

Minutes of the Planning Committee meeting held on Wednesday 18th July 2018 at 9:15am In the Council Chamber of Beccles Town Hall

PRESENT	N Elliott G Birrell R Stubbings J Harris A Downes S Bubb
IN ATTENDANCE	Charlie Middleton, Deputy Town Clerk G Elliott

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillors Brooks and E Brambley-Crawshaw

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.

None declared.

3. TO RECEIVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 20th JUNE 2018.

RESOLVED To approve the minutes of the Planning Committee meeting held on Wednesday 20th June 2018.

4. TO DISCUSS THE POTENTIAL DEVELOPMENT BY HOPKINS HOMES ON AREA WLP 3.2 OF THE WAVENEY LOCAL PLAN AND THE ISSUES RAISED BY LOCAL RESIDENTS CONCERNING VEHICLE ACCESS TO THE SITE.

The Chair outlined that following concerns over the access to the proposed development by Hopkins Homes, representatives from Hopkins Homes had been invited to the meeting in order to meet the residents and also update Beccles Town Council on the proposals. The Chair wished all to note that the planning committee were merely facilitating this opportunity and would not be offering any opinions on any of the proposals raised.

On behalf of Hopkins Homes, Robert Ebone, Director of Planning, introduced Chris Brown and Jeff Armstrong who are part of the team assisting Hopkins Homes with the proposed development plans.

Mark Dunn, Alan Hall and Peter Crane attended the meeting as they wished to discuss their concerns about the vehicular access to the proposed development opposite their properties on London Road.

Councillor G Elliott was also in attendance for this agenda item.

RE updated all on the changes made since the public consultation, particularly the reduction in total properties from 280 to 243. The planning application, when submitted, is likely to include 228 homes consisting of 149 'Market' homes offering a range of accommodation, 68 affordable homes for a housing association with 70% for rent and 30% for shared ownership. The remaining 11 plots are allocated for self-build homes.

RE explained that changes to the original proposal now include for the following:

Signed:.....  8th August 2018

Planning Chairman

- Increased size of attenuation pond to south of site.
- Road and house layout now takes account of water main running through southern area of site.
- Toucan crossing on London Road linking the existing cycle path to the corner of Kemp's Lane with a proposed cycle route through the development and the existing path along the southern edge of Beccles Cemetery.
- Path through a green buffer zone around the boundary of entire site.
- Existing properties on London Road at south end of site are to have rear garden sizes increased, will have an open space buffer zone behind their rear gardens and the proposed properties to be bungalows.

The access to the development was discussed with RE advising all that they have been consulting with Suffolk County Council and that the access was now further north than originally proposed and did not now directly face property driveways. He wished all to note that the detailed highways design was still to be done. A discussion ensued between Hopkins Homes and the attending London Road residents over the viability of a roundabout at the new junction with London Road. RE informed all that the traffic modelling had suggested that this as not required, but the proposed junction had been improved to include a right-turn lane into the development from the north, whilst retaining a shortened right-turn lane into Richard Crampton Way from the south.

At this juncture, the Chair, having ascertained that the planning committee had no questions at this stage in the planning process, drew this item to a close. She thanked Hopkins Homes for attending the meeting to help address the concerns of the London Road residents. The residents thanked the planning committee for the opportunity to discuss their concerns. Hopkins Homes and the residents then continued their discussion in the committee room with G Elliott helping facilitate this continued meeting.

5. TO RECEIVE AN UPDATE ON PREVIOUS PLANNING DECISIONS.

The updates were duly noted.

6. TO RECEIVE AN UPDATE ON PRIOR NOTIFICATIONS AND DISCHARGE OF CONDITIONS FOR APPLICATIONS RECEIVED.

None received.

7. TO RECEIVE PLANNING APPLICATIONS AS LISTED

APPLICATION REF	SITE ADDRESS	DESCRIPTION
DC/18/2516/FUL	9 Hungate	Rebuild existing staff room
APPROVED		
DC/18/2515/FUL	17 London Road	Extension and Alterations to Existing Outbuilding
DEFERRED		
<p>The committee considered that, in the absence of the application form and that the site address is actually 1A Peddars Lane, there was insufficient information to be able to make a decision. The Planning Committee will therefore consider this application if more information is made available at the next meeting.</p>		
DC/18/2413/LBC	15 Ballygate	Listed Building Consent - Repair to front and back of main roof. Remove pantiles and strip off existing battens and felt. Refit new felt and battens, refit pantiles replacing any defective pantiles with 'like for like' new pantiles. Around 80% of existing pantiles should be able to be reused. Replace existing lead flashings and refit with 'like for like' new lead. Remove existing defective timber gable end fascia board, and refit with 'like for like' new timber replacement.
APPROVED		
DC/18/2513/OUT	Police Station London Road	Outline Application (All Matters Reserved) - Convert an existing building, as previously occupied by the Police, into a total of 8 apartments and 2 houses together with associated external works, landscaping and parking. The application also looks to demolish two existing garages, with associated outbuildings, to allow for the provision of two new dwelling houses.
APPROVED WITH CONDITIONS		
<ul style="list-style-type: none"> • For the drainage issues raised by a resident to be addressed. • To retain all trees where possible. 		
DC/18/2520/COU	Beccles Hand Car Wash Montrose Service Garage London Road	Retrospective Application - Change of Use to handcar wash facilities
APPROVED		
DC/18/2711/FUL	1 Kingston Drive	Construction of a 6.3m extension to the west elevation, including removal of existing conservatory and utility room, extend the garage to widen entrance (to attach to house) as shown in east elevation drawing
APPROVED		
DC/18/2695/FUL	22 Waveney Road	Construction of a two storey rear extension

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APPROVED		
DC/18/2474/FUL	8 Old College Close	Replacement doors and windows
APPROVED		
DC/18/2779/FUL	2 Mill Road	Extension to the back of the bungalow plus associated internal alterations
APPROVED		

8. DATE OF NEXT MEETING TO BE AT 9:15 ON WEDNESDAY 8th AUGUST 2018.