

HOXNE PARISH COUNCIL

Minutes of Parish Council Planning Committee meeting held on
Thursday 8 February 2018 at St Edmund's Hall, Hoxne at 19.30 hours

Present

Cllrs John Brawn, Mick Procter, Rod Searle and Richard Whiting (Chairman). Also in attendance the Clerk and five members of the public present.

1. Apologies

Apologies were received from Cllr O'Connor and accepted by the Council.

2. Order of Business

Councillors were content with the order of business.

3. Declarations of Interests

None.

Public Forum

Members of the public spoke regarding the two planning applications to be considered. They raised concern that the village should not lose the property as a retail facility and were concerned that issue may arise with the post office if there were to be holiday letting accommodation above. Concern was also expressed for the parking for cars in relation to the 50+ seats in the tea rooms as detailed on the plans.

4. Planning

a. The following planning applications were considered:

Ref	Location	Application
DC/18/00310	Post Office and Stores, Low Street	Planning Application – Change of use to Post Office and General Stores; Addition of delicatessen, tea rooms and letting accommodation including alterations (retention of).
After lengthy consideration, there was agreement to recommend refusal of the application as currently presented which is lacking in information. There are contradictions in the information provided in the application and drawings. However, the Parish Council supports the intention to retain the village shop and post office and welcomes the other proposed changes of use. A fully detailed application would allow the Parish Council to give better consideration of the diversification from the current post office and general stores establishment.		
DC/18/00315	Post Office and Stores, Low Street	Listed Building Consent – insertion of door and porch and replace rear window. Creation of internal door and steps, rearranging internal layout; Installation of en-suites to two bedrooms. Insertion of additional power points all in conjunction with change of use.
It was agreed to recommend refusal of the application as presented as it was incomplete and consideration had not been given to many requisite items (fire alarms and exit, number of seats, design of porch within a conservation area, one exit/entrance to five letting rooms, disabled access, parking provision). If a detailed application were to be re-submitted the Parish Council would be in favour in principle.		

5. Any other Planning Matters

None.

6. Urgent matters and matters for information.

Cllr Brawn reported that the Footpaths Officer would be visiting Footpaths 7 and 8 which the temporarily closure of had now expired.

The meeting was closed at 20.39