

Present: Councillors;
P Dutton, A Fleming, K Forster, K Greenberg, K Prime, M Took,

In Attendance: N Rees (Town Clerk). Cllr T Allen. Cllr R Lewis & Cllr D Wollweber arrived before item 6.

Minutes

1. **Apologies:** Cllr S Leverett
2. **Declarations of interest:** There were no declared interests.
3. **Minutes:** The minutes of the meeting held on the 25th June, 2018 was accepted as a true record.
4. **Matters arising from the minutes.** The Clerk would chase Armstrong Elliott for an explanation and reassurance of the proposed SUDS system at the Old Station Road site as the Committee were not satisfied by the answers from WDC. Cllr Greenberg reported that he had prepared a three minute speech for WDC's Planning Committee meeting which was reviewing this application on Tuesday 17th July, and that he would concentrate on concerns over the SUDs system and the criteria for Self Build/Custom homes as previously discussed, see Planning Committee meeting 4th June, 2018.
5. **Planning Applications:** To consider the following:
 - a. DC/18/2395/VOC | Variation of Condition No.2 of DC/15/1220/FUL - Conversion of coach house to form 2 no bedroom dwelling with vehicular access and erection of timber log cabin outbuilding - Alteration to subdivision of gardens | Rear Of 53 London Road Halesworth Suffolk IP19 8LS. The Committee accepted that there appeared to be legitimate concerns over access, particularly vehicular access. Whilst it was accepted that the application was for a change to the block plans, the Council had previously requested clarification from WDC on the rights of way and had offered to meet on site. This request had not been arranged and the Committee were therefore still uncertain as to whether the complaints by neighbours should be further investigated. It was **RESOLVED** that the Committee **recommended refusal** on the basis that the legal access for vehicles was unclear and that the turning space for vehicles (if legally permitted) was insufficient.
 - b. DC/18/2781/COU | Change of use from A2 (EX LLOYDS bank) to A1 retail and DI Clinic Areas. | Tipping House 43 Thoroughfare Halesworth Suffolk IP19 8AR. It was **RESOLVED** that the Committee **recommended approval**.

c. DC/18/2701/TPO | TPO 280 - Fell dead tree located within group of trees in frontage | 1 Hanbury Close Halesworth Suffolk IP19 8DG. It was RESOLVED that the Committee **recommended approval**.

6. **Meeting with WDC Planning Policy & Delivery team:** To review the meeting on Thursday 11th July. Cllr Dutton and Cllr Forster had met with WDC's Planning Policy & Delivery team (PPDT) and were in the process of writing a detailed report for the Council. Cllr Dutton explained that the meeting had been very positive and that the PPDT had initially budgeted £700,000 for a new community building on the Dairy Farm site, along with £500,000 for a new pre-school. These projects will be funded from CIL money and other sources and has not been allocated but it is what the PPDT consider is required for the projects to be viable. It was noted that Badger Homes were disputing the need for a new community building. The PPDT believed that HTC's case for a new community building was very convincing but it may be possible to further reinforce the argument, perhaps including any work carried out by the Neighbourhood Planning Steering Group. The latest draft of WDC's Local Plan will be published mid-August with the first hearing before the Inspector starting 8th October, 2018. It was therefore vital to start work on this as soon as possible, leaving it until the next monthly meeting might be too late. Those Cllrs that had been involved with the London Rd building and discussions about the community building would be ideally suited to take this forward. It was then RESOLVED that a Dairy Farm Site Community Building Working Group (name to be agreed at the first meeting) would be formed specifically for this purpose. Cllr Dutton proposed and it was agreed that the members of this group would be Cllrs; Dutton, Greenberg, Fleming, Forster, Lewis and Wollweber. The group would work with District Cllr Tony Goldson and other WDC officers as required in order to bring a proposal back to the Planning Committee for a recommendation to the Full Council as soon as possible.

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

The meeting was closed at 6.32pm