

MINUTES OF A MEETING OF THE DEVELOPMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 25 JANUARY 2012

PRESENT: Mr P K Beer – Chairman

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| 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 |
| Mrs K S Grandon | Mr D C Rose |
| Mr P J Holbrook | Mr R C Smith |
| Mr P Jones | Mr R W Thake |
| Mr D H Keane | Mr A J Ward |

73 DECLARATION OF INTERESTS

Mr P J Holbrook subsequently declared a personal interest in Item No. 3 of Paper L128 (Application No. B/11/01265/FUL) by virtue of being the Council's representative on the Dedham Vale AONB and Stour Valley JAC, and a member of Suffolk Wildlife Trust. He stated that his interests were such that he was able to speak and vote on the matter concerned.

74 MINUTES

RESOLVED

That the Minutes of the meeting held on [21 December 2011](#) be confirmed and signed as a correct record.

75 PETITIONS

The Head of Corporate Organisation reported, in accordance with Council Procedure Rule No. 13, the receipt of the following petition submitted to the Chief Executive.

Application No. B/11/01469/FUL – Change of use from shop (Class A1) to hot food take-away with seating area to enable consumption of food on the premises (Classes A3 and A5) with internal/external alterations and installation of extraction equipment, 117 Bures Road, Great Cornard.

Petition signed by approximately 94 residents of Babergh opposing the planning application on grounds of the impact to the local environment, road safety, pollution and amenity.

Subsequent to the receipt of the petition, the planning application was withdrawn by the applicant.

In accordance with Council Procedure Rules, the Chief Executive will report the receipt of the petition to the Council Meeting on 26 January 2012.

76 QUESTIONS FROM MEMBERS

None received.

77 SITE INSPECTIONS

RESOLVED

- (1) That a site inspection be held on Wednesday, 1 February 2012 in respect of the undermentioned site, prior to consideration of the application by the Committee:-

BURES ST MARY

Application No. B/11/01553/FUL

Full application – erection of 5 dwellings with associated garages and bin store and private drive served by existing access (following demolition of existing commercial buildings and hard standing), the Slaughter House and land adjacent, Cuckoo Hill.

Mr P J Holbrook requested a site inspection to enable Members to assess the impact of the proposals upon the surrounding area, access arrangements, highway safety and existing businesses.

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

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

78 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum](#) to [Paper L128](#) (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 Nos. 4 and 5 of Paper L128 were reported to the meeting and considered and taken into account before a decision was made on each 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/11/01190/FUL | Mr R Taylor (Parish Council) Mr A Bryce (Applicant) |
| B/11/01265/FUL | Mr R Bettis (Applicant) |
| B/11/01300/FUL | Mrs G Haste (Objector) |

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 L120 be made as follows:-

(a) BOXFORD

Application No. B/11/00148/OUT
[Paper L128 – Item 2](#)

Outline Application – Erection of 21 dwellings with new access road and off street parking for Swan Street, land south of Daking Avenue and west of Swan Street.

RESOLVED

That consideration of this application be deferred pending further negotiation with the applicant on the Heads of Terms for the Planning Obligation.

(b) HINTLESHAM

Application No. B/11/01190/FUL
[Paper L128 – Item 1](#)

Full Application - Change of use of land from agriculture to the stationing of six holiday cabins with ancillary works comprising the construction of vehicular and pedestrian access tracks, parking areas and lake with re-contouring of the land to north of proposed lake. Installation of a private treatment plant. Land north east Northlands Farm, Priory Road

RESOLVED

That planning permission be granted subject to conditions including the following:-

- Standard time limit for commencement
- Number of cabins restricted to six and only those cabins set out in the planning application be sited on the land
- As recommended by the Environment Agency (relating to surface water and foul drainage)
- A travel plan to be submitted and approved
- Hard and soft landscaping to be submitted and approved and safeguarded for 15 years
- Restriction of occupancy and removal if no longer required for the approved use
- Removal of PD rights to erect fences

- Development to be implemented in accordance with the biodiversity enhancement strategy
- Biodiversity management plan to be submitted and approved
- Details of all external lighting to be submitted and approved
- No amplified music throughout the site as well as details of any children's play areas to be submitted and approved
- Details of refuse and recycling facilities to be submitted and approved
- The siting of the pitches to be as shown on the submitted drawings

(c) SUDBURY

Application No. B/11/01265/FUL
[Paper L128 – Item 3](#)

Full Application - Erection of office extension (2nd, 3rd and 4th floors) and erection of replacement warehouse, Stour Valley Business Centre, Brundon Lane

RESOLVED

That planning permission be granted subject to conditions including the following:-

- Samples of materials and details of colour finishes
- B8 use to be restricted to storage and archiving of office documents (and no other uses within Class B8)
- Parking spaces to be provided before the approved buildings are first used.
- Contamination
- Development to be carried out in accordance with the recommendations of the Tree Inspection Report
- Lighting details
- Energy efficiency measures
- Bin storage area.

(d) SHOTLEY

Application No. B/11/01300/FUL
[Paper L128 – Item 4](#)

Full Application – Erection of single storey side extension and attached smoking shelter, single storey rear and side extensions (following demolition of existing stores), The Rose Inn, The Street

RESOLVED

That planning permission be granted subject to conditions including the following:-

- Details of materials

- **No windows to be inserted within the west elevation of the new extension**
- **Details of extractor equipment.**

(e) SADBURY

**Application No. B/11/01562/FUL
[Paper L128 – Item 5](#)**

Full Application – Part conversion of, and erection of first floor extension to existing garage to form annex, 29 Priory Road

RESOLVED

That planning permission be granted subject to conditions including the following:-

- **Standard time limit**
- **Condition ensuring linkage of the annex to the host dwelling in terms of both its use and function**

79 PLANNING PERFORMANCE

The Chief Planning Control Officer submitted a report ([Paper L129](#)) providing an overview of the numbers 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 October 2011 to 31 December 2011.

RESOLVED

That the information contained in Paper L129 be noted.

The business of the meeting was concluded at 11.15 a.m.

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Chairman