



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

In Attendance: N Rees (Town Clerk),

Minutes

1. **Apologies:** Cllr Payne, Cllr Thomas
2. **Declarations of interest:** There were no interests declared except Cllr Greenberg reported that he had engaged the services of the same Architect as one of the applications listed below. The Clerk advised that this was not an interest that required declaring as it would not affect these applications.
3. **Minutes:** The minutes of the meeting held on the 1st February 2017 were accepted as a true record.
4. **Matters arising from the minutes.** Cllr Took reported that one resident had said that they were attending a WDC Planning Committee meeting that would be determining the application for the proposed Hand Car Wash in the Angle Link South car park. The Clerk and the Committee were unaware of this meeting and the Clerk's office would find out when the meeting was scheduled (Clerk's note; 14th March, 2017). With reference to DC/17/0161/FUL, the Clerk reported that he had not received any comments from WDC regarding the Committee's recommendations on the safety considerations. The Chair suggested and it was agreed that the Clerk's office would make weekly checks on the status of current planning applications.
5. **Planning Applications:** To consider the following:
 1. DC/17/0142/FUL – Replacement of single glazed painted wooden sash windows with double glazed PVCu wood effect sash windows – All Saints Cottage, 76 -77 London Road, Halesworth. The Chair had requested and had received guidance from the Conservation officer on the rules regarding replacement of timber windows with PVCu windows in a conservation area. The Clerk summarised that the means to assess the suitability of the PVCu windows was by means of a points system. The Conservation officer would recommend refusal if the application exceeded 5 points. However, the advice received did not specifically state whether this was the case but it did suggest that the proposed grain effect PVCu windows would not be acceptable. The Committee noted these comments but RESOLVED that the application be recommended for approval, on the grounds that the window design was in keeping with the area, the proposed windows would improve the quality of the building, the proposed windows would be more efficient and that as the building was not on the main street but located

off a private/unadopted road out of normal view, it seemed unnecessary for the restrictions on PVCu windows to be applied in this case.

2. DC/17/0346/FUL – To demolish garage & build single story side extension – 35 Kennedy Avenue, Halesworth. RESOLVED that the Committee recommended approval.
3. DC/17/0612/FUL - Construction of a 4 bedroomed dwelling with a double garage, and a new access and triple garage for the existing dwelling – Hill Crest, Norwich Road, Halesworth. The Committee considered the application but had reservations on the proposed access on to the Norwich Road. The Committee also understood that the required paperwork regarding contamination was not present. Whilst the Committee had no concerns with the plans submitted in respect of the design and layout it was RESOLVED that the Committee recommended refusal on the grounds that the proposed access onto Norwich Road was not suitable. The existing access was within a short distance of two junctions and next to a pedestrian crossing. The proposed new access to the existing house was also very close to the pedestrian crossing. The Committee members were very surprised that Highways had felt this was acceptable and recommended that a more detailed survey is undertaken. There had been no mention of the junctions or the pedestrian crossing in their report. Whilst the Committee appreciated that access from Old Station Road or the unadopted road at the rear of the site would involve some complications, these were not insurmountable and this would be a much safer alternative to the proposed new access. The Committee were also disappointed that the required contamination paperwork was not completed and felt that the applicant should resubmit the application with all the necessary paperwork in place together with an alternative access point.
6. **Christchurch Land & Estates Presentation** – To consider any feedback. The Clerk reported that he had received four letters of objection to the proposed development. The Clerk reported that he had answered one letter so far, which explained in general terms, how the planning process worked and confirming that at this stage the Council had not received an application. Chair asked the Clerk to put this response on the website so other residents could access it. The Chair reported that an application would be submitted in approximately 3 weeks' time. The Clerk confirmed that so far he had not received any feedback from the organisers of the exhibition at the Rifle Hall.
7. **Correspondence** – To consider any correspondence. It was noted that fencing had been erected around the old public toilet site on Norwich Road and the Committee asked the Clerk to investigate what was going on. It was also noted that the sign for the Dairy Farm site had been damaged in the recent gales and asked the Clerk to report this to the owners.

The meeting was closed at 10.30am