

**Minutes of the Planning Committee meeting held on Wednesday 7<sup>th</sup> November 2018 at 9:15am In the Council Chamber of Beccles Town Hall**

<b>PRESENT</b>	N Elliott G Birrell J Harris R Stubbings
<b>IN ATTENDANCE</b>	Charlie Middleton, Deputy Town Clerk G Elliott C Topping representing G Smith and M Adams Mrs S Page re Ingate House Mr G Smith re 79 Rigbourne Hill Mr N Goward re London Road Development Mr M G Adams re 79 Rigbourne Hill C Brown, Engage Planning re London Road Development D Jones, A R Planning re London Road Development

**1. TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Brooks, Bubb and Downes. Councillor Brambley-Crawshaw also sent apologies as she was already committed to a meeting in her other role as a Suffolk County Councillor.

**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.**

No declarations made

**3. TO RECEIVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 17<sup>TH</sup> OCTOBER 2018**

**RESOLVED** To approve the minutes of the Planning Committee meeting held on Wednesday 17<sup>th</sup> October 2018.

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

The Chair updated all on the email received from a local resident in relation to DC/18/3465/VOC Beccles Service Station, Gosford Road outlining the breach of compliance with the opening hours and the subsequent increased noise and light pollution. Following a discussion, it was resolved to write a letter to the WDC Cabinet Member for Planning and Coastal Management to reinforce the concerns raised by both the resident and also by BTC in their original rejection of this application and request that enforcement action be taken.

**RESOLVED** To write to the WDC Cabinet Member for Planning and Coastal Management to reinforce the concerns raised by both the resident and also by BTC in their original

Signed:.....  ..... 3<sup>rd</sup> December 2018  
Planning Chairman

rejection of this application and request that enforcement action be taken.

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

None recieved

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

Councillor Stubbings, having attended the Planning Inspector's Examination of the Waveney Local Plan on 17<sup>th</sup> October 2018, provided an update to all.

All were informed that the Planning Inspector had been made aware of the concerns of both BTC and Beccles Society, that particularly the area WLP3.1, was already going to place a real strain on the existing traffic system and infrastructure, with this being further exacerbated by Larkfleets proposal to increase the total house numbers at this location.

Councillor Stubbings advised all that whilst the Planning Inspector had made a note of these concerns, no outcome has yet been made public.

**7. TO RECEIVE AN UPDATE ON THE PUBLIC CONSULTATION ON THE PROPOSED DEVELOP-MENT AT THE OLD IRONWORKS SITE.**

The Chair informed all that she and Councillor Stubbings attended a briefing session and that Councillor Birrell attended the evening meeting.

All were informed that the following concerns were raised to the developer:

- that we had concerns that the proposed block of flats would be too high and would affect sight-lines across the site unless reduced. Pedestrian access to be provided to the town centre, rather than via Gosford Road as currently planned.
- Provision of a dedicated medical room.

Signed:.......... 3<sup>rd</sup> December 2018  
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## 8. TO RECEIVE PLANNING APPLICATIONS AS LISTED

APPLICATION REF	SITE ADDRESS	DESCRIPTION
DC/18/4224/FUL	Ingate House London Road	Conversion of and extension to existing outbuildings to form new dwelling

Mrs Page of Fern Bank, 7 St George's Road, informed all of her concerns which had already been addressed to WDC in a letter dated 31<sup>st</sup> October 2018. Their objections to this application are:

- That the three luxury apartments currently being constructed inside Ingate House could potentially require two parking spaces each, yet only one space per apartment has been allowed. They therefore have concerns that the additional cars would then be parked on the already overcrowded local roads.
- That the development would lead to the creation of two additional driveways to the existing one, leading to further restrictions on parking spaces available on St George's Road.
- That as the traffic already backs up in this area, particularly at school times, that a large number of school children pass through this area, and that they already have to stop the traffic in order to be able to reverse into their drive, they therefore have concerns about pedestrian safety.
- That this development could impact on the ability of emergency vehicles to reach the adjoining St George's Care Home.

In conclusion, they are objecting to this application on the grounds of road safety.

Mrs Page was thanked for her comments. Following a discussion, which considered the holding objection of Suffolk Highways that there was insufficient information for the Highway Authority to be able to fully assess the impact, the committee supported this view and resolved to refuse the application on those grounds and to request that the information requested was provided.

### REFUSED

To agree with Suffolk Highways that there was insufficient information on the impact of increased vehicle movements and therefore to request that the information be provided before a decision can be made.

DC/18/4195/COU	Castle House 79 Rigbourne Hill	Change of use of the first floor from residential to Office, Sound reduction measures to external plant, additional storage containers (part retrospective)
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Councillor Topping, Councillor for Rigbourne Ward, representing occupiers of properties affected by this application, outlined the following objections:

- That many of the seventeen employees driving to work are parking on the local residential streets due to insufficient parking spaces within the boundary of the site.
- That production of chocolate at the premises, is impacting on the quality of life of local residents due to the unpleasant and overpowering smell of the process.
- That extraction units, although moved into the buildings through planning constraints, can still be heard at night within neighbouring properties.
- That the frequency and size of vehicles using the site is leading to damage to the pavements of the local 'U' classified road structure. This has already led to a gas main being damaged as a result of the heavy traffic and breakup of dropped kerbs installed by Suffolk Highways within the last twelve months.
- That the businesses were operating outside of the office operating hours of 7am to 6pm.

In conclusion, a recommendation is made to refuse this application on the grounds that the increased size of the business, is having a detrimental impact on the amenity in the area, due to noise and unpleasant smells from the businesses, and also due to the heavy vehicle traffic. All were informed that a noise impact

Signed:.....*N. Topping*..... 3<sup>rd</sup> December 2018

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assessment has been requested by WDC and that the current application had been withdrawn pending submission of a new application following the completion of the noise impact assessment.

The following discussion opened about the validity of considering DC/18/4195/COU given a new application is going to be submitted. The Deputy Town Clerk informed all that this application is still live on the planning portal. The Chair advised all that the local planning officer for WDC had given a verbal indication that the chocolate production business may be relocating to premises on Common Lane North. Mr Adams advised all that the current premises was surrounded by residential properties. It was considered that use of the premises was no longer within a B1 class and therefore WDC should be requested to enforce to ensure compliance of the site.

The committee therefore resolved to refuse this application on the following grounds:

- Noise and disturbance resulting from use
- Adequacy of parking/loading/turning
- Smells
- Highway safety
- Adequacy of parking
- Traffic generation
- That enforcement action should be taken to ensure within the B1 use classification.

#### REFUSED

- Noise and disturbance resulting from use
- Adequacy of parking/loading/turning
- Smells
- Highway safety
- Adequacy of parking
- Traffic generation
- That enforcement action should be taken to ensure with the B1 use classification.

DC/18/4296/FUL	18 Ringsfield Road	Construction of a single storey timber granny annexe for ancillary use to the main dwelling
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#### APPROVED

DC/18/4325/TCA	St Michaels Lodge St Marys Road	Rear of site trees identified as per attached plan G89002- Apple/ Ash/ Sycamore- Crown reduce by 3m. Sever the ivy at 2m from ground level G89002- Apple/ Ash/ Sycamore- Crown reduce by 3m. Sever the ivy at 2m from ground level
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#### APPROVED

DC/18/4312/FUL	Part Land West Side Of London Road	Hybrid planning application: (i) Full planning application - Residential development of 217 dwellings (including 30% affordable dwellings) together with public open space, roads, accesses, parking, garages, drainage and associated infrastructure (ii) Outline planning application - 11 No. serviced self build plots with associated access and infrastructure
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**Planning Committee rejected this application due to the following concerns.**

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### Availability of pre-school places

Planning committee had reservations about availability of pre-school places, following pre-application advice from SCC which stated that there is a current deficit of 31 pre-school places within the ward of Beccles North and that the best solution to meet needs from the development is therefore to establish a new setting.

Policy WLP3.2 has been amended by WDC to reflect this need, and is currently being considered by the Inspector. The additional text reads "If needed at the time of the planning application, 0.09 hectares of land on the site should be reserved for a new pre-school setting". Hopkins Homes objects to the inclusion of this item in policy WLP3.2, saying it was introduced at the last minute and had not been justified by any evidence of need or of existing supply.

SCC is currently investigating the possibility of establishing a new pre-school setting at Beccles Primary Academy which potentially has enough space (catchment school for the proposed development, Albert Pye School, does not). BTC Planning Committee would prefer the new pre-school setting to be built where it is needed and not at Beccles Primary Academy, as this is located at some distance from the proposed development, which would lead to many more vehicle movements through the town.

Planning Committee would like to arrange a meeting with SCC regarding its position on the pre-school requirement, in order to understand the current situation following discussions with Beccles Primary Academy.

### Drainage Issues

In response to Hopkins Homes' Flood & Water Management report, Suffolk County Council have issued a holding objection, saying that the drainage strategy does not comply with local and national guidance. Their reply said the applicant should be aware that local guidance has recently been updated and is publicly available on their website. They added they were "disappointed that the applicant has not engaged Suffolk Council, as Lead Local Flood Authority, in the pre-application process".

Various action points required were listed in order to overcome their current objection.

A local resident (Neil Goward), who lives in one of the houses located between London Road and the proposed development site, was concerned that Hopkins Homes appeared unaware that a large-diameter land-drain pipe was installed underground across the south-eastern corner of the site around 30 years ago to relieve flooding behind his house.

### Highways Issues

Suffolk County Council have issued a holding objection to the application for the following main reasons:

1. Northern visibility splay: There appears to be a large tree being retained in the northern visibility splay from the main access. Recommended action: Please remove (and replace) or provide evidence that will not obscure visibility.
2. Emergency access: The proposed emergency access (which may also have to be more widely used in other situations such as road closures) is opposite a traffic island. This will prevent vehicles from entering the access from the north, and may also prevent large vehicles (such as fire appliances) entering from either direction. Recommended action: Please relocate the emergency access to a more suitable location clear of the islands and signal heads.
3. Main access footways: The main access footways should extend around both radii of the junction to at least 2 meters past the tangent point, even where no continuous footway is being provided. Recommended action: Please extend the southern side access road footway around the junction.
4. Footways on site frontage: The site frontage should extend north of the proposed Toucan crossing to

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the northern boundary of the site. This site to the north will have to provide footways along its frontage and these would have to connect to these footways to create a continuous footway from the cemetery to the Toucan Crossing.

5. Cycle link points and speed restriction for roads.

The same letter also requests clarification to the submitted Travel Plan before it can be formally accepted. Various planning conditions are set in order to make sure that the main Travel Plan measures are implemented.

### Suffolk Fire and Rescue Service issues

#### Required planning conditions – fire hydrants

Fire hydrant provisions will be agreed upon when the water authorities submit water plans to the water office for Suffolk Fire and Rescue Services.

If the SFRS is not consulted at the planning stage and the conditions are not met, they will require the developer to install the hydrants retrospectively if the planning authority has not submitted a reason for the non-implementation of the required condition.

Until they receive confirmation from the water company that the installation of the fire hydrants has taken place, the planning condition will not be discharged.

### Potential Land Contamination

There appears to be the possibility of contamination of the land at this site, as evidenced in the following report:

#### Geotechnical report – Harrison Group Environmental

4.1 This phase one contamination and geotechnical assessment (desk study report) was undertaken for a site located off London Road, Beccles.

.... An off-site garage/carwash and waste site presents contamination/ground gas hazards. Discoloured ditch water may likely indicate that this has been impacted by contamination from either on-site or off-site sources."

4.5. Based on the information available, it is not considered likely that gross contamination is present on site which may otherwise limit the development potential. However potential contamination and geotechnical hazards have been identified, leading us to the conclusion that intrusive investigation is appropriate before the site can be considered suitable without remedial action.

### Security

Suffolk Constabulary make the following observations:

Parking – communal car parking areas are not encouraged and there are a number in this development. The preferred parking arrangement is in-curtilage with good natural surveillance from the property.

Fences & gates – suggestion to use 1500mm high fence with 300mm trellis to the top rather than 1.8m high fences only.

Lighting Plan – no details of the proposed lighting scheme.

### Ecology and conservation

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The Ecological Assessment report identifies that hedgehogs are present locally, the site is suitable for foraging and there is some shelter within hedgerows.

BTC Planning Committee welcomes assurances from the developer that all fences on the site will be hedgehog-friendly (i.e. that they are constructed with gaps at ground level to enable hedgehogs to continue to roam over the site).

Sustainability and carbon-footprint of the development

The point was raised about requiring the new development to be as environmentally sustainable as possible. BTC Planning Committee suggests that

- 1. PV technology should be installed on the roofs for sustainable electricity generation.
- 2. Provision is made for electric car charging points around the site.

The question was asked if the LEAP area comes fully kitted out with play equipment. Hopkins' response was they expect this to be funded through S106 or CIL.

**On the basis of the reports and consultee responses at our disposal, following discussion and review, BTC Planning Committee refuses the application at this stage.**

**RECOMMENDATION TO FULL COUNCIL**

To adopt the above reasons for refusal as the formal response of Beccles Town Council to application DC/18/4312/FUL

BA2018/0383/TCAA	12 Puddingmoor	T1: Sophora Japonica - pollard branches to 10cm above previous pollarding points.
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**APPROVED**

**9. DATE OF NEXT MEETING TO BE CONFIRMED.**

Signed:.....  ..... 3<sup>rd</sup> December 2018  
 Planning Chairman

