

MINUTES OF A MEETING OF THE DEVELOPMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 13 JUNE 2012

PRESENT: Mr P K Beer – Chairman

Mr C W Arthey	Mr A F D W Osborne
Mrs K S Grandon	Mr J M Owen
Mr B D Hurren	Mr D C Rose
Ms J A Jenkins	Mr R C Smith
Mr D H Keane	Mr A J Ward
Mrs M O Munson	Mrs S M Wigglesworth

The following Members were unable to be present:- Dr M F M Bamford, Mr M J Deacon, Mr P J Holbrook, Mr P Jones, Mr N MacMaster and Mr R W Thake.

Councillor S R Barrett (Ward Member for Sudbury (South)) was present at the meeting and spoke on Application Nos. B/11/01504/FUL and B/11/01505/LBC with the consent of the Chairman.

11 SUBSTITUTES

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

Ms J A Jenkins (substituting for Mr P J Holbrook)
Mr J M Owen (substituting for Mr N MacMaster)
Mrs S M Wigglesworth (substituting for Mr P Jones)
Mr B D Hurren (substituting for Mr M J Deacon)

12 DECLARATION OF INTERESTS

Mr J M Owen and Mr P K Beer subsequently declared personal interests in Application No. B/12/00471/VOT by virtue of being acquainted with a specific objector but stated that they were able to speak and vote on the item concerned.

13 MINUTES

RESOLVED

That the Minutes of the meeting held on [16 May 2012](#) be confirmed and signed as a correct record.

14 PETITIONS

None received.

15 QUESTIONS FROM MEMBERS

None received.

16 SITE INSPECTIONS

RESOLVED

- (1) That site inspections be held on Wednesday, 20 June 2012 in respect of the undermentioned sites, prior to consideration of the applications by the Committee:-

WHERSTEAD

Application No. B/12/00275/FUL Full application - erection of double garage with carport. Alterations to existing car port to form annex and use of agricultural land as domestic garden, Redgate Barn, Redgate Lane.

Mr P Jones, Ward Member for Brook, requested a site inspection to enable Members to assess the impact of the proposal upon the listed building and the environment.

SPROUGHTON

Application No. B/11/01595/FUL Full application – erection of single storey dwelling, 6 Collinsons.

Mr P Jones, Ward Member for Brook, requested a site inspection to assess the impact of the proposal upon the street scene and environment.

SHIMPLING

Application No. B/12/00455/LBC and B/12/00485/FUL Full application and application for Listed Building Consent – part demolition of listed building and reinstatement of outbuilding to form two bedroom dwelling and garage, Trevilla, The Street.

Mr J A B Long, Ward Member for Chadacre, requested a site inspection to enable Members to assess the impact of the proposal upon the adjoining listed building and the amenities of existing properties.

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

**Dr M F M Bamford
Mr P K Beer
Mr M J Deacon
Mr P J Holbrook
Mr P Jones
Mr D H Keane**

**Mrs M O Munson
Mr A F D W Osborne
Mr J M Owen
Mr D C Rose
Mr R C Smith
Mr R W Thake**

- (3) That a site inspection be held at a date to be determined in respect of the undermentioned site, prior to consideration of the application by the Committee:-

HADLEIGH

Application No. B/12/00191/FUL Full application – erection of wind turbine, Pond Hall Barn, Pond Hall Road.

Mr B Riley, Ward Member for Hadleigh, requested a site inspection to enable Members to assess the impact of the proposal upon the countryside.

17 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum](#) to [Paper M36](#) (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. 1, 2, 4, 6, 8, and 10 of Paper M36 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/11/01601/FUL	Mr H Edgeley (Applicant)
B/12/00304/FUL	Mr A Davidson (Agent for Applicant)
B/11/01504/FUL and B/11/01505/LBC	Mr J Blackie (Agent for Applicant)
B/11/00421/OUT	Ms N Ford (Objector)
B/11/01433/FUL	Mr R Ricks (Agent for Applicant)
B/12/00374/FUL	Mr D Cousins (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 M36 be made as follows:-

(a) **HADLEIGH**

Application Nos. B/12/00458/FUL and B/12/00459/FUL
[Paper M36 – Item 1](#)

Full Applications – erection of extension to existing garden centre canopy and extension to fenced enclosure and erection of two entrance extensions and installation of curtain wall to existing openings, Buyright, Calais Street.

The Chief Planning Control Officer reported the advice of the Monitoring Officer in relation to this item which was that a legal opinion is required on a matter raised by an objector.

RESOLVED

That it be noted that on the advice of the Monitoring Officer, this item has been removed from the schedule in order to seek a legal opinion and that there would be no discussion of the application at the meeting.

(b) SPROUGHTON

**Application No. B/11/01343/FUL
[Paper M36 – Item 7](#)**

Full Application – change of use of private residential swimming pool to mixed use of residential and limited commercial use (as amplified by additional information received on 28 February 2012 and 16 March 2012), Bradgate, Elton Park.

The Chief Planning Control Officer reported that further clarification is required to the hours of operation referred to in the report.

RESOLVED

That it be noted that this item has been removed from the schedule in order to further clarify the hours of operation and that there would be no discussion of the application at the meeting.

(c) LITTLE WALDINGFIELD

**Application No. B/11/01601/FUL
[Paper M36 – Item 2](#)**

Full Application – erection of an agricultural workers dwelling. Erection of an extension to existing grain store to provide workshop and machinery store, land north Haymarket Cottages, Haymarket.

Notwithstanding the recommendation of the Chief Planning Control Officer to refuse planning permission for reasons relating to unproven essential need and lack of public open space provision, a motion to grant planning permission was moved and carried on being put to the vote. The grounds for approval were that the particular circumstances giving rise to the application constituted an exception to Local Plan Policy HS04.

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 for:
- The construction of the buildings in advance of the dwelling;
 - The linking of the use of the extended barn to the dwelling;
 - The occupation of the dwelling to be restricted to agriculture;
 - The provision of public open space.
- (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 condition;
 - Materials;
 - Landscaping;
 - Turning;
 - Parking;
 - As recommended by the Environmental Protection Team.
- (3) That, in the event that the Planning Obligation referred to in Resolution (1) above is not 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 LPP HS32;
 - Failure to provide extension to barn prior to commencement of dwelling;
 - Failure to link use of barn to dwelling;
 - Failure to restrict occupation of dwelling to person employed in agriculture.

(d) HOLTON ST MARY

Application No. B/12/00304/FUL
[Paper M36 – Item 3](#)

Full Application – erection of 2 two-storey dwellings and construction of new vehicular access, land west of Old Post Office, Hadleigh Road.

RESOLVED

- (1) That subject to the satisfactory resolution of land contamination issues, 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:**
- **Samples of materials;**
 - **Details of proposed landscaping;**
 - **Archaeological investigation;**
 - **Access to be completed to Suffolk County Council's specification;**
 - **Creation and retention of parking areas.**
- (3) **That, in the event that the land contamination issues are not resolved and the Planning Obligation referred to in Resolution (1) above is not 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;**
 - **Land contamination.**

(e) SUDBURY

**Application No. B/11/01504/FUL
and B/11/01505/LBC
[Paper M36 – Item 4](#)**

Full Application and application for Listed Building consent – erection of single storey extension; installation of fire escape doorway, Friends Meeting House, Friar Street.

Notwithstanding the recommendation of the Chief Planning Control Officer to refuse planning permission and listed building consent for reasons relating to the harm which would result from the proposed development, a motion to approve was proposed and seconded and carried on being put to the vote. The grounds for approval were that the design was considered to be acceptable, there was no adverse impact on the Listed Building or the character of the Conservation Area and the proposed development was therefore in accordance with Local Plan Policy CN01, CN06 and CN08.

RESOLVED

- (1) **That planning permission be granted for reasons to be imposed by the Chief Planning Control Officer under the delegated powers including:**
- **Standard time limit condition;**
 - **Materials.**

- (2) That Listed Building Consent be granted subject to conditions including standard time limit.

(f) SUDBURY

Application No. B/11/00421/OUT
[Paper M36 – Item 6](#)

Outline application – erection of 43 dwellings and 4 commercial units (existing industrial buildings to be demolished), land east of Brunton Lane and Bulmer Road.

RESOLVED

That planning permission be refused for reasons including the following.

- Inappropriate use of allocated employment site (Policy EM02);
- Insufficient justification/marketing (Policy EM24);
- Insufficient affordable housing provision (Policy HS08);
- Insufficient Public Open Space (Policy HS31/HS32);
- Insufficient Provision for Education as required by LP01 and Supplementary Planning Guidance: Planning Obligations;
- Insufficient Provision for healthcare as required by LP01 and Supplementary Planning Guidance: Planning Obligations;
- Unacceptable noise environment for future residents;
- On the basis of the information submitted with the proposal the development would appear out of context and constitute an over-development of the site.

(g) GREAT CORNARD

Application No. B/11/01433/FUL
[Paper M36 – Item 8](#)

Full Application – erection of 22 dwellings (including 8 affordable units) as amended by e-mails dated 5 April 2012 and revised plans numbered 6493/SL01H and 6493/PL01A and as amplified by supplementary arboricultural report. As further amplified by email dated 24 April 2012 and supplementary employment report, land east and south of 207 Bures Road.

Notwithstanding the Chief Planning Control Officer's recommendation for approval, a proposal to refuse permission was made but withdrawn before being seconded.

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:
- Provision of 8 affordable housing units;
 - Contribution to public open space (in accordance with latest Babergh DC contribution rates);
 - Contribution to education provision of £151,528;
 - Contribution of £11,968 for Early Years education provision;
 - Contribution of £4,752 for libraries;
 - Contribution of £2,143 for waste management;
 - 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 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:
- Facing materials;
 - Contamination;
 - Archaeology;
 - Tree protection and landscaping details;
 - Drainage;
 - Waste and recycling;
 - As required by Highways;
 - Means of enclosure including screening to pumping station;
 - Provision of fire hydrants;
 - Other conditions as considered appropriate by the Chief Planning Control Officer.
- (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:
- Lack of provision of affordable housing, open space contribution, education contribution, libraries and waste management, which are all considered necessary in order to make the proposed development acceptable.

(h) BURES ST MARY

Application No. B/12/00374/FUL
[Paper M36 – Item 9](#)

Full Application – erection of horse field shelter, Great Ropers Hall, Assington Road.

RESOLVED

That planning permission be granted subject to conditions including:

- Standard time limit condition;
- Material and colour samples;
- No burning of manure on the site;
- No external lighting.

(i) CHELMONDISTON

Application No. B/11/00349/FUL
[Paper M36 – Item 5](#)

Full Application – change of use and extension to form three dwellings, Foresters Arms, Main Road.

RESOLVED

That planning permission be granted subject to conditions including:

- Materials to be submitted;
- Submission of soundproofing details;
- Details of the extraction proposed for the kitchen;
- Agreement with the applicant regarding the location of an outdoor smoking area;
- Hours of opening;
- No amplified music;
- Detail of garden area layout;
- Boundary treatment;
- Lighting.

(j) ASSINGTON

Application No. B/12/00397/VOT
[Paper M36 – Item 10](#)

Extension of time limit to condition attached to P.P. B/07/01645/FUL erection of 2 two-storey dwellings with detached cartlodge. Alterations to existing vehicular access, as amended by drawing 646-07-03A received 21/04/09, Top Marques Embroidery, The Street.

RESOLVED

That planning permission be granted subject to conditions including:

- Standard time limit condition;
- Material samples to be approved;
- Scheme of hard and soft landscaping works for the site;
- Contaminated land: Strategy; investigation; report; remediation; and remediation confirmation;

- **Conditions as recommended by the County Highway Authority.**

(k) SUDBURY

Application No. B/12/00471/VOT
[Paper M36 – Item11](#)

Extension of time limit to condition attached to P.P. B/09/00323/FHA erection of a two-storey rear extension, as amended by agent's letter dated 20 April 2009, accompanying window details, and revised drawing no.2A, 29 Priory Road.

RESOLVED

That planning permission be granted subject to conditions including:

- **Standard time limit condition;**
- **First-floor, side facing windows to be designed to avoid overlooking of neighbouring properties.**

The meeting adjourned for refreshments between 11.00 a.m and 11.20 a.m.

The business of the meeting was concluded at 1.10 p.m.

.....
Chairman