

**Present:** Councillors;  
P Dutton, K Forster, D Thomas, K Prime, M Took,

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

## Minutes

1. **Apologies:** Cllr Greenberg, Cllr Fleming.
2. **Declarations of interest:** There were no declarations of interests.
3. **Minutes:** The minutes of the meeting held on the 4<sup>th</sup> June, 2018 was accepted as a true record.
4. **Matters arising from the minutes.** The Clerk confirmed that he had asked for an explanation of the SuDS soakaway system at the Old Station Road development from Chris Green, WDC Planning Officer. However Mr Green was not able to explain the figures any further and explained that he relied on the water authorities to approve the scheme. It was agreed that the Clerk would request this information directly from Armstrong Elliott who had submitted the calculations. It was also agreed that the Clerk would follow up on the additional information received for the application DC/18/1581/FUL, Land rear of 113 Bedingfield Crescent to see if WDC required HTC to reconsider the application or whether a new application would be submitted.
5. **Planning Applications:** To consider the following:
  - a) DC/18/2311/VOC – Variation of condition No3 – Construction of detached chalet bungalow. Lynton, Norwich Road, Halesworth - **The Committee recommended approval**
  - b) DC/18/2362/FUL – Loft Conversion, 1 Queens Close, Halesworth. - **The Committee recommended approval**
  - c) DC/18/1859/FUL – New bungalow and access, 2 Hill Farm Road, Halesworth - **The Committee recommended approval subject to the access on to Holton Road satisfying Suffolk County Council's Highways department requirements.**
  - d) DC/18/2577/TCA - 4 The Sycamores. This item was considered under correspondence having not been included on the agenda, it was RESOLVED that the Committee agreed to approve an officer's delegated decision in accordance with the Committee's Terms of Reference amended 12th December, 2016, to the Clerk who had subsequently **recommended approval.**
6. **Correspondence:**

a) Accord architecture: Further details on the pre-application for the development of the Thoroughfare long stay car park.

- Residential units are not in the Local Plan for this site, that is not to say that the Committee are against this scheme but how is this resolved by the District Council?
- Comments have been passed on to the Conservation officer regarding the change of styles and visual appearance from the Thoroughfare to the new development, again this is not necessarily an indication that the Council does not approve of the design but there is a difference of opinion. The Committee was therefore concerned that the responsibility was not solely left to one officer and that there should be some further consultation as this will be such an important development in the town. The Conservation Officer, Elizabeth Martin has subsequently responded to say that she has recommended that your proposals are put to the Suffolk Design Review Panel. Is this the intention?
- The Committee were concerned about the access for deliveries to the existing shops, which would appear to be quite severely restricted in the current layout. How is this going to work?
- Please confirm if the right of way over the land at the rear of the SPAR shop has been established?
- In addition to the loss of some car parking spaces, the Committee were concerned that 26 parking spaces for 39 flats was not adequate. The assumption that the flats would be primarily for more elderly may not necessarily be the case. There is a lack of starter units in the town and so this development may prove to be appealing for younger buyers. There doesn't appear to be lifts which may also rule this out for some purchasers. Consequently there may need to be more residential parking available.
- The Committee would like to see the land to the North of WDC's car park utilised for additional parking spaces
- The Committee believes that the alternative access on to Saxon Way is worth further consideration, particularly for deliveries, the existing access is difficult for lorries to negotiate from the long stay side.
- The access point at the Thoroughfare end (adjacent to the key shop) has lockable bollards in place, the Committee understands that this land is privately owned and there are some established vehicular rights of way. What would the arrangements be if the development went ahead?

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b) McCarthy & Stone: Pre-submission for inclusion in the Local Plan for development of Land east of Saxon Way. It noted that this was a sheltered housing scheme and it was agreed that the Clerk would contact McCarty & Stone to establish what level of services would be offered to residents of the development as it was not clear from their letter.

The meeting was closed at 10.25am