

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

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

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillors Downes, Harris and Bubb

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.

3. TO RECEIVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 21ST FEBRUARY 2018

RESOLVED To approve the minutes of the Planning Committee meeting held on Wednesday 21st March 2018.

4. TO RECEIVE AN UPDATE ON PREVIOUS PLANNING DECISIONS.

The updates were noted.

5. TO DISCUSS THE APPEAL FOR APPLICATION DC/17/2383/FUL

The Chair outlined to all that this item had been deferred from the previous meeting in order to give committee members more time to fully review the original application. Councillor Elliott advised that the application was originally received from Waveney DC and duly considered by BTC Planning Committee under a different chair on 23rd August 2017, when it was approved. She wished it noted that the neighbour responses had not been received at the time of this meeting and therefore the committee, based on the evidence available at the time, had approved the application. These responses had been received by the time the local planning authority, Waveney DC gave their decision to refuse the application. The Chair wished to draw the committee's attention to the WDC Case Officer's report where refusal was given on the grounds of loss of light, overdevelopment and a loss of town centre parking.

The Chair advised that an appeal has now been lodged against Waveney DC's decision, so the committee can review their previous decision with responses required by the 19th March 2018. She then introduced Harry Scott and Kate Bungay of Ravensmere House who were present to raise their concerns regarding this application.

Mr Scott drew attention to his response to WDC sent on 29th August 2017 raising objections on the following grounds:

- That the wall on the boundary of the site and Ravensmere House could be damaged or demolished during the works and that the developer will refuse or neglect to reinstate, or will not do so to a proper standard. He would like the developer to lodge £50,000 with the Council to provide security against this risk.
- That the yew and beech trees, whose roots extend into the area of the development, could be damaged and potentially lead to the loss of the trees.

Signed:  21st March 2018
Planning Chairman

- That the proposed balconies were inappropriate.

Dr Bungay then spoke to reiterate her concerns in respect to the yew tree.

The committee then reviewed the application and considered that in light of the information not previously available and the concerns raised, that it wished to fully support the Waveney DC decision to refuse the application.

RESOLVED To support the decision of Waveney District Council and refuse the application on the grounds of:

- Overdevelopment giving rise to loss of light and outlook to neighbours
- Concerns that the overall parking provision in the vicinity will be reduced in relation to the residential numbers created.

For the Chair of Planning to formally write to The Planning Inspectorate to inform them of this decision.

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/18/0894/FUL	Priory Cottage Priory Road	Side Porch extension
APPROVED		
DC/18/0731/FUL	M And H Plastics London Road	Provision of extension to existing car park
<p>The application was discussed with concerns being raised that extending the non-permeable surface would lead to an increase in flood risk to this area, with having already been raised by local residents. The committee wished it noted that they supported the application in principle, but wished to refuse the current application and request that a flood risk assessment is carried out.</p> <p>REFUSED</p> <p>For the applicant to produce a flood risk assessment report.</p>		
DC/18/0718/FUL	Kings Head Hotel New Market	Existing grocery store at No. 2 New Market to be incorporated within the existing JD Wetherspoons pub. Also a new extension to infill a portion of the existing beer garden to increase the customer area and provide internal access to the rear of the store at No. 2
DC/18/0719/LBC		
APPROVED WITH CONDITIONS		
The committee required confirmation that both spiral staircases were being retained to their full extents.		
BA/2018/0077/APP CON	The Ship Bridge Street	Details of condition 3: joinery and balustrade of BA/2013/0348/FUL.

Signed:.......... 21st March 2018

Planning Chairman

APPROVED

BA/2017/0084/TCAA

Beccles Swimming
Pool PuddingmoorT1: silver birch - reduce hight by 4m and width by 1.5m. T2-3:
ash - fell. T4: silver birch - reduce height by 2m.**APPROVED**

BA/2017/0415/FUL

Morrisons George
Westwood Way**Revised Plans**Development of 3 retail units, car wash area, tyre service
area and two small retail pods, within the existing car park
(units to comprise of uses within use classes A1, A2, A3 and
mixed A1/A3 and A3/A5 uses).**REFUSED**

Does not meet the requirement of Broads Authority Policy CS20 as it is considered this proposed development is not necessary to support the social and economic needs of the local community. It is considered there is already adequate provision of retail outlets, car wash and tyre services within the town without the need to build these facilities on a flood plain at the edge of town.

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

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