

MINUTES OF A MEETING OF THE DEVELOPMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 22 FEBRUARY 2012

PRESENT: Mr P K Beer – Chairman

Mr C W Arthey	Mr N MacMaster
Dr M F M Bamford	Mrs M O Munson
Mrs K S Grandon	Mr A F D W Osborne
Mr P J Holbrook	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

80 SUBSTITUTES

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

Mr B D Hurren (substituting for Mr M J Deacon)  
Mr R E Kemp (substituting for Mr P Jones)

81 DECLARATION OF INTERESTS

None declared.

82 MINUTES

**RESOLVED**

**That the Minutes of the meeting held on 25 January 2012 be confirmed and signed as a correct record.**

83 PETITIONS

None received.

84 QUESTIONS FROM MEMBERS

None received.

85 SITE INSPECTIONS

**RESOLVED**

**(1) That site inspections be held on Wednesday, 29 February 2012 in respect of the undermentioned sites, prior to consideration of the applications by the Committee:-**

**ASSINGTON**

**Application No. B/11/01585/FUL** Full application - Erection of single storey rear and side extensions and two storey front and rear extension (following demolition of existing side extension). Insertion of two front dormer windows, and erection of garage/outbuilding, Orchard Cottage, The Street.

Ms J A Jenkins, Ward Member for Leavenheath, requested a site inspection to assess the impact on the surrounding buildings and also the effect on the street scene.

**HOLBROOK**

**Application No. B/12/00021/FUL** Full application - Erection of detached two-storey dwelling and associated works (amended scheme to B/11/01316/FUL), Land East of Garland Cottage, Ipswich Road.

Mr D C Rose, Ward Member for Holbrook, requested a site inspection to assess the impact on the adjacent houses and countryside.

**(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  
Mr M J Deacon  
Mrs K S Grandon  
Mr P J Holbrook  
Mr P Jones**

**Mr D H Keane  
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**

Note: Minute No. 87 below also refers to an additional site inspection requested later in the meeting.

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

Members had before them an [Addendum](#) to [Paper L155](#) (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, 6 and 7 of Paper L155 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/11/00148/OUT	Mr R Gates (Parish Council) Mr R Alderton (Objector)
B/11/00402/FUL	Mr M Smith (Agent for Applicant)
B/11/00656/FUL	Mr D King (Agent for Applicant)
B/11/01216/ROC	Mrs S Smith (Agent for 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 L155 be made as follows:-**

**(a) BOXFORD**

**Application Nos. B/11/00148/OUT** **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.**  
**Paper L155 – Item 1**

Notwithstanding the recommendation of the Chief Planning Control Officer to grant planning permission subject to a planning obligation being secured and appropriate conditions it was proposed and seconded that the application be refused for reasons relating to landscaping, residential amenity and design. Upon being put to the vote the proposal was lost.

**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:**

- **Seven units of affordable housing;**
- **Education contribution of £47,868;**
- **Provision of LAP + 1 and maintenance contribution of £14,400;**
- **Provision of 2.6 ha of open land adjacent to Primrose Wood and a maintenance sum of £16,000;**
- **Provision of a car park for the open space, and**
- **Such other obligations as the Solicitor to the Council and the Chief Planning Control Officer considers appropriate.**

(2) That, subject to no objections from AW; the submission of additional information required regarding land contamination and the completion of the Planning Obligation 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 the following conditions including:

- Details of fire hydrant positions to be submitted;
- waste minimisation and recycling strategy;
- Scheme of ecological enhancement to be agreed;
- As recommended by the LHA;
- Submission of a construction management plan;
- As recommended by EA;
- Detail of bollard across footpath/cycle link;
- Remove PD;
- Boundary treatment detail;
- Landscaping reserved matter to include detail of strategic buffer
- Archaeological investigation

(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;
- Inadequate provision of affordable housing contrary to Local Plan Policy HS08;
- Inadequate provision for Education as required by LP01 and Supplementary Planning Guidance: Planning Obligations;
- Inadequate provision of public space and car park contrary to policy HS21.

(b) **GREAT WALDINGFIELD**

Application No. B/11/00402/FUL  
[Paper L155 – Item 2](#)

Full Application – Erection of 26 detached houses plus associated roads, paths, driveways and garages (re-plan of plots 68 to 93 to scheme approved under planning permission B/07/01211/FUL), as amended, Land north of Folly 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
- Affordable housing provision (all within Phase I)
- Education contribution
- Health contribution
- Public open space (transfer and contribution)
- Off site highway improvements (including a contribution towards cycle way provision)
- Such other obligations as the Solicitor to the Council or Chief Planning Control Officer considers appropriate.

(2) That, subject to the completion of the Planning Obligation 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 the following conditions including:

- Materials
- Landscaping details and maintenance
- Construction management plan (compliance with existing)
- As recommended by LHA
- Provision of fire hydrant
- Screen walls and fences.

(3) That, in the event of the Planning Obligation referred to in Resolution (1) above not being secured, the matter be returned to a future meeting of the Development Committee for further consideration.

(c) **GLEMSFORD**

Application No. B/11/00656/FUL  
[Paper L155 – Item 3](#)

Full Application – Erection of 5 single-storey dwellings, car ports and associated parking, Land rear of 22-34a Egremont Street.

**RESOLVED**

That planning permission be refused for the following reason:

- Development outside the Built Up Area Boundary being unacceptable in principle and harmful to the countryside and contrary to saved Local Plan policies H502, H504 and CR01
- Intensification of the use of the access by five further dwellings and the consequential detrimental impact upon the living conditions of occupiers of Nos. 34 and 34a Egremont Street being contrary to saved Local Plan policies HS02, HS28 and CN01.
- Cramped layout and appearance would be harmful to the character of the area and provide a poor standard of amenity for future residents, contrary to saved Local Plan policies HS02, HS28 and CN01

**(d) COPDOCK AND WASHBROOK**

**Application No. B/11/01216/ROC**  
**[Paper L155 – Item 5](#)**

**Application under Section 73 of the Town and Country Planning Act (1990) to vary and/or remove conditions attached to permission B/10/00247/FUL variation of Condition 5 (hours of operation to be between the hours of 0700 to 1930 Monday to Friday with that being limited to no more than 2 vehicular movements (of JR Travel licensed vehicles) between the hours of 0700 to 0830 and 1730 to 1930 Monday to Friday, Saturdays 0800 to 1700 with no more than 2 vehicular movements (of JR Travel licensed vehicles) between 1400 to 1700 (in addition to those vehicular movements agreed with the Local Planning Authority, letter dated 25 August 2010) and condition 6 the number of vehicles operating from the site restricted to 6 cars; 2 eight seater people carrier vehicles and 2 PSVs (1 fifteen seater, 1 sixteen seater), Little Copdock House, London Road.**

**RESOLVED**

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

- **Parking/manoeuvring areas as shown on submitted plans to be retained (same condition as attached to B/10/00247)**
- **The forecourt to be kept free from parking and development (same condition as attached to B/10/00247)**
- **The implemented landscaping to be safeguarded (same condition as attached to B/10/00247)**
- **The operating hours to be controlled (with the condition worded as recommended by the Environmental Protection Team) (varied condition which will make reference to the approved contracts)**
- **The number of vehicles to be controlled (varied condition)**
- **No jet washing, cleaning of or working on cars within the restricted hours (new condition).**

**Note: That an advisory note be attached to any permission relating to use of the vehicular access to avoid movements over the central reservation and signage.**

**(e) SADBURY**

**Application No. B/10/01573/VOT**  
**[Paper L155 – Item 4](#)**

**Outline Application – Erection of 22 dwellings, alterations to existing vehicular access (extension of time limit to condition attached to B/05/02159/OUT), former Ballingdon Oils Limited Depot, Middleton Road.**

**RESOLVED**

**That consideration of this application be deferred to enable further legal advice to be secured regarding the status of the application and for additional information to be provided on density, ecology and land stability issues.**

**(f) SEMER**

**Application No. B/11/01279/FUL**  
**[Paper L155 – Item 6](#)**

**Full Application – Erection of storage building, land adjacent to Brook Barn, Church Lane.**

**RESOLVED**

**That planning permission be granted subject to conditions including:**

- **Contaminated land investigation**
- **Materials as proposed**
- **Lighting to be submitted and approved**
- **Landscaping to be submitted and approved and safeguarded for 5 years**
- **Hours of operation to be controlled to 0730 -1800 Monday to Saturday with no work outside these hours**
- **HGV movements to be restricted to 20 a month.**

**(g) COPDOCK AND WASHBROOK**

**Application No. B/11/01465/FUL**  
**[Paper L155 – Item 7](#)**

**Full Application – Erection of affordable housing comprising 2 x 2 bedroom houses, 4 x 3 bedroom houses and 4 x 2 bedroom flats. Extension of The Marvens access road, parking and landscaping, land north of Chapel Lane.**

**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:
- That the units remain ‘affordable’ in perpetuity
  - Such other obligations as the Solicitor to the Council and Chief Planning Control Officer considers appropriate.
- (2) That, subject to the completion of the Planning Obligation 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 the following conditions including:
- Standard time limit of 3 years
  - As recommended by the county archaeologist
  - As recommended by Anglian Water
  - As recommended by the Contaminated Land Officer
  - The development to be undertaken in accordance with the biodiversity/ecology report
  - The development to be undertaken in accordance with the arboricultural report
  - The materials to be as specified in the applicant’s submission
  - The car parking spaces to be provided and safeguarded
  - The hard and soft landscaping to be implemented as specified in the applicant’s submission
  - The landscaping to be safeguarded for 5 years
  - The side windows in the flats to be obscured glass
  - Management of public areas
  - Surface water drainage
  - Use of renewable energy
- (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:
- Failure to secure the housing as ‘affordable’ in perpetuity contrary to Policies HS04, CR01 and HS07

87 SITE INSPECTION

The Chief Planning Control Officer referred to a request for a site inspection which had only just been brought to his attention.



**RESOLVED**

- (1) **That a site inspection be held on Wednesday 29 February in respect of the under-mentioned site, prior to consideration of the application by the Committee:**

**SPROUGHTON**

**Application No.  
B/11/01343/FUL**

**Full application - Change of Use of private residential swimming pool to mixed use of residential and limited commercial use, Bradgate, Elton Park.**

Mr P Jones requested a site inspection to enable members to assess the impact of the proposal on the surrounding properties.

- (2) **That a panel comprising the members referred to in Minute No. 85 above be appointed to inspect the site.**

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

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

The proposal on the land east of County Farm, Church Field Road, Chilton, is a large scale major development and having received fundamental representation from a statutory consultee appropriate officers have discussed with the Chairman the arrangements for public speaking at the Development Committee when this application is to be considered.

The Head of Corporate Organisation also referred to an email received from the Chairman of Chilton Parish Council requesting that permission be granted for further additional speakers to be able to speak to provide their views on this application.

**RESOLVED**

**That up to two speakers be entitled to speak from the objectors' and supporters' groups under the public speaking arrangements when the application on land east of County Farm, Church Field Road, Chilton is considered.**

Note: The meeting adjourned between 11.10 a.m. and 11.30 a.m. for refreshments.

The business of the meeting was concluded at 1.05 p.m.

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Chairman