

Minutes

Present: Councillors;
K Greenberg (Chair), M Took, D Wollweber, P Dutton

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

1. **Apologies:** Cllr S Leverett, Cllr D Thomas, Cllr A Fleming
1. **Declarations of interest:** None received
2. **Minutes:** The minutes of the meeting held on the 9th March 2018 were accepted as a true record.
3. **Matters arising from the minutes.** The Committee discussed the comments made by Chris Green of WDC Planning department regarding the planning application DC/18/0696/ARM Approval of Reserved Matters of DC/15/3221/OUT - Land rear of 34 - 48, Old Station Road, Halesworth. Mr Green's letter implied that the application complied with the definition of Self Build/Custom as determined in the Self Build and Custom Housebuilding Act 2015. However the Committee had two questions:-
 1. The Committee understood that the developer was Heritage Homes and questioned whether this complied with the regulations, which made frequent reference in the Act, mentioned above, to individuals, or association of individuals, but not to developers. This is particularly relevant as the individual can claim a Self-Build exemption from CIL liabilities. The Committee wondered if this was an attempt to avoid paying CIL monies under the guise of Self-Build when in fact the developer was providing no more than the normal customisation that would be available to buyers of new build housing prior to the houses being built.
 2. The Committee would like to see evidence that there was a demand for self-build houses, referred to in the Act as a register, which the Committee assumes is kept and maintained by the Planning Authority, i.e. WDC.

The Committee also wished to comment on three other matters:-

3. With regard to surface water, the Committee would like to see evidence from the Suffolk Flood Authority's soakage tests.
4. The Committee were also concerned that the sewerage provider was relying on data rather than conducting tests on the existing system before the new houses were built. It was noted in Mr Green's letter, that in theory, issues would be addressed as part of the maintenance programme but there were already reliable reports that the existing pipework was not adequate.
5. The Committee would also like confirmed who is going to maintain the other common areas on the site. The Council are mindful of other areas in

the Town that have been left without clear ownership and responsibilities for maintenance.

4. **Planning Applications:** To consider the following:

- a) **DC/18/1070/LBC** - Listed Building Consent - Alterations and conversion from bike shed to annex - 8 Quay Street Halesworth Suffolk IP19 8ET. **The Committee recommended approval.**
- b) **DC/18/1069/FUL** - Alterations and conversion from bike shed to annex - 8 Quay Street Halesworth Suffolk IP19 8ET. **The Committee recommended approval.**
- c) **DC/18/0944/FUL** - Construction of a single storey new build Healthcare
- d) Information and Support Centre to become part of the Halesworth Health and Care Centre. The building will provide information and support for patients, carers and relatives regarding cancers and other palliative care illnesses. Development to be accessed off the Cutlers Hill Surgery site. - Cutlers Hill Surgery Bungay Road Halesworth IP19 8SG. **The Committee recommended approval.**
- e) **DC/18/1047/FUL** - Construction of a rear conservatory - 44 Gainsborough Drive Halesworth IP19 8TL. **The Planning Committee recommended approval subject to the applicant satisfying the rainwater and drainage concerns of the neighbouring property owner.**

5. **Correspondence:** There was no correspondence to consider.

The meeting was closed at 11.30am