

MINUTES OF A MEETING OF THE DEVELOPMENT COMMITTEE HELD IN THE GRAND HALL, THE GUILDHALL COMPLEX, HADLEIGH ON WEDNESDAY 6 JULY 2011

PRESENT: Mr P K Beer – Chairman

Mr C W Arthey	Mr N MacMaster
Mr D M Busby	Mr A F D W Osborne
Mr M J Deacon	Mr N A Ridley
Mrs K S Grandon	Mr D C Rose
Mr B D Hurren	Mr R C Smith
Mr D H Keane	Mr R W Thake
Mr R E Kemp	Mr A J Ward

Dr M F M Bamford, Mr P Jones and Mr P J Holbrook were unable to be present.

Mr B Riley and Mr D G Grutchfield, Ward Members for Hadleigh, were present at the meeting and spoke with the consent of the Chairman.

Mrs M O Munson, Ward Member for Hadleigh and Member of the Development Committee (who had sent a substitute) was present at the meeting and spoke on the item with the consent of the Chairman. She indicated that she had a personal and prejudicial interest in the item referred to in Minute No. 23 below as she was a Member of Hadleigh Town Council who owned part of the land forming the access to the development. As she was also a Member of the District Council she would speak for a maximum of three minutes in accordance with the public speaking arrangements, and would then leave the meeting.

19 SUBSTITUTES

It was noted that in accordance with Council Procedure Rule No. 5, substitutes were in attendance as follows:-

Mr D M Busby, substituting for Dr M F M Bamford.

Mr B D Hurren, substituting for Mrs M O Munson.

Mr R E Kemp, substituting for Mr P Jones.

Mr N A Ridley, substituting for Mr P J Holbrook.

20 DECLARATION OF INTERESTS

Mrs K S Grandon declared a personal interest in the item referred to in Paper L38 as she used to be a member of the Hands off Hadleigh Group, but indicated that she had attended the meeting with an open mind and would listen to the debate before deciding which way to vote.

Mr R E Kemp declared a personal interest in the item referred to in Paper L38 by virtue of being a Member of Suffolk County Council which was a consultee but stated that his interest was such that he was able to speak and vote on the matter in question.

Mr N A Ridley declared a personal interest in the item referred to in Paper L38 by virtue of being a Member of the CPRE/Suffolk Preservation Society which had objected to the application, but he had taken no part in the decision to object and his interest was such that he was able to speak and vote on the matter in question.

Mr B D Hurren declared a personal interest in the item referred to in Paper L38 by virtue of being a Member of the Suffolk Wildlife Trust which had been consulted on the application but stated that his interest was such that he was able to speak and vote on the matter in question.

21 PETITIONS

None received.

22 QUESTIONS FROM MEMBERS

None received.

23 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum](#) to [Paper L38](#) (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 errata.

Details of further representations received in respect of the item referred to in Paper L38 were reported to the meeting and considered and taken into account before a decision was made.

In accordance with the agreed procedure for public speaking on planning applications, representations were made as detailed below:-

Representations From

Miss P F Cook (Hadleigh Town Council)  
Mr J Glancey (Objector)  
Mr S Cairns (Objector)  
Mr B Haylock (Objector)  
Mr R Smith (Supporter)  
Mrs L Stratford (Supporter)  
Mr P Jones (Supporter)  
Mr M Kissman (Applicant)

**RESOLVED**

**That subject to the imposition of conditions or reasons for refusal (whether additional or otherwise), in accordance with delegated powers under Council Minute No. 48(a) (dated 19 October 2004), decisions on the item referred to in Paper L38 be made as follows:-**

## **HADLEIGH**

**Application No. B/08/00309/CAC, B/08/00310/LBC, B/08/00311/FUL**  
**[Paper L38 – Item 1](#)**

**Full Application, Application for Conservation Area Consent and Application for Listed Building Consent – construction of Class A1 retail unit comprising of 2500 square metres, a second Class A1/A3 retail unit of 142 square metres, and associated access, servicing, parking and landscaping, relocation of Bridge Street Car Park and Allotments, reconstruction of retaining wall to bridge, demolition of Bridge House and reconstruction of two-storey building, land to rear of 75 – 133 High Street (including former Brett Works) and Bridge Street.**

Carol Grimsey, Senior Development Management Engineer from Suffolk County Council Highways was in attendance at the meeting to answer Member queries.

A motion to approve planning application B/08/00311/FUL (recommendation A to Paper L38) was proposed and seconded but lost on being put to the vote. Notwithstanding the recommendation of the Chief Planning Control Officer a motion to refuse the application for reasons relating to design was proposed and seconded and carried on being put to the vote.

## **RESOLVED**

**(1) That Application No. B/08/00311 be refused for the following reasons:-**

**The proposed supermarket building by virtue of its design, appearance and inappropriate use of materials would not respect existing development or preserve or enhance the character of the adjacent Conservation Area. The development would thereby conflict with PPS1, PPS5, Policy ENV6, ENV7, CN01 and CN08.**

**(2) That in respect of Application No. B/08/00310/LBC, listed building consent be granted subject to the imposition of conditions including those set out in Appendix 1 to Paper L38 and the following additional condition:-**

- No works to take place until a contract for redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.**

**(3) That in respect of Application No. B/08/00309/CAC, conservation area consent be granted subject to the imposition of conditions including those set out in Appendix 1 of Paper L38.**

Note: The meeting was adjourned between 11.00 a.m. and 11.17 a.m. for refreshments.

The business of the meeting was concluded at 13.46 p.m.

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Chairman