



## **Minutes**

**Present:** Councillors;

K Greenberg (Chair), M Took, D Wollweber, A Fleming, P Dutton

**In Attendance:** N Rees (Town Clerk). No members of the public.

1. **Apologies:** Cllr S Leverett, Cllr D Thomas
2. **Declarations of interest:** There were no declarations for pecuniary or non-pecuniary interests.
3. **Minutes:** The minutes of the meeting held on the 12<sup>th</sup> February, 2018 was accepted as a true record.
4. **Matters arising from the minutes.** It was noted that the Clerk had requested additional members for the Planning Committee as it was difficult to get the required number of Cllrs at short notice.
5. **Planning Applications:** To consider the following:
  1. DC/18/0854/TCA One **x Holly - Fell - next to right hand side of Garage because it's suspected to be causing damage to the wall.**  
48 Quay Street Halesworth Suffolk IP19 8EY  
It was RESOLVED that the Committee **recommended approval.**
  2. DC/18/0622/LBC Listed Building Consent - Replace total 5 no. windows to east and west elevations of single storey projection to the south elevation  
White House Farm Walpole Road Halesworth Suffolk IP19 0PH  
It was RESOLVED that the Committee **recommended approval.**
  3. DC/18/0696/ARM Approval of Reserved Matters of DC/15/3221/OUT - Outline Application - Construction of 15 Self/Custom Built Dwellings together with Estate Road Access; Plot Subdivision; Provision of Open Space and Landscaping - Phase 1 Infrastructure Landscaping and Open Space, and details required by Conditions; Archaeology - Condition 3, Surface Water and Foul Drainage - Condition 5, 12 and 13, Estate Road Access and Footpaths - Condition 6 and 9  
Land Rear of 34-48 Old Station Road Halesworth IP19 8JJ

The Planning Committee considered the application DC/18/0696/ARM Land rear of 34 - 38 Old Station Road, Halesworth and the decisions are noted below:-

On Condition 3 Archaeology: The Committee received and noted the comprehensive information received and the Committee, without any knowledge to the contrary accepted the report, and had no further comments.

On Condition 5, 12 and 13 Surface Water and Foul Drainage: It was RESOLVED that **the Committee recommended that this is refused** on the following grounds; the lack of a survey and/or summary document to explain or to prove, how the SUDS, SUMPS and below

ground surface water attenuation storage will work effectively. The Committee noted the batch of detailed engineering drawings provided but without an explanation of how these proposals would work it did not answer these questions. The Committee was mindful of many resident's concerns with potential flooding, foul water backing up, surface water and below surface water accumulation and the potential of increasing the already water logged ground, particularly for those properties which are located below the site. The Council itself had already expressed these concerns when it considered the original application DC/15/3221/OUT last year and this had not been addressed to the Council's satisfaction. The Committee were aware of reports that the existing foul water drain already backed up without the addition of approximately 30 additional toilets on this site (Working on the assumption of two per household). The Committee regarded the information supplied as confusing and did not clarify how these issues have been addressed.

On Condition 6 and 9, Estate Road access and footpaths: It was RESOLVED that **the Committee recommended that this is refused** on the following grounds; the conflicting details provided gave no clear indication of where the proposed footpaths were located and therefore the Committee was unable to recommend approval.

Other factors: The Committee noted the concerns of a significant number of residents regarding the gaps in the hedge, an explanation as to the purpose of these gaps and clarification on the ownership of the hedge is required. The Committee had also been informed that the Estate Agent had led residents to believe that the hedge would remain intact.

The Committee also had concerns as to the true nature of the development. The original application was for self-build dwellings, the understanding was that the plots would be sold to individuals to build their own homes. The Council had been informed that an individual offering to purchase a plot had been declined. It would appear that there is now a single Developer involved and that the term 'self-build/custom' is a very loose term which might really mean the buyer is afforded some additional options to customise their homes to a limited degree. In this case it would not represent the normal meaning of 'self-build' and the Council would therefore consider it had been misled.

Such are the concerns of the Council that the Clerk was asked to request that our District Councillor, Tony Goldson calls this application in to be considered by the WDC Planning Committee.

4. DC/18/0640/FUL Construction of a single storey side and rear extension to provide new kitchen/diner and accommodation for an elderly relative  
21 Durban Close Halesworth IP19 8DY  
It was RESOLVED that the Committee **recommended approval**.

6. **Correspondence** – There was no correspondence.

The meeting was closed at 11.50am