

**Minutes of the Town Council meeting held in The Pavilion, Clare Playing Field
at 7.00 p.m. on Thursday 10th August 2017**

Present: Cllrs. Paul Bishop, Phil Gryce, Margaret Godwin, Stephen Kimminau,
Chris Marchant, Bob Verguson, Claire Ebeling (Town Clerk)
7 members of the public

1.	Apologies for absence – Cllrs. Gayle Mallows, Loveday Perceval-Maxwell, Robin Stone, County Councillor Mary Evans and Borough Councillor Cllr. Alaric Pugh	
2.	To receive declarations of members’ interests and consider requests for dispensation None	
<i>Section of the meeting open to the public:</i>		
3.	Public Participation A member of the public asked if any thought has been given to where those living in the new dwellings on Cavendish Road will work, shop and park and whether the infrastructure can cope with it. He reported that he had asked the planning authority directly a few years ago and was told that they were assured that infrastructure was sufficient but the additional housing is exacerbating the problem. Cllr. Bishop agreed that there are many more pressures on the infrastructure today and some of those issues re addresses with section 106 money such as for education and road safety. The Town Council has to make its decision on planning law. Cllr. Godwin added that when Vision 2031 was being considered the Town Council pushed for the site behind the Swan to be included as it would have had a more positive impact on the town. However, the inspector decided against that site and two other sites were put forward for inclusion in Vision 2031.	
4.	<p>Planning</p> <p>To make a decision on the Town Council response to the planning authority on:</p> <p>i) DC/17/1163/HH – 12 Hertford Road – Re-consultation on Single storey front extension. Cllr. Godwin reported that this has been considered previously and the concerns raised by the planning officer have been addressed in this revised submission. She reported that the application meets the requirements of policy DM1 and recommended approval of the application. Agreed unanimously.</p> <p>ii) DC/17/1414/HH – 4 Common Street – (i) Replacement of 2no. ground floor windows to front elevation and (ii) addition of 2no. first floor windows to front elevation. Cllr. Gryce reported that the application will allow more light into the building. Cllr. Godwin reported that the application meets the requirements of policies DM1 and DM17 and recommended approval of the application. Agreed unanimously.</p> <p>iii) DC/17/1252/FUL – Land off Cavendish Road – 53no. dwellings with associated access, infrastructure and landscaping. Cllr. Gryce reported that he and Cllr. Godwin had met the planning officer on site recently. He summarised his assessment of the application as follows:</p> <ul style="list-style-type: none"> • the design is generally attractive, with a good mix and the developers have attempted to reflect the differing sizes, heights etc. of Clare, which is appreciated. • to one side of the site is Stour Valley School and some protection has been afforded by a fence and tree barrier. A hedge will also be planted to run along the front of the site. • The responsibility for the maintenance of the green areas and hedges is unclear and needs clarification before the site is vacated by the developers. • the application includes a large amount of documentation including a flood report. Areas of potential flooding exist – water should gather in the attenuation ponds. 	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

- Allowance has been made in case of archaeological findings.
- It is believed that broadband access will be in place in advance of new residents moving in.
- In terms of allocation of affordable dwellings, the Town Council has looked into the reasons that people with Clare connections cannot be given priority and the housing authority has explained that there is a national policy in place due to the shortage of housing. The only sites where this is permitted are exception sites or similar (such as where land has been offered primarily for the purpose of allocating to local people as with the Hastoe site in Clare at Aragon Court).
- Regarding changes to the highway, the developers will put in place a new footpath in the field on the opposite side of the road with provision for bicycles and there will be an improved footpath between the site and the Country Park. Unfortunately a pedestrian crossing cannot be added due to it not being possible to meet site line requirements. However the width of the north pavement will be increased to improve pedestrian safety. The bus stop should remain in situ close to the Highfield estate. It is understood that it is not possible to extend/move the speed limit further out because this is only permitted when there are houses on both sides of the road.
- In terms of planning policy, no requirement currently exists for charging points for electric cars to be included on new development. This is something that should be raised with the planning authority.

Cllr. Gryce recommended a request be made that the builders do not park on the road during the works and that wheel washing facilities be provided to avoid mud being brought onto the road.

Cllr. Godwin summarised her assessment of the application as follows:

- Flooding – a recommendation has been made that the basins are increased in size so that they are not so deep. At present, she does not feel it complies with the requirements of policy DM6.
- The public open space is adjacent to the ponds – there is no mention of safety – if this is an open space, children will inevitably play here, close to unguarded ponds.
- There is no Section 106 funding allocated to a play area on the site – why is it not deemed necessary?
- The Police raised concerns in their response to the consultation that there are some areas that could be ‘crime generating’ due to no natural surveillance. A recommendation had been made to apply the ‘secure by design’ principles.
- There is no lighting on the site – it is certainly required at least at the entrance.
- Another consultee responded that the GP surgeries do not have the capacity to take the additional people moving to the area. (Cllr. Bishop stated that Section 106 funding cannot be used for this purpose).
- There is currently no response from Suffolk County Council Highways, which would be helpful.
- There is no mention of who will be responsible for and maintain the footpath to the Country Park.

Cllr. Godwin concluded that in the current form with the concerns raised by several of the statutory consultees, she would not be able to support the application until she had heard the developer’s response to the concerns.

Cllr. Marchant stated that it would be a shame to see ‘prison-like’ railings around the site, as the police would apparently like to see. In terms of maintenance of the ponds, green areas etc., he would expect a management company to deal with these matters.

Cllr. Marchant added that the points raised by Cllr. Godwin should be left to the developers and some could be addressed at Building Regulations stage. He stated that he would be in support of the application.

Cllr. Kimminau asked for clarification as to the options available to the council in terms of their response to this consultation given that the council seems to be happy with some parts of the application and has concerns about others. Also that it would be preferable to have sight of the report from Suffolk County Council Highways before making a response.

	<p>Cllr. Verguson thanked Cllrs. Godwin and Gryce for their comprehensive reports and stated that he had concerns regarding the ponds – following the problems experienced with attenuation ponds at the Land East of the Granary development; he did not have confidence that they would be effective. Also that he was unhappy with the lack of barriers between the ponds and the open space. Based on this he would not be happy to support the application at this time.</p> <p>After some discussion, the Clerk suggested that a formal response be deferred and that the council writes to the planning officer detailing the concerns and matters it would like to hear more from the developer on and ask for an extension of time.</p> <p>Cllr. Bishop invited the comments of the Chairman of the Clare Society (also a statutory consultee) who stated that the although it is a good development, the society shares the concerns raised and would also be minded to request that a response to these concerns before sending a response to the application.</p> <p>Cllr. Bishop proposed that a decision on the council’s formal response be deferred and that the council writes to the planning officer detailing the concerns and asks for an extension of time pending further explanation from the developer. Agreed unanimously.</p>	
5.	<p>To receive agenda items for next meeting.</p> <p>To receive a proposal to approve a deed of variation to the Clare Castle Country Park lease.</p> <p>To receive reports from Councillors on activity since the last meeting.</p>	
6.	<p>To confirm the date of the next meeting as Thursday 21st September 2017.</p>	

The meeting closed at 8.05pm