



PLANNING COMMITTEE

Monday 11th January, 2021 at 4.00pm by Zoom Video Conference
In accordance with (The Local Authorities and Police and Crime Panels (Coronavirus)
(Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales)
Regulations 2020)

Present: Councillors;

P Dutton (Chair), A Fleming, J Reece, K Prime*, D Thomas, M Took*, J Wagner

In Attendance: N Rees (Town Clerk), one member of the public.

Minutes

1. Apologies: Cllr T Allen, Cllr D Wollweber
2. Declarations of interest: Cllr K Prime and Cllr M Took for items 5c and 5d, both councillors left the meeting before these items were considered as noted below
3. Minutes: To approve the minutes of the meeting held on the 14th December, 2020.
4. Matters arising from the minutes.
5. Planning Applications: To consider the following:
 - a) DC/20/5224/FUL | Full planning application for 21 residential units (Use Class C3), associated car parking, public open space, landscaping and ancillary works. | Land Rear Of 34-48 Old Station Road Halesworth Suffolk IP19 8JJ. It was noted that the Committee had been concerned with the surface water and drainage issues with this site on the previous application for 15 units. The increase to 21 units was considered to be excessive and would further increase the likelihood of flooding, surface water and drainage issues. These issues may not necessarily affect the proposed new properties but could cause additional problems for the existing, neighbouring properties. The Chair conceded that the developers had recognised the risk and had taken measures to design a system to contain the water for the proposed new properties. However, although the Council was unable to assess the data without expert advice, it was confident that after the properties were built this development would have an adverse effect on other properties in the area. There were also concerns that these additional properties meant that the increased number of residents would be likely to use the potentially dangerous rail crossing in Old Station Road. Currently there were no satisfactory pedestrian routes into the town as the Wissett Road was not paved all the way and the few alternative routes were poorly lit and unsuitable for mobility users. This development would add to these problems without contributing anything to the existing infrastructure. It was then RESOLVED that the Committee recommended refusal on the basis that the increased number of units had added unnecessary additional surface water and drainage problems and increased the flood risk to other properties in the area.

On a separate matter, if ESC were to approve the application, it was RESOLVED that the Town Council would expect the developers to contribute towards an extension of the pavements along Wissett Road and for additional street lighting where necessary.

- b) DC/20/5009/FUL | To construct a single storey extension to the garden centre to provide additional retail floor space. | 36 Holton Road Halesworth Suffolk IP19 8HG. The Chair had visited site and reported on the applicant's proposals. The Committee agreed that the proposals were acceptable and it was RESOLVED that the Committee recommended approval.

*Cllrs; K Prime and M Took left the meeting

- c) DC/20/5076/FUL | Change of use from A1 to Sui Generis Cafe | 1 Thoroughfare Halesworth Suffolk IP19 8AH. The Committee supported the application but had one concern regarding the parking on site which should be restricted to staff only and it was RESOLVED that the Committee recommended approval of the application but recommended that the condition be made that the parking on site should be for staff only as the Council did not want to encourage any additional traffic on Bridge Street or the Thoroughfare.
- d) DC/20/5077/LBC | Listed Building Consent - Change of use from A1 to Sui Generis Cafe | 1 Thoroughfare Halesworth Suffolk IP19 It was RESOLVED that the Committee recommended approval of the application noting the comments made under DC/20/5076/FUL

- 7. Land Clearance, Saxon Way – To receive any further information regarding the land clearance at Saxon Way. The Clerk reported that he had written to the owners, SFC Developments to try and obtain some understanding of their intentions, draw attention to the damage to the habitats and the potential costs for the Council to replace the fencing on the Saxon Allotments after all the hedging has been removed. As yet he had not received any response. The Clerk had also contacted Mr Perkin, Principal Planning Officer at ESC to see if they had been contacted about any potential planning applications but Mr Perkin confirmed that they had not received any approach from the landowners. The Clerk was mystified as to what the purpose of the land clearing was and had nothing more to report at this stage.

8. Correspondence: None

9. News Items: None

The meeting was closed at 4.40pm