

PLANNING & HIGHWAYS COMMITTEE

Wednesday 22nd February, 2023 at 10am held in the Council Chambers, London Rd, Halesworth

Present: Councillors: P Dutton (Chair), A Fleming, M Took, R Lewis.

In Attendance: P Welby (Assistant Town Clerk), 1 member of the public

Minutes

1. **Apologies** – Cllr Wollweber
2. **Declarations of Interests** - None
3. **Minutes of the last meeting** – The minutes of the last meeting on the 30th January 2023 were agreed.
4. **Matters arising:** - Cllr Dutton is still waiting for a response to his FOI regarding the accident in the Thoroughfare involving a vehicle and a pedestrian.
5. **Planning Applications:** To consider the following:

[DC/23/0143/FUL](#) To replace existing roof light with a new flat roof light. | The Cut 8 New Cut – *The Committee had no objections.*

[DC/23/0246/VOC](#) new proposal is for a new first floor rather than a mezzanine | Halesworth Methodist Church London Road – *The Committee had no objections.*

[DC/23/0485/TCA](#) T1,T2. Yew - Cut overhanging branches back to boundary line. T3- Almond- Target prune of large crossing limb. T4, Damson - Light crown reduction. approx 1.5m tip prune. | Brook House 7 Quay – *The Committee had no objections.*

[DC/22/3267/FUL](#) Conversion of the existing Patrick Stead Hospital into 6 townhouses, development of 1 detached new build and 2 semi-detached new builds. | Patrick Stead Hospital Bungay Road – The member of the public spoke on the possibility of putting a community proposal together. He agreed to gauge public support for this endeavour. The property has been sold subject to a delayed completion clause which is probably to see whether the purchasers will get planning permission. The member of the public believed that not enough community consultation had been undertaken by the applicants and that this was grounds to delay the planning application. The Committee agreed to contact ESC Planning to verify this.

The Committee then discussed the application and agreed to recommended refusal on the following grounds:

1. There is no heritage statement evaluating the special significance of the building in its setting and the impact the proposal will have.
2. The site plan is not easy to read and therefore makes it difficult to comment on the application.

3. It would be more aesthetically pleasing to create a central lobby or entrance hall for the central three apartments. The main door access to the other two apartments should be in the return walls and be in exactly the style of the façade using identical traditional materials.
 4. The bin storage is not ideal with the lorry having to reverse up the steep slope into the site and then blocking the entrance to Cutler's Hill surgery and the Pear Tree Centre while it empties the bins. Clarity on the plans is needed.
 5. The site includes the roadway from Bungay Rd to the Pear Tree Centre. Currently this is not wide enough in parts for two vehicles to pass. Additional cars will exacerbate the situation.
 6. The access to the site entrance onto Bungay Rd is narrow and exiting is blind. The developers should undertake to improve this.
 7. When the site is transferred to the new owners, will they be responsible for the roads and pavements or is Highways adopting them.
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6. **Thoroughfare Working Group** – the sign for the Bridge Street end of the Thoroughfare has been made and is waiting for installation. The group are drawing up plans to repaint the bollards in the Thoroughfare and Market Place and are hoping to work with Artbox to achieve this.
 7. **Chediston Street Planning Application Review** – The application for 161 houses at land south of Chediston street has been approved despite representation made at the cabinet meeting by a Town Cllr, District Cllr and resident.
 8. **Correspondence** – Nothing for this meeting
 9. **News Items:** - Nothing from this meeting