

Present: Councillors;

Tony Allen, Peter Dutton (Chair), Anne Fleming, Keith Greenberg, Rosemary Lewis, Karen Prime, Jill Reece, David Thomas, Maureen Took, David Wollweber (Vice Chair).

In Attendance: Nick Rees (Clerk), 16 members of the public.

Minutes

The Chair welcomed everyone to the meeting and explained that although there was not a specific public session he would be pleased to open the meeting to hear the views of residents. The Chair did point out that at this meeting the Council had only been asked to comment on the application for up to 190 houses and the access. Other details were 'reserved matters' and would follow on later.

1. **Apologies:** Cllr P Widdowson
2. **Declarations of interest:** Cllr Thomas for 3.1, Cllr Allen for 3.1
3. **Planning Applications:** To consider the following:

The meeting was opened to receive comments from the public

A resident expressed concerns that there was a potential for up to 215 houses on the site. Another resident had concerns over the access on to Harrisons Lane, the width of the road not being sufficient as well as infrastructure concerns, lack of school places, a glut of housing and no job opportunities and had made comments to this effect on WDC's website. The Chair of Holton Parish Council attended the meeting and expressed his dismay that Holton Parish Council had not been consulted even though a large proportion of the site was inside Holton's boundary. He was also concerned about the increased risk to flooding and doubted that there would be a system capable of dealing with the increased surface water. Another resident was concerned about increased pedestrian traffic via Loam Pit Lane. And according to one resident many of the residents opposite the site had not been informed. It was also alleged that, despite the meeting being posted on Facebook, been on the Noticeboard for over a week, featured in Community News, on the Council's website and had been displayed on the Library Media screen, some residents did not know about the meeting.

1. **DC/18/4947/OUT** | Outline Application (Some Matters Reserved) - for up to 190 dwellings (Class C3) with associated access, landscaping, open space and drainage infrastructure at land south of Harrisons Lane, Halesworth. All matters are reserved, save for access." | Town Farm Harrisons Lane Halesworth IP19 8EZ

The Council considered the comments made and after due consideration it was **RESOLVED** that Halesworth Town Council recommended **refusal** of the application **DC/18/4947/OUT** on the following grounds:

- i. The traffic data used to determine the suitability is flawed as it did not account for the future application for Sport facilities and/or the Nursing Home in its calculations, which were already in the Local Plan, and where at least one of these developments would also use Harrisons Lane for access.
 - ii. There was inadequate parking facilities for visitors or for allowing for additional vehicle ownership on the site.
 - iii. The play areas were poorly positioned and located away from the houses and would not meet the requirements of the Development Management Policy 3.6 regarding safety and effective natural surveillance.
 - iv. The applicant should reassess the network of stone pedestrian links as currently one route was shown crossing private land and the Dairy Hill Playing Fields football pitch.
 - v. Holton Parish Council had not been consulted by the District Council even though a significant section of the site was within Holton's parish boundary.
 - vi. There were many conflicting and erroneous statements in the presentation documents such as walking distances, footpaths and traffic counts and the applicant should be asked to correct the information and re-present the documentation.
 - vii. With regard to contamination, although this was not strictly a matter to be considered, the Council wished to point out historically Town Farm had been known as 'Pest House Farm' as buildings had been used for isolating patients with smallpox and other diseases and this should at least be considered in any survey. The link is as follows
https://www.halesworth.net/history/Economic_and_Social_History_of_Halesworth.pdf
2. **DC/18/4940/COU** | Change of use from six flats and shop to six flats and house with associated works including demolition of single-storey structures, erection of two-storey rear extension, alterations to building and improved car parking facilities | 19-20 Thoroughfare Halesworth Suffolk IP19 8AH

After due consideration, the Council agreed it wished to see the property refurbished, it was however noted that comments had been made regarding the loss of a retail unit but it was also noted that the presence of a retail unit was a recent change in terms of the building's history and the suitability of the unit to appeal to retailers was in question, particularly considering the challenges facing high street businesses. It was then **RESOLVED** that the Council recommended **approval** of the application **DC/18/4940/COU**

4. **Correspondence.** None

The meeting was closed at 7.43pm