

MINUTES OF A MEETING OF THE DEVELOPMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 18 APRIL 2012

PRESENT: Mr P K Beer – Chairman

Mr C W Arthey	Mr R E Kemp
Dr M F M Bamford	Mr N MacMaster
Mr J R B Cave	Mrs M O Munson
Mr M J Deacon	Mr D C Rose
Mrs K S Grandon	Mr R C Smith
Mr P J Holbrook	Mr A J Ward
Mr D H Keane	

Mr P Jones, Mr A F D W Osborne and Mr R W Thake were unable to be present.

96 SUBSTITUTES

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

Mr R E Kemp (substituting for Mr P Jones)
Mr J R B Cave (substituting for Mr A F D W Osborne)

97 DECLARATION OF INTERESTS

None declared.

98 MINUTES

RESOLVED

That the Minutes of the meeting held on 21 March 2012 be confirmed and signed as a correct record.

99 PETITIONS

None received.

100 QUESTIONS FROM MEMBERS

None received.

101 SITE INSPECTIONS

RESOLVED

(1) That a site inspection be held on Wednesday, 25 April 2012 in respect of the undermentioned site, prior to consideration of the application by the Committee:-

GREAT CORNARD

Application No. B/12/00274/FUL Full application – 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.

Mr N MacMaster, Ward Member for Great Cornard (North), requested a site inspection to assess the impact of the development upon the residential amenities of neighbouring properties and parking issues.

(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**

**Mr N MacMaster
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**

102 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum](#) to [Paper L173](#) (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. 2, 3 and 5 of Paper L173 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/11/01616/FHA and B/11/01617/LBC	Ms A Coxon (Applicant)
B/12/00089/FUL	Mr P Cobbold (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 L173 be made as follows:-

(a) NEDGING WITH NAUGHTON

**Application Nos. B/11/01616/FHA
and B/11/01617/LBC
Paper L173 – Item 2**

Full Application – Erection of two bay cartlodge. Construction of new vehicular access and application for Listed Building Consent – erection of single storey rear conservatory (retention of), Willow Cottage, Nedging Road.

During consideration of this application photographs submitted by the agent for the applicant were shown as part of the presentation.

Notwithstanding the Chief Planning Control Officer's recommendation to refuse listed building consent, a motion to grant listed building consent was proposed on the grounds that the form, design and materials of the conservatory were considered acceptable with no adverse harm to the listed building; as such the proposal accorded with policies CN01 and CN06 of the Babergh Local Plan (Alternation No.2) 2006. Upon being put to the vote the proposal was carried.

RESOLVED

(1) That planning permission be granted subject to conditions including:-

- **Time limit**
- **Facing materials**
- **Surfacing**
- **As recommended by LHA**

(2) That Listed Building Consent be granted.

(b) HADLEIGH

**Application No. B/12/00089/FUL
Paper L173 – Item 3**

Full Application – Erection of two detached dwellings and detached double garage (following demolition of existing dwelling), Hillcrest, Red Hill Road.

It was noted that the Planning Obligation under Section 106 of the Town and Country Planning Act 1990 had been completed on 17 April 2012.

RESOLVED

That planning permission be granted subject to conditions including:-

- **Standard time limit**
- **As recommended by the LHA**
- **Materials to be approved**
- **Screen walls and fences to be approved, including a wall to screen the bins**
- **Landscaping (hard and soft) to be approved and safeguarded**
- **Levels.**

(c) SADBURY

Application No. B/10/01573/VOT
[Paper L173 – Item 1](#)

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 Ltd Depot, Middleton Road.

RESOLVED

(1) That subject to the receipt of views from the County Archaeologist and the Economic Development Officer 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:-

- **Financial contributions towards public open space provision, education and provision of affordable housing.**

(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 conditions including:-

- **Standard time limit**
- **Reserved matters submission**
- **Contamination**
- **Slope stability**
- **Existing and proposed site levels**
- **Ecology**
- **Foul and surface water drainage**
- **Fire hydrants**
- **Landscaping**
- **Materials**
- **As recommended by Highways**
- **Any as required by the County Archaeologist**

(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:-

- **Inadequate provision of public open space and play equipment contrary to Local Plan Policy HS32, lack of affordable housing provision contrary to HS08 and lack of education contribution LP01.**

(d) COPDOCK AND WASHBROOK

**Application No. B/12/00190/FHA
[Paper L173 – Item 4](#)**

Full Application – Erection of a rear conservatory (existing conservatory to be demolished), The Stables, Cherry Wood, Back Lane.

RESOLVED

That planning permission be granted subject to conditions including:

- **Standard time limit for commencement of 3 years**
- **Black plinth to match the host dwelling**

(e) TATTINGSTONE

**Application No. B/12/00176/FHA
[Paper L173 – Item 5](#)**

Full Application – Erection of two-storey/first floor side extension, single-storey front extension and detached garage (as amended by agent's email dated 17 April 2012 regarding deletion of front and rear roof lights (to the two storey side extension), 7 White Horse Cottage, Main Road.

Notwithstanding the Chief Planning Control Officer's recommendation to grant planning permission (to the amended scheme) a motion to defer consideration of this application for a site inspection was moved and seconded to enable an assessment to be undertaken on the visual impact of the proposal on the environment. Upon being put to the vote this was carried.

RESOLVED

That a site inspection be held on Wednesday, 25 April 2012 in respect of this application and that a Panel comprising the Members referred to in Minute No. 101 above be appointed to inspect the site.

Note: The meeting adjourned between 10.50 a.m. and 11.10 a.m. for refreshments.

The business of the meeting was concluded at 11.35 a.m.

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Chairman

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