

Minutes of a site meeting held on **Monday, 6 December 2021** commencing at 9.30am at Land at Victoria Mill Road, Framlingham.

Planning Committee South Members present:

Councillors Debbie McCallum (Chairman), Stuart Bird (Vice-Chairman), Chris Blundell, Tom Daly, Mike Deacon, Colin Hedgley, Mark Newton, and Kay Yule.

Officers present:

Rachel Lambert (Planner), Matt Makin (Democratic Services Officer) and Ben Woolnough (Planning Development Manager).

The site visit was undertaken in accordance with the Council's Constitution which set out details of the arrangements for site visits by Members associated with planning applications during the Covid19 pandemic.

Apologies for absence were received from Councillor Tony Cooper.

The purpose of the site meeting was a 'fact finding' exercise only and to provide Members with an opportunity to view the site and its surroundings.

The Committee met at the former John Grose site off Station Road, Framlingham, and proceeded on foot to the junction of Station Road and Victoria Mill Road. The Committee then proceeded along Victoria Mill Road to the first bend in the road. It was noted that the applicant's Transport Consultant was present in a listening capacity.

It was demonstrated where current green space would be lost and where it would be replaced after the proposed highway works were completed. The Committee was advised that there would only be a minimal loss of green verge space in this area.

The Committee continued along Victoria Mill Road to the second bend in the road. Officers highlighted the current area of footpath where concerns had been raised by objectors about the width after the realignment of the highway; the Committee was informed that the footpath would not narrow and was apprised of the existing and proposed measurements. The overhanging low hedge was also pointed out.

The Planning Development Manager noted the improved onward visibility would result from the realignment of the highway.

Councillors Mark Newton and Kay Yule arrived at the site meeting at this point (9.51am). The site meeting paused whilst officers outlined to Councillors Newton and Yule the information that had been received by the Committee during their absence.

It was confirmed that the proposed highway works had been proposed by the applicant's highways consultant and agreed by the Highways Authority; any highway works would be undertaken through a Section 278 agreement.

The Committee proceeded along Victoria Mill Road to the northern boundary of the application site. Officers provided detail of how the changes to the highway would result in a loss of some of the grass verge adjacent to the northern boundary and where the main vehicle access to the site

would be located at the north-eastern corner of the site; the applicant intended to retain as much of the hedgerow on the northern boundary as possible and there was also a proposed pedestrian access to the play space in this area.

In response to questions on the visibility splays for the proposed access, the Planner advised that more detailed drawings would be available to the Committee when the application returned for determination.

The Committee continued along Victoria Mill Road, following the edge of the northern boundary. Officers highlighted the green space in front of properties opposite the northern boundary which had been listed as an Asset of Community Value. Another pedestrian access was proposed in this area which would link a footway to the existing public right of way.

The Committee entered the site at its north-western corner and took in views of the site. Officers pointed out where the boundaries of the site were located and gave an outline of where various aspects of the site would be located.

The Committee returned to Victoria Mill Road and walked back along the northern boundary; officers noted the parking that occurred on grass verges in the area. The Committee continued along Victoria Mill Road to its junction with Clarke Drive. The Planning Development Manager noted that Clarke Drive would be extended slightly to meet the realigned Victoria Mill Road.

The Committee continued along Clarke Drive into the existing housing development and followed a footpath along the eastern boundary of the site. Officers highlighted the proposed pedestrian access locations to the proposed play space and a further link to the south.

The Committee walked the remainder of the footpath to Bibbys Way, returning to Station Road and the former John Grose site.

The site visit concluded at 10.22am.