

Minutes of the Planning Committee meeting held on Wednesday 23rd January 2019 at 9:15am in the Council Chamber of Beccles Town Hall

PRESENT	N Elliott E Brambley-Crawshaw S Bubb J Harris R Stubbings
	Charlie Middleton, Deputy Town Clerk G Elliott

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillors Brooks, Walmsley and Birrell.

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 Stubbings declared a pecuniary interest in application DC/18/5181/FUL

3. TO RECEIVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 9TH JANUARY 2019

RESOLVED To approve the minutes of the Planning Committee meeting held on Wednesday 9th January 2019

4. TO RECEIVE AN UPDATE ON PREVIOUS PLANNING DECISIONS.

No updates received.

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

None received.

6. TO RE-CONSIDER PLANNING APPLICATION DC/18/5099/FUL 91 DARBY ROAD - CONSTRUCTION OF A SINGLE STOREY REAR EXTENSION IN THE LIGHT OF NEW EVIDENCE.

The Chair informed all that a site visit was carried out on 18th January 2019 with Councillors S Bubb, G Elliott and N Elliott in attendance. They tried to speak with the neighbouring property, No 93, but no-one was in so a card was left.

The Chair then informed all that members of the public were in attendance to make respective cases regarding this application:

Mr Adrian Hall, the applicant, outlined to all that the new side windows facing No.93 Darby Road would be frosted glass. All were then advised that there were no windows in that side of No.93 facing his property and therefore he didn't consider there was an issue over loss of privacy.

He considered that the proposal was within permitted development limits and that the reduced size of the garden was in keeping with other properties in the same area.

Signed:.....  13th February 2019

Planning Chairman

The height of the proposal was addressed and all were advised that the extension would actually be 525mm lower than shown in the original plans. He considered that about 500 to 600mm of brickwork would be visible from the neighbouring property due to the height of the fence.

The Chair thanked Mr Hall,

Tim Burley and Beverley Buggs of No.93 Darby Road then informed all that they considered the proposed development presents a 8m long brick wall as they look to the north of their property. They also considered that the development took up too much space and didn't relate to similar developments in the area. They also raised that there had been subsidence issues in the past with their property, which combined with the main drain to the rear of their property, together with a nearby water culvert, gave them concerns about the effect the proposed development may have in regard to these factors.

They therefore considered that the proposed development wasn't suitable for the area.

~~The Chair thanked them and asked Councillor G Elliott, who also sits as a member of the Waveney DC Planning Committee for comment as he had spoken at length to the applicant and the objector before the meeting. GE advised all that the WDC planning officer has not made a decision yet. He also advised that the development breached the criteria of permitted development due to the proposed height. He also considered that in his view, the previous BTC privacy and overlooking reasons for refusal were not valid reasons, but that refusal on grounds of outlook was. He advised all that subject to the outcome of this meeting, he may consider putting this application forward to be called in, but outlined that it may already be too late to do this in time for the next WDC planning committee, but also it was at the discretion of the WDC Planning Chair as to whether any applications were actually called in.~~

The ensuing discussion considered that whilst a height reduction of the proposed development, would then meet the criteria of permitted development, the 8m long brick wall was still disruptive to the visual landscape. The committee therefore decided to refuse the current application on the grounds that it adversely affects the outlook of the neighbouring property at 93 Darby Road. Committee recommends that the height of the proposed extension be reduced to comply with permitted development rights

.REFUSED

The bulk of the proposed development would adversely affect the outlook of the neighbouring property at 93 Darby Road. Committee recommends that the height of the proposed extension be reduced to comply with permitted development rights

Signed:.......... 13th February 2019
Planning Chairman

7. TO RECEIVE PLANNING APPLICATIONS AS LISTED

APPLICATION REF	SITE ADDRESS	DESCRIPTION
DC/18/5240/FUL	Vyoren Lowestoft Road	Construction of a bungalow with parking
<p>Mrs Lesley Beevor of 4 The Spinney opened the discussion by making all aware that she considered that this application is not in accordance with WDC Planning Policy WLP 8.33 nor DM02, that it will deliver cramped development, poor amenity spaces, amenity issues, unsuitable access and poor relationships to existing buildings, and that harm will be caused from these issues and the application would not be in keeping with the scale of existing homes nor the wider environment.</p> <p>The Chair thanked Mrs Beevor and opened the discussion. After considering the size of the footprint of the proposed development in relation to the adjoining properties, the loss of garden and the proposed vehicular access to Lowestoft Road, the committee refused the application on the grounds of over development, inadequacy of access and close proximity of traffic to neighbouring properties.</p> <p>REFUSED</p> <ul style="list-style-type: none"> • Over development • Inadequacy of access • Road access leading to close proximity of traffic to neighbouring properties. 		
DC/19/0018/FUL	57 Meadow Gardens	Extensions and New Roof to Suit
Approved		
DC/19/0051/FUL	Ingate Ironworks Gosford Road	Demolition of existing buildings and development of an extra care village (use class C2), access, car parking, landscaping and ancillary development.
<p>The Chair opened the discussion by informing all that she and Cllr. Stubbings had reported on this development at the 7th November 2018 planning committee following the public consultation held by the developer. She informed all that she and Cllr. Stubbings had informed the developer that the proposed block of flats would be too high and would affect sight-lines across the site unless reduced, that pedestrian access should be provided to the town centre, rather than via Gosford Road as currently planned and that there should be provision for a dedicated medical room.</p> <p>After initial concerns about the new proposed pedestrian access to the town centre still not being suitable, the Chair introduced Mr David Bennett of 'Redwood' in Grove Road.</p> <p>Mr Bennett made all aware that he has concerns about the lack of tree preservation orders on the trees within the Roys car park which adjoins the proposed development. He outlined to all that these trees will provide a screen to help break up the visual impact of the sheltered flats block.</p> <p>GE was able to advise that a TPO was generally only applied if a particular tree was considered to be under threat and also that the WDC Tree Officer wasn't currently concerned about these trees.</p> <p>The chair then opened the discussion on this application. it was duly considered that the proposed pedestrian access to the town centre was not adequate, and should join the proposed development nearer to the town centre. The surface of the alley behind houses in Fair Close which the pedestrian access joins should be levelled and resurfaced. There was no mention of affordable housing within the application (NE outlined that 30% of any new development should be allocated to affordable housing) and that the proposed gated community element of the development did not allow for open integration into the surrounding community. It was also felt</p>		

Signed:.....*NELSON*..... 13th February 2019

Planning Chairman

that the proposed block of flats is too high and imposing and would affect sight-lines across the site unless reduced Concerns were also raised that the community meeting room was not accessible to all on the proposed development. The committee also wished to raise that due consideration should be given to trees being planted along the southern edge of the proposed block of flats to help screen it from residents in Gosford Road and Grove Road. . It was therefore decided to refuse the application on the following grounds:

Refused

- No affordable housing
- Proposed block of flats is too high and imposing. Would prefer it reduced to 3 storeys rather than 4.
- Should not be a gated community
- Inadequate pedestrian access to the town centre
- Communal meeting room should be accessible to all residents of the new development in order to encourage social inclusion.
- No provision for landscaping with trees to the south of the proposed block of flats

DC/19/0101/FUL	1 Staithe Court Ravensmere	The proposal is for the construction of a Garden Annex to be occupied, either by a relative of the family, or a carer acting for the family in the main house, or be let for holiday purposes only. When used for holiday letting a register shall be kept showing the name and postal address of the holidaymakers, that can be examined at any reasonable time by officers of the Local Planning Authority. As advised by the Planning Officer at pre app stage, should the facility be used as workers accommodation, they would be limited to a six month stay and share the separate postal address to be found with holidaymakers.
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Approved

DC/19/0142/FUL	43-49 Blyburgate	Change of use from storage to 1 bedroom dwelling.
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Following a discussion that raised concerns that this was overdevelopment due to potential parking issues in this area and that it wasn't a quality development, given the only natural light entering the building would be through velux windows.

REFUSED

- Layout and density of building.
- Overdevelopment/Highway Safety.

DC/18/5181/FUL	8 Crowfoot Gardens	Construction of a two storey side extension to dwelling and addition of external wall insulation to existing rear extension
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Approved

8. DATE OF NEXT MEETING PROVISIONALLY TO BE ON WEDNESDAY 6TH FEBRUARY 2019.

Signed:.......... 13th February 2019
 Planning Chairman