

Minutes of the Planning Committee meeting held on Wednesday 21st May 2018 at 9:15am in the Council Chamber of Beccles Town Hall

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

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillors Brooks, Bubb, Downes and Harris

2. TO ELECT A CHAIRMAN AND VICE-CHAIRMAN FOR 2018 TO 2019.

Following a vote, Councillor Nicky Elliott was re-elected as the Chair of the Planning Committee and Councillor Gillian Birrell elected as Vice-Chair, for 2018 to 2019.

3. 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.

4. TO RECEIVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 2ND MAY 2018.

The Chair updated all on her conversation with the WDC Planning Officer after the last planning committee meeting, regarding application DC/17/4960/FUL.

RESOLVED To approve the minutes of the Planning Committee meeting held on Wednesday 18th April 2018, subject to Councillor Stubbings being noted as a non-attendee.

5. TO AGREE THE BECCLES TOWN COUNCIL RESPONSE TO THE REVISED WAVENEY DC LOCAL PLAN CONSULTATION.

The Chair outlined her proposed response that was considered by those present to be appropriate, but all agreed with Councillor Stubbings proposal that an additional point should be put forward requesting that all new foot and cycle routes within new developments, should be become legally recognised rights of way, with all in agreement.

The Chair agreed to amend the response to include this proposal. As the planning committee has been delegated to respond to the Local Plan on behalf of Beccles Town Council, the revised response will then be submitted to Waveney District Council by the deadline of 24th May 2018.

RESOLVED

To agree the response of the Planning Committee to the Waveney Local Plan Final Draft.

6. TO RECEIVE AN UPDATE ON PREVIOUS PLANNING DECISIONS.

The Chair informed all that where tree related applications are marked as 'Responded' on the planning portal, this is due to all such decisions being decided by the Waveney DC Tree Officer and not the WDC Planning Committee.

Signed:  20th June 2018
Planning Chairman

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

None received.

8. TO RECEIVE PLANNING APPLICATIONS AS LISTED

APPLICATION REF	SITE ADDRESS	DESCRIPTION
DC/18/1916/FUL	27 London Road	Part Retrospective Application - Retain UPVC vertical sliding sash replacements to bay window at ground and first floor level, and return structural opening to window over door to original depth, install sub cill to match bay windows and install 2 over 2, vertical sliding sash, double glazed, UPVC obscure glass window to restored structural opening to match adjacent property.
APPROVED		
DC/18/1746/COU	Saltgate House 5 Saltgate	Change of use from bed & breakfast to residential
REFUSED		
<p>The committee considered that this application was in breach of the following policies within the existing Waveney Local Plan:</p> <p><u>Policy CS13 - Tourism</u> <i>All tourism development will be expected to contribute to the delivery of the Waveney Tourism Strategy. The District Council will work with partners to promote and secure sustainable tourism development. A more diverse and high quality tourism offer will be encouraged that seeks to lengthen the tourism season, increase the number of visits, provide job opportunities and sustain the tourism economy. However this growth should not be at the expense of the natural and cultural assets on which it is based.</i> <i>Existing tourism uses will be protected. Redevelopment of existing sites will be encouraged where it increases the range and/or quality of tourist facilities and accommodation.</i> <i>New tourist accommodation and attractions should be developed in locations that offer good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling. New tourism development will normally be located in or close to Lowestoft and the market towns, the larger village coastal resorts of Corton and Kessingland, and other villages where local services, facilities and public transport reduce the need to travel by car. Outside of these locations new-build development will not normally be acceptable. The focus will be on the conversion of existing buildings and development that contributes to farm diversification.</i></p> <p><u>Policy DM23 - Hotels and Guest Houses</u> <i>Applications to convert properties to hotel or guest house use will be permitted provided that:</i> <ul style="list-style-type: none"> · <i>The property is of above average size (i.e. above 160m² original floorspace) with adequate facilities for owners and guests available, or to be provided;</i> · <i>The property is not within a residential street where further conversion to flats would not be permitted.</i> <i>Existing hotels will be protected from conversion to non-tourism use and enhancement of existing hotels will be encouraged and supported. Conversion of properties to hotels and guest houses and extensions to hotels and guest houses will be permitted where there is no significant adverse effect on the character of the property and residential amenity, and no detriment to highway safety and parking.</i></p> <p>The committee also considered the application was also in breach of the following policy within the proposed forthcoming revision to the Waveney Local Plan:</p> <p><u>Policy WLP8.17 - Existing Tourist Accommodation</u> <i>Existing tourism accommodation will be protected.</i></p>		

Signed:.......... 20th June 2018

Planning Chairman

*Change of use will only be considered in exceptional circumstances where it can be fully and satisfactorily demonstrated that there is no demand for the tourist accommodation.
Marketing evidence must be provided which demonstrates the premises have been marketed for a sustained period of a minimum of 12 months in accordance with the requirements set out in Appendix 4.*

The committee then voted to refuse this application, with Councillor Brambley-Crawshaw abstaining from the vote.

DC/18/1965/FUL	1 The Shrubbery Station Road	Replacement front ground & first floor windows
APPROVED		

9. DATE OF NEXT MEETING TO BE AT 9:15 ON WEDNESDAY 6TH JUNE 2018.

Signed:.....



Planning Chairman

..... 20th June 2018

