

MINUTES OF A MEETING OF THE DEVELOPMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 10 AUGUST 2011

PRESENT: Mr R W Thake – Vice-Chairman in the Chair

Mrs J Antill	Mr D H Keane
Mr C W Arthey	Mr N MacMaster
Dr M F M Bamford	Mrs M O Munson
Mr M J Deacon	Mr A F D W Osborne
Mr A J Hinton	Mr D C Rose
Mr P J Holbrook	Mr R C Smith
Mr P Jones	Mr A J Ward

Mr P K Beer and Mrs K S Grandon were unable to be present.

30 SUBSTITUTES

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

Mrs J Antill (substituting for Mr P K Beer)
Mr A J Hinton (substituting for Mrs K S Grandon)

31 DECLARATION OF INTERESTS

None declared.

32 MINUTES

RESOLVED

That the Minutes of the meetings held on [6 July](#) and [13 July 2011](#) be confirmed and signed as correct records.

33 PETITIONS

None received.

34 QUESTIONS FROM MEMBERS

None received.

35 SITE INSPECTIONS

RESOLVED

(1) That site inspections be held on Wednesday, 17 August 2011 in respect of the undermentioned sites, prior to consideration of the applications by the Committee:-

BURES ST MARY

Application No. B/11/00825/FUL **Full Application – construction of 35 two, three and four bedroom apartments, bungalows and houses with associated roads, pathways, driveways, car parking, garages and landscaping, new access from Friends Field and Tawneys Ride, plus public open space (including an equipped play area), land south of Friends Field.**

Mr P J Holbrook, Ward Member for Bures St Mary, requested a site inspection to assess the vehicular access, pedestrian links, parking arrangements and disposition of the development components.

SUDBURY

Application No. B/11/00795/FUL **Full Application – change of use of the public highway on North Street to form an external eating and drinking area for customers of Grover and Allen, The Grover and Allen, 67-70 North Street.**

Mr R C Smith requested a site inspection to assess the impact of the proposal upon a busy pedestrian area.

SUDBURY

Application No. B/10/01308/FUL **Full Application – erection of a new food store with associated access, parking, servicing, landscaping and highways improvements as amended by drawing PL-00012 Rev C dated 3 February 2011 (and as supplemented by additional information), Armes Trading Estate, Cornard Road.**

Mr N A Bennett, Ward Member for Sudbury (South), requested a site inspection to view the site and to assess the proposed access arrangements and road junctions within the vicinity.

NEWTON

Application No. B/11/00638/FUL **Full Application – erection of two 2-storey dwellings and one 1½ storey dwelling and detached out-building (following demolition of existing dwelling), and alterations to existing vehicular access (amended scheme to that refused under PP B/11/00091/FUL), Whisper Wood, Sudbury Road.**

Mr P J Holbrook, Ward Member for Bures St Mary, requested a site inspection to assess the scale and impact of the proposal on amenities.

BURES ST MARY

Application No. B/11/00493/FUL **Full Application – erection of two semi-detached dwellings, Builders Yard, Cuckoo Hill.**

Mr P J Holbrook, Ward Member for Bures St Mary, requested a site inspection to assess the access arrangements.

EAST BERGHOLT

Application No. B/11/00761/FHA **Full Application – erection of single storey front and rear extensions and alterations as revised by drawing nos 4622-1 and 4622a-4 received 25 July 2011, 6 Aldous Close.**

Mr A J Hinton, Ward Member for Dodnash, requested a site inspection to assess the impact of the proposal on residential amenities of neighbouring properties.

(2) That a Panel comprising the following Members be appointed to inspect the sites:-

Mr C W Arthey	Mr P J Holbrook
Dr M F M Bamford	Mr P Jones
Mr P K Beer	Mr D H Keane
Mr M J Deacon	Mr A F D W Osborne
Mrs K S Grandon	Mr R C Smith
Mr D G Grutchfield	

36 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum](#) to [Paper L52](#) (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 Item No.3 of Paper L52 were reported to the meeting and considered and taken into account before a decision was made on the item.

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

<u>Planning Application No.</u>	<u>Representations From</u>
B/11/00442 B/11/00443	Mr Clements (Applicant)
B/11/00729	Mr Greenhow (Agent for Applicant)

Prior to Members' consideration of the items set out in Paper L52, the Chief Planning Control Officer made reference to the draft National Planning Policy Framework, the content of which would be a material consideration when assessing planning proposals but which had limited weight in view of its current draft status. Members noted the position, and were aware that they would need to take it into account, where appropriate as part of their determination.

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. 47(a) (dated 19 October 2004) decisions on the items referred to in Paper L52 be made as follows:-

(a) WATTISHAM

**Application Nos. B/11/00442
and B/11/00443/LBC
[Paper L52 – Item 1](#)**

Full Application and Application for Listed Building Consent – conversion of existing barn and cartlodge and associated works, including single storey front extension, to form residential dwelling, barn at Baytree Farmhouse.

Members' attention was drawn to further information supplied by the Solicitor to the Council, and included in the Addendum, in relation to Article 8 of the European Convention on Human Rights (paragraph 78 of Paper L52 also refers).

RESOLVED

- (1) That the Solicitor to the Council be authorised to secure a Planning Obligation under Section 106 of the Town and Country Planning Act, 1990, to provide:-**

 - A financial contribution towards public open space provision**

- (2) That, subject to the completion of the Planning Obligation referred to in Resolution (1) above to the satisfaction of the Solicitor to the Council, the Chief Planning Control Officer be authorised to grant planning permission subject to conditions including:-**

 - Standard time limit**
 - Conversion in accordance with frame survey and method statement (to be submitted)**
 - Archaeological recording**
 - Implementation of biodiversity mitigation**
 - Windows and doors in accordance with submitted details**
 - Materials in accordance with details submitted**
 - Removal of fence adjacent to road**
 - Landscaping and boundary treatment to be submitted and agreed**
 - Retention of garage for parking vehicles**

- (3) That, in the event of the Planning Obligation referred to in Resolution (1) above not being secured, the Chief Planning Control Officer be authorised to refuse planning permission, for reason(s) including:-**

 - Inadequate provision of public open space and play equipment contrary to Local Plan Policy HS32**

- (4) That Listed Building Consent be granted subject to conditions including:-**

 - Conversion in accordance with frame survey and method statement (to be submitted)**
 - Windows and doors in accordance with submitted details**
 - Materials in accordance with details submitted**

(b) NAYLAND-WITH-WISSINGTON

Application No. B/11/00729
[Paper L52 – Item 2](#)

Full Application – erection of Class B8 commercial building, Harpers Hill Farm, Harpers Hill.

RESOLVED

- (1) That the Solicitor to the Council be authorised to secure a Planning Obligation under Section 106 of the Town and Country Planning Act, 1990, to provide:**
- **A legal agreement ensuring that the waste transfer site does not use the proposed building**
- (2) That, subject to the completion of the Planning Obligation referred to in Resolution (1) above to the satisfaction of the Solicitor to the Council, the Chief Planning Control Officer be authorised to grant planning permission subject to conditions including:**
- **Standard time limit**
 - **Landscaping scheme to be submitted and agreed**
 - **No open storage within the site**
 - **Removal of permitted development rights**
 - **The buildings shall be used for storage only**
 - **As recommended by the LHA**
 - **Access to the site shall be via the bunded internal road only**
 - **Control of hours Mon - Fri 0800 to 1800 and Sat 0800 - 1300 with no working on Sundays and Public holidays**
 - **That no one unit exceeds 120sqm**
 - **That a management plan is submitted covering - a code of practice for site users, the type of fork lift trucks that can be used, details of external lighting and its use and a scheme for the storage and disposal of waste**
 - **Colour of materials to be submitted and approved**
- (3) That, in the event of the Planning Obligation referred to in Resolution (1) above not being secured, the Chief Planning Control Officer be authorised to refuse planning permission, for reasons including:**
- **Harm to the countryside and AONB arising from the possible use of the building by the waste transfer site contrary to Policies CR01, CR02 and EM20**

(c) BILDESTON

Application No. B/11/00195
[Paper L52 – Item 3](#)

Full Application – erection of two detached and two pairs of semi-detached dwellings and improvement to existing vehicular access (existing bungalow and outbuildings to be demolished), Tankard Farm, Wattisham Road.

RESOLVED

- (1) That the Solicitor to the Council be authorised to secure a Planning Obligation under Section 106 of the Town and Country Planning Act, 1990, to provide:-**
- **A financial contribution towards public open space provision**
 - **The provision of 2 units as affordable housing**
- (2) That, subject to the completion of the Planning Obligation referred to in Resolution (1) above to the satisfaction of the Solicitor to the Council, the Chief Planning Control Officer be authorised to grant planning permission subject to conditions including:-**
- **Standard time limit**
 - **Control over boundary treatment**
 - **As recommended by the LHA**
 - **Materials to be approved**
 - **Hard and soft landscaping to be approved - hard surfaces to be permeable**
 - **Levels to be approved**
 - **Biodiversity enhancement to be secured**
- (3) That, in the event of the Planning Obligation referred to in Resolution (1) above not being secured, the Chief Planning Control Officer be authorised to refuse planning permission, for reason(s) including:-**
- **Inadequate provision of public open space and play equipment and/or affordable housing contrary to Local Plan Policy HS32 and/or HS09 of the Babergh Local Plan (Alteration No. 2) 2006**

(d) EAST BERGHOLT

Application No. B/11/00633
[Paper L52 – Item 6](#)

Full Application – erection of garden wall and garden store, 2 Chaplin Road.

RESOLVED

That planning permission be granted, subject to conditions including:-

- **Brick to match existing property**
- **Natural slate roof**

(e) BRETtenham

Application No. B/11/00691
[Paper L52 – Item 8](#)

Full Application – change of use from agricultural land to equestrian land, erection of stables for private equestrian use, provision of highway access, land north of The Victorian School, Old School Corner.

RESOLVED

That planning permission be granted, subject to conditions including:-

- **Standard time limit**
- **Removal of permitted development rights for further fencing (other than that shown on the approved plans)**
- **Notwithstanding the submitted details, the colour finish of the building shall be submitted and approved (roof to be darker than walls)**
- **Surface finish to the car parking area to be submitted and approved**
- **As recommended by the LHA**
- **Details of landscaping to be submitted and approved (including planting to the western boundary with field and around the parking area) and safeguarded for five years**
- **The number of horses kept within the site to be limited to three;**
- **Details of manure storage to be submitted and approved**
- **Details of lighting to be submitted and approved**
- **No jumps or rides to be constructed within the paddock**
- **No commercial use of the site**
- **Details of the position within the site on which any horsebox would be parked to be approved**

37 PLANNING PERFORMANCE

The Chief Planning Control Officer submitted a report ([Paper L53](#)) providing an overview of the number of planning applications and appeals currently being considered by the Planning Control Section, together with an indication of performance against national indicators for the period 1 April to 30 June 2011.

RESOLVED

That the information contained in Paper L53 be noted.

Note: The meeting was adjourned between 10.55 a.m. and 11.20 a.m. for refreshments.

The business of the meeting was concluded at 11.40 a.m.

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Chairman