



COMMITTEE: **DEVELOPMENT**

VENUE: **Council Chamber, Council
Offices, Corks Lane,
Hadleigh**

DATE/TIME: **Wednesday 23 January 2013
at 9.30 a.m.**

Members

Mr C W Arthey
Dr M F M Bamford
Mr P K Beer
Mr M J Deacon
Mrs K S Grandon

Mr P J Holbrook
Mr P Jones
Mr D H Keane
Mr N MacMaster
Mrs M O Munson

Mr A F D W Osborne
Mr D C Rose
Mr R C Smith
Mr R W Thake
Mr A J Ward

A G E N D A

ITEM

BUSINESS

PART I

1 **SUBSTITUTES AND APOLOGIES**

Any Member attending as an approved substitute to report giving his/her name and the name of the Member being substituted.

To receive apologies for absence.

2 **DECLARATION OF INTERESTS**

Members to declare any interests as appropriate in respect of items to be considered at this meeting.

3 **MINUTES**

To confirm and sign the Minutes of the meeting held on [19 December 2012](#) as a correct record.

4 **PETITIONS**

The Head of Corporate Organisation to report, in accordance with Council Procedure Rule No. 13, the receipt of any petitions submitted to the Chief Executive.

5 **QUESTIONS FROM MEMBERS**

The Chairman to answer any questions on any matters in relation to which the Council has powers or duties which affect the District and which fall within the terms of reference of the Committee of which due notice has been given in accordance with Council Procedure Rule No. 15.4 – (a) and (b).

6 SITE INSPECTIONS

In addition to any site inspections which the Committee may consider to be necessary, the Corporate Manager – Development Management will report on any other applications which require site inspections.

The provisional date for any site inspections is Wednesday, 30 January 2013.

7 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Paper
M137

Schedule of applications attached.

An Addendum to Paper M137 will be circulated to Members prior to the commencement of the meeting summarising additional correspondence received since the publication of the agenda but before 12 noon on the working day before the meeting, together with any errata.

8 APPEAL AGAINST NON-DETERMINATION OF PLANNING APPLICATION B/12/00527/FUL - EXTENSION TO CAR PARK AND RE-GRADING OF EXISTING CAR PARK. INSTALLATION OF LIGHTING SCHEME TO CAR PARKS, BUY RIGHT CALAIS STREET HADLEIGH

The Corporate Manager – Development Management to report that this matter was considered by Development Committee on 31 October 2012 (Minute No 53(c) and Paper M107R – Item 2 refer). Members approved the basis of the case which the Council would be making to the public inquiry appeal relating to matters that had not been satisfactorily resolved, and authorised various delegations to the Corporate Manager in connection with the appeal. Resolution (3) included provision to invite the Inspector to allow the appeal (subject to conditions) if all issues could be satisfactorily resolved.

There are five strands to the Council's case at the appeal; i) principle of the development, ii) highway safety and traffic convenience, iii) protection of retained trees, iv) surface water management and v) residential amenity impacts. In the light of receipt of additional information from the appellants, issues ii), iii) and v) are satisfactorily resolved (subject to conditions). Furthermore the Environment Agency has confirmed that the proposed surface water drainage system is acceptable, thus removing concern about this matter (issue iv)).

Independent retail evidence has been commissioned by the Council in relation to the current planning application by Tesco Stores Ltd to develop the former Brett Works site in Hadleigh with a new supermarket (ref: B/12/01052/FUL). This evidence has confirmed that the cumulative impact of the two supermarkets would not be significantly harmful to the town centre even with the enhanced car parking capacity being provided at the Calais Street (former Buyright) store. The evidence gained from that planning application is sufficient to demonstrate that the proposed car park extension is acceptable in principle, thus alleviating concern in this regard (issue i) above).

As all matters between the Council and appellant have been resolved, the Council will not oppose the appeal (subject to the imposition of conditions). The Planning Inspectorate and other appeal parties have been informed of this position. The appellants have been invited to submit a fresh planning application for their development which, if received, will be reported to a future meeting of the Development Committee.

Members are asked to note the Council's current position with respect to the appeal.

9 PUBLIC SPEAKING ARRANGEMENTS – PLANNING APPLICATION: LAND EAST OF COUNTY FARM, CHURCH FIELD ROAD, CHILTON

The Head of Corporate Organisation to report that, under the Council's policy for public speaking on planning applications, there is provision for only one representative from each group to speak save in exceptional circumstances.

Due to the proposal raising issues of wide public concern in relation to a large scale major development which is the subject of fundamental representations from a statutory consultee, appropriate Officers have discussed with the Chairman the arrangements for public speaking at the Development Committee when the above application is to be considered.

It is **recommended** that up to 2 speakers be entitled to speak from the objectors' and supporters' groups.

Note: Potential speakers as referred to above will be made aware that, in line with the provisions of the Public Speaking arrangements, in the event that more than the specified numbers wish to speak, they will be asked to agree on the two representatives in each case, failing which no representations can be made.

- Notes: 1. A buffet lunch will be provided for Members in Committee Room 1.
2. Where it is not expedient for plans and drawings of the proposals under consideration to be shown on the power point, these will be displayed in the Council Chamber prior to the meeting.

ITEM

BUSINESS

For further information on any of the Part 1 items listed above, please contact Linda Sheppard on (01473) 826610 or via email at committee.services@babergh.gov.uk

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