

Minutes of the Planning Committee meeting held on Wednesday 17th October 2018 at 9:15am In the Council Chamber of Beccles Town Hall

PRESENT	N Elliott G Birrell E Brambley-Crawshaw J Harris
IN ATTENDANCE	Charlie Middleton, Deputy Town Clerk

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillors N Brooks, R Stubbings, A Downes

2. TO RECEIVE DECLARATIONS OF INTEREST OR ANY REQUESTS FOR THE GRANTING OF DISPENSATIONS IN RELATION TO ANY DISCLOSABLE PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.

Councillor Elliott declared a non-pecuniary interest in application DC/18/3679/FUL

3. TO RECEIVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 3RD OCTOBER 2018 (ATTACHED)

RESOLVED To approve the minutes of the Planning Committee meeting held on Wednesday 3rd October 2018.

4. TO RECEIVE AN UPDATE ON PREVIOUS PLANNING DECISIONS.

No comments made.

5. TO RECEIVE AN UPDATE ON PRIOR NOTIFICATIONS AND CHANGE OF CONDITIONS FOR APPLICATIONS RECEIVED.

None received.

6. TO DISCUSS SUPPORTING BECCLES ROYALES GYMNASTICS CLUB APPROACH TO WAVENEY DC FOR EXTENDED OPENING TIMES. (ATTACHED)

The Chair updated all that previous parking restrictions had led to the club being required to use a mini-bus to bring members in before 5pm. This restriction has now been removed and thus, the Ellough Estates are now supportive of the club extending its opening hours. The club are therefore seeking our support in order to run parent & toddler, and adult classes during the day. After a brief discussion, the committee, felt that as Ellough Estates supported the proposal and that Beccles Town Council fully support the club, to support the extended opening hours, but to request the club to be to demonstrate that there is now adequate parking provision. It was agreed that a letter would written to this effect and jointly signed by the Mayor and Chair of Planning.

Signed:.......... 6th November 2018
 Planning Chairman

RESOLVED To support the Beccles Royales Gymnastics Club approach to Waveney DC for extended opening times, but to request that they are able to demonstrate that there is adequate parking provision.

7. TO DISCUSS THE PROPOSED REDEVELOPMENT OF FORMER INGATE IRONWORKS LAND AS A RETIREMENT HOME BY MCCARTHY & STONE.

The Chair updated all that she and Councillors Stubbings had attended the consultation meeting on Monday 15th October 2018 held in the old ambulance station on Blyburgate. All were informed that McCarthy & Stone propose 25 bungalows for over 55 year-olds, and 55 flats on 4 floors for over 70s. In the subsequent discussions, concerns were raised over the lack of provision for an on-site state registered nurse or a dedicated room for the medical provision, although the Chair was able to inform all, that a warden call system was to be provided in each property.

The Chair informed all that a public consultation would be held from 4:30 to 7:30pm of 30th October 2018 at Beccles Baptist Church.

Following a discussion, the committee raised their concerns about the proposed height of the flats and considered that these should be no higher than the adjacent Roy's store. Concerns were also raised that there was no pedestrian access to the town centre and that all traffic would exit onto Gosford Road. It was considered that the concerns raised should be addressed when the planning application is submitted for consideration.

Signed:.....*N. Stone*..... 6th November 2018
Planning Chairman

8. TO RECEIVE PLANNING APPLICATIONS AS LISTED

APPLICATION REF	SITE ADDRESS	DESCRIPTION
DC/18/4037/TCA	18 London Road	Front / side garden Pollard Hollies to approx. 4m, any live side branches with live growth to be retained or shortened to encourage growth on lower stems. Remove any dead / declining branches. The response growth should be similar to the Individual trees which have been pollarded on side boundary. Any distinct gaps in the hedge line infilled with new Holly plants. Reason: To restore an overgrown old Holly hedge back into a formal hedge in keeping with original use
APPROVED		
DC/18/4017/FUL	6 Crowfoot Gardens	Construction of a two storey extension forming garage, utility and two bedrooms, including demolition of existing garage
APPROVED		
DC/18/4042/TCA	Fairfield 24 Upper Grange Road	Front garden - 1 X Conifer - fell to ground level Reason: Electricity cables run straight through it and it is in poor condition as has been cut in half previously
REJECTED The committee considered the application did not contain sufficient information for a decision to be made. The Mayor left the meeting after this item.		
DC/18/3679/FUL	Holly Tree House 1 London Road	Construction of a lockable detached garage and store with open fronted 'carriage house'.
APPROVED WITH CONDITIONS To plant a replacement tree of the same or similar variety to the apple tree T1 being removed.		
DC/18/4010/FUL	5 Neeches Yard Fen Lane	Replace non original rotten and inefficient windows with A rated UPVC windows in exactly the same style and openings.
APPROVED		
DC/18/4057/FUL	1 Nelson Way	Construction of a single storey side and rear extension
APPROVED		
DC/18/4056/FUL	28 Peddars Lane	Replacement window
APPROVED		
DC/18/3867/FUL	16 Fen Lane	Replace 3 No. softwood windows to the front of the property with Aluminium windows of a design sympathetic to the original frames. The windows will be AluK Optio 58BW powder coated in RAL 7035 (light grey), double glazed with Astragal horizontal muntin bars.
APPROVED		

Signed:.....*N. W. P.*..... 6th November 2018
 Planning Chairman

DC/18/4179/COU	Police Station London Road	Change of use to convert existing police building into 8 dwellings with access and outline for two new dwellings and demolition of the existing garages
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REJECTED

Following a discussion, it was considered that the application should be rejected for the following reasons:

- Bins should be away from the front of the development
- Clarity that all the trees and hedges are to be retained wherever possible, especially along the roadside boundary.
- Clarity is required on whom will be responsible for maintenance of the SUDS and other drainage equipment at the development site after completion.

9. DATE OF NEXT MEETING TO BE CONFIRMED.

Signed:..... 6th November 2018
Planning Chairman