

Minutes of the Planning Committee meeting held on Wednesday 9th January 2019 at 9:15am in the Council Chamber of Beccles Town Hall

PRESENT	N Elliott G Birrell E Brambley-Crawshaw J Walmsley S Bubb
IN ATTENDANCE	Charlie Middleton, Deputy Town Clerk David Goldstone, Deputy Chair, Beccles Neighbourhood Plan Operational Group

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillors Harris and Stubbings.

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 MONDAY 3RD DECEMBER 2018 (ATTACHED)

RESOLVED To approve the minutes of the Planning Committee meeting held on Monday 3rd December 2018.

4. TO RECEIVE AN UPDATE ON PREVIOUS PLANNING DECISIONS.

No comments made.

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

None received.

Signed:.....  23rd January 2019

Planning Chairman

6. TO REVIEW THE MODIFICATIONS TO THE WAVENEY LOCAL PLAN AND DETERMINE THE FORMAL RESPONSE ON BEHALF OF BECCLES TOWN COUNCIL.

David Goldstone, Deputy Chair of Beccles Neighbourhood Plan Operational Group, spoke on behalf of the group. The group accepted the proposed modifications and were accepting of the proposed options for the London Road (WLP 3.2) and the Garden Neighbourhood development (WLP 3.1).

However they considered that after conducting several public consultation events which outlined residents views that Beccles is a historic town with real charm, the group proposed that any re-development carried out within the town should be carried out to ensure the character of Beccles is continued.

The committee thanked DG and that the need to preserve the character of the town reflected the views of BTC. DG then left the meeting.

The discussion opened with concerns raised that the park areas and country park location were not a fixed feature within the plan, but the Chair advised all that the modified plan did stipulate that any proposed development in the area covered by Policy WLP 3.1 – Beccles & Worlingham Garden Neighbourhood – must be based in the Garden Neighbourhood outline master plan, be informed by the Beccles & Worlingham Garden Neighbourhood Masterplan report, and by ongoing engagement with the community. This would ensure that green spaces and the country park would be included in the area.

EB-C considered that a statement needed to be included within the BTC formal response to ensure a country park is important and needs to be included, but that the actual location did not need to be defined..

Further discussion outlined concerns that an aggressive developer could potentially developer only a small fraction of each site without providing the required green space. The Chair also informed all that, due to time constraints on those involved, it had not been possible to speak with Worlingham PC, but a subsequent discussion outlined that it was believed that as no-one was aware of any further comments from Worlingham PC, that they were possibly ok with the proposals within the modified local plan.

It was also noted that the pre-schools could now be built away from the primary school and that the Ellough Road cycle link was an essential requirement of the garden neighbourhood development.

Concerns were raised that an approximate number of properties were outlined for each development area, with it considered that this should be amended to change 'approximate' to 'maximum' number of properties.

It was therefore resolved to state that whilst the Planning Committee of Beccles Town Council were generally in agreement with the modifications, they considered that the following needed to be emphasised:

- that any re-development carried out within the town should be carried out to ensure the character of Beccles is continued.
- That the country park is an important requirement of the proposed garden neighbourhood development.
- That the number of properties per development area should be noted as maximum number, rather than approximate number of properties.

RESOLVED That the Chair will write a formal draft response on behalf of Beccles Town Council based on the three points agreed above, to be confirmed by email with members of the planning committee and checked by the Town Clerk before submission.

Signed:.......... 23rd January 2019

Planning Chairman

7. TO RECEIVE PLANNING APPLICATIONS AS LISTED

APPLICATION REF	SITE ADDRESS	DESCRIPTION
BA/2018/0457/FUL	Riverside Chalet Puddingmoor	Replacement chalet
REFUSED		
Following a discussion, the committee were in agreement with the BA Planning Officer with regard to a flood risk assessment being required. They therefore considered that they were unable to fully review the application without the flood risk assessment and therefore have refused this application until the document is made available.		
DC/18/5051/FUL	Hollybell St Georges Road	Installation of seven roof mounted solar panels and removal of brick arch over gate to north western side of property
APPROVED		
DC/18/5099/FUL	91 Darby Road	Construction of a single storey rear extension
REFUSED		
On the grounds of:		
<ul style="list-style-type: none"> • Loss of privacy • Over Development • Overlooks 93 Darby Road 		
DC/18/5054/FUL	42 Gosford Road	Part Retrospective Application - Part one and two have already been completed due to previously being advised that we would not need planning permission to renovate the existing drive and front wall. Part three has not yet been started as we are waiting for planning permission approval before we go ahead with renovation. 1. To remove damaged and dangerous piers and fence at the front of the property and reinstate front wall with brick as replacement for wooden panel that aligns with neighbouring railings of the property. The piers to go a course higher than the left side neighbours to enable pier capping to clear wall, but also align with the neighbouring right hand side of the property in height. Wall to be constructed using Safire Red Multi Brick, which is in-keeping with both neighbouring properties. 2. To remove damaged and dangerous concrete driveway and excavate adequate depth to fit permeable membrane and a subbase for drainage. Top with aggregate fitting gravel drive trays at entrance to ensure the stone material does not spill on to the public path and roadway. 3. To replace current front door with a composite door and UPVC frame to match original design and to replace fascia and guttering with UPVC.
APPROVED		

Signed:.....*NEUTON*..... 23rd January 2019

Planning Chairman

DC/18/5262/ADI	Former Brand Of Beccles Carcom Bodyworks And Beccles Car Centre Site Common Lane North	Illuminated Advertisement Consent - Signage associated with the development
<p>REFUSED</p> <ul style="list-style-type: none"> • Billboards do not need to be illuminated. • All lit signs should be switched off outside of business hours. • Impact of illuminated signs on nearby residential properties. 		

8. DATE OF NEXT MEETING TO BE AT 9:15AM ON WEDNESDAY 23rd JANUARY 2019

Signed:  23rd January 2019
 Planning Chairman