

Monday 29th April, 2019 at 6pm

Halesworth Town Council
Chambers
Waveney Local Office
London Road, Halesworth

Present: Councillors;
A Fleming, K Forster, K Greenberg (Chair), K Prime, M Took.

In Attendance: N Rees (Town Clerk).

1. Apologies: Cllrs; T Allen, D Thomas, P Dutton

2. Declarations of interest: None

As this was the last meeting of the Planning Committee, prior to the election, the Chair thanked the Committee members and the Clerks for their support during the last two years.

3. Minutes: The minutes of the meeting held on the 9th April, 2019 was accepted as a true record.

4. Matters arising from the minutes. It was reported that Cllr Took had received some complaints from neighbours in the vicinity of the application DC/19/1249. It was noted that the Planning Committee had met before the closed period for comments but due to the short period the Council has to review planning applications this was inevitable from time to time. The Clerk advised members that they should consider the applications on their own merits and decisions were not subject to whether there were any objections but it was useful to be able to refer to comments made online. However, it was pointed out that there had been no objections lodged on the District Council's website before or since. The Chair apologised that Cllr Took had been questioned in this manner but the residents in question should have gone through the normal process and made comment directly to the District Council.

Regarding DC/19/1235/DRC, Land North of Hill Farm Rd; the Council had received a clear message from Mr Perkins (Planning Officer) that DRC (Discharge of Conditions) did not require consultation with the Town Council. The Clerk would check this again as Cllr Fleming had been advised at a WDC Planning Committee that the Council could make comment.

5. Planning Applications: To consider the following, item 5d was taken first after which Cllr Fleming left the meeting (at 6.45pm) for a prior engagement:

- a. DC/19/1577/TCA – Bank House, 35 Thoroughfare, Halesworth. Reduce crown of Lime Tree. The Committee recommended approval.
- b. DC/19/1534/LBC – 2 Thoroughfare, Halesworth. Change of use to dog grooming parlour. The Committee recommended approval.
- c. DC/19/1498/LBC & DC/19/1497/FUL –29 Market Place. Fire damage repair work. The Committee recommended approval.
- d. DC/18/4428/FUL – Scalesbrook Lane, Holton. New chicken processing factory. This application had been sent in (without documentation) for the Town Council to make comment. It was noted that ESC Planning Committee had already approved the application but it was now subject to receiving comments from the Town Council. If the Town Council raised any new points it would be considered again. Liz Beighton – East Suffolk Planning Development Manager - had explained to the Clerk that although technically this application was not within Halesworth’s boundary, because it was a significant development, the Town Council should have been consulted. The Committee considered the application and made the following comments:

1. The Planning Committee supports the concerns raised by SCC Highways over the Access and the Travel plan in its report dated 19th November, 2018.
2. Furthermore, the Planning Committee would encourage SCC or an independent consultant to undertake a risk assessment in order to properly assess whether there is likely to be any traffic related issues. It is imperative to know; the source, direction and frequency of the HGVs, buses and private vehicles and this information appeared to be missing.
3. The Planning Committee would like to see a Local Area Employment policy adopted to encourage employment in the local area. Whilst it may be necessary to obtain a large percentage of labour from other areas, local people should be given every opportunity to work locally particularly in view of the number of new houses planned for the Town.
4. The Planning Committee supports Holton Parish Council’s comments on extending the footpath/cycleway along Sparrow Hawk Way.
5. The Planning Committee noted some comments online about the degradation of the existing roads by HGVs and would recommend that ESC/SCC investigates this and an agreement put in place to fund the repairs if required.
6. As there are some doubts about the Travel Plan’s sustainability, the Planning Committee would recommend a responsible person is named in the document, so there is a contact in place for the future. The Town Council has always been concerned that these types of documents are easily produced and make statements in support of an application but are they ever challenged or held to account?
7. The application states the equivalent number of full-time employees, in order to assess the impact of the application it would be necessary to know the ratio of temporary and permanent staff.
8. Odour: Concerns have been raised over the odour from the existing factory and therefore it is likely that a new factory would not lessen this and may add to the problem. The Planning Committee would be

interested to know what evidence there is that existing legislation is currently being adhered to and how it will be managed in the future.

9. The Planning Committee did not support the removing of a bund (that was in place to reduce the noise from the factory) in order to create more parking spaces. Alternative solutions should be found if necessary.
10. The Planning Committee is in favour of job creation in the local area and would theoretically recommend approval of the application despite the above points, but this would be entirely subject to these issues being addressed properly, i.e. as reserved matters and an audit trail of responsibility and action provided to ensure that these concerns have been addressed.

At the time of the meeting it was not known whether these issues had already been discussed at ESC's Planning Committee meeting as no documentation was provided.

- e. DC/19/1214/FUL & DC/19/1215 LBC - 29 London Road. Replace windows and doors and erect new porch. The Committee recommended approval.

6. Correspondence: None

7. News Items: None

The meeting was closed at 7.05pm