning obligations

Cllr. Godwin reported the likely affect on Section 106 contributions of changes to the National Planning Practice Guidance on planning obligations as amended in November 2014. Key changes affect financial contributions from developments of 10 units or less and which have a maximum combined floor space of no more than 1000sqm. Local planning authorities may choose to apply a lower threshold of 5 units or less.

It should also be noted that further restrictions to S106 obligations will come into force in April this year, which will impact on any future development in Clare.

10. To discuss Emergency Planning and a vulnerable residents scheme

Cllr. Gryce is currently working on this and will report back at a future meeting.

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 agree the Planning Committee contribution for the annual report.

Cllr. Gryce

12. To confirm the date of the next meeting as Thursday 5th February 2015 at 7pm.

Confirmed.

Meeting closed at 7.50 pm

DRAFT