

Minutes of the Planning Committee meeting held on Wednesday 7th February 2018 at 9:15am In the Council Chamber of Beccles Town Hall

PRESENT	N Elliott, Chair R Stubbings, Mayor J Harris N Brooks E Brambley-Crawshaw G Birrell S Bubb G Elliott – for item 5 only
IN ATTENDANCE	Charlie Middleton, Deputy Town Clerk

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillors 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.

None received.

3. TO RECEIVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 20TH DECEMBER 2017 (ATTACHED)

RESOLVED To approve the minutes of the Planning Committee meeting held on Wednesday 20th December 2017.

4. TO RECEIVE AN UPDATE ON PREVIOUS PLANNING DECISIONS.

The updates were noted.

5. TO DISCUSS THE WORLINGHAM PARISH COUNCIL TRAFFIC ASSESSMENT AND RESPOND ACCORDINGLY.

The Transport Impact Assessment was discussed, with Councillor Graham Elliott invited to join the discussion due to his background in preparing traffic assessments.

The committee wished to extend their thanks to Worlingham Parish Council for sharing this document. It was considered that the assessment provided an insight into local traffic patterns and highlighted problem junctions. It was also considered to support the Beccles Town Council response to the Waveney Local Plan, particularly the need to carry out a traffic survey once the new relief road opens and to ensure traffic surveys are carried out for each new development. It was felt the assessment highlighted the need for the proposed development to be provided with adequate infrastructure and transport links, particularly with regard to a new school and supermarket, in order to make this more self contained and this lessen the impact on the existing infrastructure. It was felt that the assessment didn't correctly address cycling and walking routes linking the new

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development with Beccles or take into account the currently planned junction improvements at Station Road/George Westwood Way.

Councillor Bubb joined the meeting at this point.

Councillor Graham Elliott echoed the view of the committee in relation to the assessment supporting the BTC response to the WDC Local Plan. He considered that the assessment doesn't include the impact of the new Southern Relief Road and also that by using census data, Beccles is taken as one large unit for travel patterns, when it actually needs to be broken down into smaller elements to reflect the differing nature of these areas. He informed all that Suffolk County Council, working in conjunction with Waveney District Council, has been commissioned to carry out a full traffic assessment of the Beccles & Worlingham area and that the information contained within the Worlingham assessment will be useful data to be fed into the SCC traffic model.

The committee, in conclusion, felt that overall the report was a useful document, by providing data to support the early implementation of the infrastructure within this development (school, supermarket etc) and can be used to help guide and support planning applications for developments at this location. The committee wished to extend their thanks to Worlingham PC and the Deputy Town Clerk was requested to draft a letter of thanks.

RESOLVED To write to Worlingham PC thanking them for sending a copy of the traffic assessment.

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

- a. DC/18/0387/DRC - Land Adjacent 5 Lavinia Cottages
Discharge of Condition No. 3 of DC/17/3023/FUL - Construction of 4 No. dwellings. -
Archaeology

The application was duly noted.

7. TO RECEIVE PLANNING APPLICATIONS AS LISTED

APPLICATION REF	SITE ADDRESS	DESCRIPTION
DC/17/5433/FUL	40 Gosford Road	Construction of a single storey rear extension and detached car port
APPROVED		
DC/17/5389/FUL	Land at Rear of 17 Pound Road	New three bedroom, two storey house to be constructed in what is currently the end of the back garden to 17 Pound Road which backs onto Providence Place
APPROVED		
DC/18/0190/FUL	Holly Tree House 1 London Road	Construction of a two storey annexe extension (revision to previously approved application)
APPROVED		
DC/18/0137/LBC	10 New Market	Listed Building Consent - Painting of brick plinth and brick reveal above front entrance door and replacement front door step
APPROVED		
DC/18/0055/FUL	11A Dorothy Hodgkin Court	Construction of front & rear extensions
APPROVED		
DC/17/5399/FUL	Homefield House Homefield Paddock	Erection of garden wall
APPROVED		
DC/18/0282/OUT	5 Park Drive	Outline Application (All Matters Reserved) - Construction of 1no. single storey dwelling
CONCERNS		
Following a discussion, the committee wished to register their concerns with regard to access to the proposed property and also the removal of trees required to construct this dwelling.		

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DC/18/0453/FUL	34 Coney Hill	Construction of a single storey side extension to form additional granny annexe accommodation
<p>Councillor Harris declared that as he had been approached with regards to this application through a role with another organisation, he would not be involved with the discussion concerning this application.</p> <p>The committee discussed and then moved to reject this application on the grounds of overdevelopment and concerns over potential future multiple occupancy issues.</p> <p>REJECTED</p> <p>The application was rejected on the grounds of overdevelopment and concerns over potential issues with regard to housing multiple occupancy should the current owners move.</p>		
BA/2018/0023/TCAA	Telport Puddingmoor	T1: willow - pollard to 6m, T2: holly - crown reduction to 3m, T3: birch - crown reduction to 5m.
APPROVED		
BA/2018/0021/LBC	St Peters House Old Market	Secondary glazing.
APPROVED		

8. DATE OF NEXT MEETING TO BE WEDNESDAY 21ST FEBRUARY 2018 AT 9:15AM

Signed:..... 21st February 2018
 Planning Chairman