

MINUTES OF A MEETING OF THE DEVELOPMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 5 OCTOBER 2011

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

|                  |                    |
|------------------|--------------------|
| Mr C W Arthey    | Mr N MacMaster     |
| Dr M F M Bamford | Mr A F D W Osborne |
| Mr M J Deacon    | Mr N A Ridley      |
| Mrs K S Grandon  | Mr D C Rose        |
| Mr P J Holbrook  | Mr R C Smith       |
| Mr B D Hurren    | Mr A J Ward        |
| Mr D H Keane     | Mr L H Young       |

Mr P K Beer, Mr P Jones and Mrs M O Munson were unable to be present.

Mr S R Barrett, Mr J R A Sayers and Mr M Newman (Ward Members for Sudbury (South), Sudbury (North) and Great Cornard (South) respectively) were present at the meeting and had the consent of the Chairman to speak on Item 1 of Paper L76. However, this item was not debated at the meeting.

46 SUBSTITUTES

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

Mr N A Ridley (substituting for Mr P K Beer)  
Mr B D Hurren (substituting for Mrs M O Munson)  
Mr L H Young (substituting for Mr P Jones)

47 DECLARATION OF INTERESTS

Mr A F D W Osborne declared a personal interest in Item No 1 of Paper L76 – Application No B/10/01308 in his capacity as Sudbury Town Councillor but stated that he was able to speak and vote on the item.

48 MINUTES

**RESOLVED**

**That the Minutes of the meeting held on [7 September 2011](#) be confirmed and signed as a correct record.**

49 PETITIONS

The Director of Corporate Services reported, in accordance with Council Procedure Rule No. 13, the receipt of the following petitions submitted to the Chief Executive.

B/11/01022 – Application under Section 73 of the Town and Country Planning Act 1990 to remove Condition 5 attached to pp B/01/00828/OUT. Removal of restriction limiting occupation of the house to those employed at the adjoining site (currently the Bull Public House) The Old Orchard, Bury Road, Thorpe Morieux.

Petition signed by 20 residents of Babergh expressing support for the application.

The petition will be taken into account when the planning application is determined at a future meeting of the Development Committee.

In accordance with Council Procedure Rules, the Chief Executive reported the receipt of the petition to the Council Meeting on 27 September 2011.

B/11/00825 – 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 Bures, St Mary.

Petition signed by 88 residents of Babergh (Tawneys Ride and Claypits Avenue) objecting to the proposed development.

The petition will be taken into account when the planning application is determined at a future meeting of the Development Committee.

In accordance with Council Procedure Rules, the Chief Executive will report the receipt of the petition to the Council meeting on 25 October 2011.

50 QUESTIONS FROM MEMBERS

None received.

51 SITE INSPECTIONS

**RESOLVED**

- (1) **That site inspections be held on Wednesday, 12 October 2011 in respect of the undermentioned sites, prior to consideration of the applications by the Committee:-**

**GLEMSFORD**

**Application No. B/11/00656/FUL      Full Application – Erection of 5 single-storey dwellings, car ports associated parking, Land rear of 22 to 34a Egremont Street.**

Mr R W Thake requested a site inspection to assess the impact of the development on the surrounding area, access and parking arrangements.

**LONG MELFORD**

**Application No. B/11/00975/FUL      Full Application – Erection of 1 detached dwelling (following demolition of existing outbuilding), Windmill Hill House, Windmill Hill.**

Mr J M Nunn requested a site inspection to assess the impact of the development upon the landscape and the main residence.

**HADLEIGH**

**Application Nos. B/11/00896/FUL and B/11/00949/CAC**      **Full Application and Application for Conservation Area Consent – Rebuilding of existing gable; erection of single storey rear extension to 109 High Street (following demolition of existing single storey rear extension), erection of 4 dwellings to rear and improvement of existing vehicular access, 109 High Street.**

Mrs M O Munson requested a site inspection to assess the impact of the proposal upon adjacent listed buildings and highway safety.

**COPDOCK AND WASHBROOK**

**Application No. B/11/01080/FUL**      **Full Application – Erection of extension, and partial demolition of existing building and garage/store, Little Copdock House, London Road.**

Mr P Jones requested a site inspection to assess the impact of the development upon the environment and highway safety.

**COPDOCK AND WASHBROOK**

**Application No. B/00/01064/FHA**      **Full Application – Erection of two-storey side and rear extensions, 1 Rose Cottage, Back Lane.**

Mr P Jones requested a site inspection to assess the impact of the development upon the street scene.

**COPDOCK AND WASHBROOK**

**Application No. B/11/01127/FHA**      **Full Application – Retention of Solar Panels on the south facing roof slope, Manderley, The Street.**

Mr P Jones requested a site inspection to assess the impact of the development upon the street scene.

**COPDOCK AND WASHBROOK**

**Application Nos. B/11/01090/FUL and B/11/01091/LBC** Full Application and Application for Listed Building Consent – Erection of detached residential cart lodge, pool pavilion and access drive on existing land adjacent to Listed Building. Erection of a single-storey duo pitched and lean-to roof over an existing store. Change of use of land from agricultural to residential curtilage. Internal demolitions and alterations to ground floor and first floor, Amor Hall, The Street.

Mr P Jones requested a site inspection to assess the impact of the development upon the listed building.

**COPDOCK AND WASHBROOK**

**Application Nos. B/11/00706/FUL and B/11/00707/LBC** Full Application and Application for Listed Building consent – Conversion of barn to 3 no. dwellings with erection of garage, Farm buildings at Amor Hall, The Street.

Mr P Jones requested a site inspection to assess the impact of the development upon the listed building.

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

|                        |                           |
|------------------------|---------------------------|
| <b>Mr C W Arthey</b>   | <b>Mr A F D W Osborne</b> |
| <b>Mr P K Beer</b>     | <b>Mr D C Rose</b>        |
| <b>Mrs K S Grandon</b> | <b>Mr R C Smith</b>       |
| <b>Mr P Jones</b>      | <b>Mr R W Thake</b>       |
| <b>Mr D H Keane</b>    | <b>Mr A J Ward</b>        |
| <b>Mrs M O Munson</b>  |                           |

**52 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE**

Members had before them an [Addendum](#) to [Paper L76](#) (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.

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

Planning Application No.

Representations From

B/11/00383/FUL

Mr Robins (Objector)  
Mr C Tivey (Agent on behalf of 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 items referred to in Paper L76 be made as follows:-**

**(a) SUDBURY**

**Application No. B/10/01308**  
**[Paper L76 – Item 1](#)**

**Full Application – Erection of new food store with associated access, parking, servicing, landscaping and highways improvements, former William Armes Factory Site, Cornard Road.**

It was noted 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. The Committee considered increasing the number of persons entitled to speak, prior to consideration of this Item.

**RESOLVED**

**(1) That in relation to Application No B/10/01308,**

- (a) up to two representatives be entitled to speak on behalf of the objectors and**
- (b) up to two representatives be entitled to speak on behalf of the applicant.**

**Further, that it be noted that 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.**

Prior to the commencement of any debate on the recommendation of the Chief Planning Control Officer to refuse planning permission, Members were advised that negotiations are on-going between the applicant and the Local Highway Authority with a view to resolving the highway-related reasons for refusal, but that there was nothing further to report at this stage.

Members were made aware that the information contained in the report of the Chief Planning Control Officer was sufficient to enable the application to be determined, but they were minded to defer its consideration to await the outcome of the on-going negotiations. It was concluded that deferral would constitute the most appropriate course of action in the circumstances, and a motion to defer was moved, and carried on being put to the vote.

**RESOLVED**

**(2) That consideration of Application No B/10/01308 be deferred to a future meeting of the Committee, pending the receipt of any further submissions by the applicant and the views of the Local Highway Authority in relation to the resolution of the outstanding highway issues.**

**(b) SUDBURY**

**Application No. B/11/00383**  
**[Paper L76 – Item 2](#)**

**Full Application – Erection of three 3/4-storey detached dwellings (demolition of existing bungalow), Dunedin, Queens Close.**

Notwithstanding the recommendation of the Chief Planning Control Officer that planning permission be granted subject to conditions, a motion was moved to refuse permission on the grounds that the proposed development would be contrary to Local Plan Policies HS01, HS28 and CN01 for reasons relating to over-development, design, and loss of amenity. The motion was carried on being put to the vote.

**RESOLVED**

**That planning permission be refused for the following reasons:-**

- **Overdevelopment of a restricted site**
- **Design out of keeping with adjoining properties**
- **Would lead to the creation of conditions that are detrimental to amenity by virtue of the proposed parking arrangements**
- **Contrary to Local Plan Policies HS01, HS28 and CN01**

**(c) BURES ST MARY**

**Application No. B/11/00493**  
**[Paper L76 – Item 3](#)**

**Full Application – Erection of two semi-detached dwellings, Builders Yard, Cuckoo Hill.**

**RESOLVED**

**That subject to no new issues being raised in response to the reconsultation on the additional highway information, the Chief Planning Control Officer be authorised to grant planning permission subject to conditions including**

- **Standard time limit**
- **Facing materials**
- **Use of painted timber joinery**
- **Ground contamination**
- **Site and slab levels**
- **Provision of footway**
- **Hard and soft landscaping**
- **Landscape implementation**
- **Removal of permitted development rights for development within Classes A-E of Part 1**
- **As recommended by LHA**
- **Negative condition to secure formation of visibility splay prior to commencement of development**

(d) **SUDBURY**

**Application No. B/11/00795**  
**[Paper L76 – Item 4](#)**

**Full Application – change of use of 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.**

A motion to approve the recommendation of the Chief Planning Control Officer to refuse planning permission for reasons relating to harm to the Conservation Area and visual amenity was moved but lost on being put to the vote.

A motion to grant permission on the grounds that the proposal was in accordance with Local Plan Policies SD01, CN08 and CN01 because it would enhance the vitality of the town centre and would not harm the character of the Conservation Area or visual amenity was then moved and was carried on being put to the vote.

**RESOLVED**

**That planning permission be granted subject to any conditions to be imposed by the Chief Planning Control Officer under the delegated powers, including hours of operation.**

The business of the meeting was concluded at 11.10 a.m.

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Chairman