

**Minutes of the Planning Committee meeting held on Monday 3<sup>rd</sup> December 2018 at 7pm In the Council Chamber of Beccles Town Hall**

<b>PRESENT</b>	N Elliott G Birrell R Stubbings J Walmsley
<b>IN ATTENDANCE</b>	Charlie Middleton, Deputy Town Clerk

**1. TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Harris, Bubb and 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 7<sup>TH</sup> NOVEMBER 2018 (ATTACHED)**

The Chair requested that the minutes were amended to include the comments regarding the refusal of application DC/18/4312/FUL and this was a recommendation to full council.

**4. TO RECEIVE AN UPDATE ON PREVIOUS PLANNING DECISIONS.**

The Chair informed all that application DC/18/4224/FUL Ingate House, London Road, was to be considered at the WDC Planning Committee on the 11<sup>th</sup> December 2018 and that she hoped to be able to attend.

Application DC/18/4195/COU Castle House 79 Rigbourne Hill, was also discussed, but the committee were unsure if this application was going to be considered by WDC or whether a new application was expected to be submitted in light of the request for a noise survey. The Deputy Town Clerk was asked to find out. It was considered that a representative from BTC should attend the WDC Planning Committee when this application is considered.

**RESOLVED** For the Deputy Town Clerk to find out the current status of application DC/18/4195/COU.

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

None received.

Signed:.....  ..... 9<sup>th</sup> January 2019  
Planning Chairman

**6. TO RECEIVE AN UPDATE ON THE PLANNING INSPECTOR'S EXAMINATION OF THE WAVENEY LOCAL PLAN.**

The Chair drew the attention of the committee to the paragraph (see below) within the Planning Inspector's letter and that it was considered that no further comments could be made to the inspector.

*Please arrange for this letter to be published on the Examination website, although I am not inviting comments on it from other parties and nor do I envisage accepting any.*

However, WDC has revised aspects of the draft Local Plan as a result the Inspector's comments, and these modifications are subject to a full public consultation that is set to conclude at 5pm on the 28<sup>th</sup> January 2019.

The following discussion raised concerns that the revisions weakened the case for the country park element of the Beccles and Worlingham Garden Neighbourhood being specifically located on the Ellough Road side of the proposed development, and that the developer could place residential properties in this location, with the associated traffic then accessing via Ellough Road and creating traffic flow problems. However it was equally noted that the revisions strengthened the influence of the Neighbourhood Plan and that efforts should be made to ensure the Neighbourhood Plan was implemented at the earliest opportunity. It was considered that Worlingham Parish Council should be approached so that a joint agreement could be reached with regard to the matter of the country park.

Councillor Walmsley raised if others were aware of the tactics employed by other councils with regard to achieving the best possible outcome in regard to the local plan.

Following a further discussion, it was considered that the modified Waveney Local Plan would be fully considered at the next planning committee meeting and a formal response made to ensure emphasis would be applied to the location of elements such as the country park and the impact of vehicle traffic onto the adjoining local road network. The approaches taken by others responding to similar local plans would also be investigated.

Signed:.......... 9<sup>th</sup> January 2019  
Planning Chairman

## 7. TO RECEIVE PLANNING APPLICATIONS AS LISTED

APPLICATION REF	SITE ADDRESS	DESCRIPTION
DC/18/4411/FUL	69 Darby Road	Construction of a single storey, rear extension
Approved		
DC/18/4550/TCA	5 Ringsfield Road	trees numbered as per supporting document and photos. rear garden T1 Silver Birch - Fell to ground level, tree diseased / decayed at base. Replace with Himalayan Cherry or Birch. T2 Portuguese Laurel - Fell to ground level, taking over location. Replace with 2 x Rowan 'Pink Pagoda' and 1 x Magnolia 'Felix Jury'. T3 Yew - Fell to ground level, small clipped tree close to boundary wall, to give Magnolia less completion front garden T4 Cornus - Fell to ground level, currently being held up by fence post and replace with 1 x Magnolia 'Joe McDaniel'
Approved		
DC/18/4543/FUL	Land Between 19 And 23 Ravensmere	Demolitions of existing workshop and shop and construction of 5 new dwellings and associated access parking and landscaping
DC/18/4755/PN3		Prior Notification - Conversion of Offices to Flats
<p>Following a discussion, the committee supported the response of Suffolk Highways and also considered that both applications were overdevelopment at this location, and therefore refused both applications on the following grounds:</p> <p><b>REFUSED</b></p> <ul style="list-style-type: none"> <li>• Overdevelopment</li> <li>• Inadequate parking provision and subsequent impact of overspill onto local road network.</li> <li>• Vehicular access to the local road network is deemed inadequate as currently proposed.</li> </ul>		
DC/18/4586/FUL	Shrublands House 1A Station Road	To replace existing Plastic storm proof windows with plastic sash windows. To replace existing front door(white plastic) to a black composite door
Approved		
DC/18/4547/LBC	7 Ballygate	Listed Building Consent - To install PV System, high performance solar panels on roof of garage.
Approved		

## 8. DATE OF NEXT MEETING TO BE AT 9:15AM ON WEDNESDAY 9<sup>TH</sup> JANUARY 2019

Signed:.....  ..... 9<sup>th</sup> January 2019  
 Planning Chairman

