

MINUTES OF A MEETING OF THE DEVELOPMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 8 AUGUST 2012

PRESENT: Mr P K Beer – Chairman

Mr C W Arthey	Mrs M O Munson
Mr M J Deacon	Mr A F D W Osborne
Mr D M Busby	Mr J M Owen
Mrs K S Grandon	Mr D C Rose
Ms J A Jenkins	Mr R C Smith
Mr P Jones	Mr R W Thake
Mr D H Keane	Mr A J Ward

Dr M F M Bamford, Mr P J Holbrook and Mr M MacMaster were unable to be present.

24 SUBSTITUTES

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

Mr D M Busby (substituting for Dr M F M Bamford)
Ms J A Jenkins (substituting for Mr P J Holbrook)
Mr J M Owen (substituting for Mr M MacMaster)

25 DECLARATION OF INTERESTS

Mr A F D W Osborne declared a non-pecuniary interest in Application No. B/12/00491 as he knew the applicant, but stated that his interests were such that he was able to speak and vote on the item concerned.

26 MINUTES

RESOLVED

That the Minutes of the meeting held on [11 July 2012](#) be confirmed and signed as a correct record.

27 PETITIONS

None received.

28 QUESTIONS FROM MEMBERS

None received.

29 SITE INSPECTIONS

RESOLVED

(1) That a site inspection be held on Wednesday, 15 August 2012 in respect of the undermentioned site, prior to consideration of the application by the Committee:-

LAVENHAM

Application No. B/12/00748 **Full Application – erection of 45 dwellings with associated garages and parking. Proposed formation of new vehicle access points from Preston Road. Provision of public open space and play area, former Armorex Site, Preston Road.**

The Corporate Manager – Development Management recommended a site inspection be held to enable Members to assess the layout, scale and levels, access and parking and the context and setting of the site in relation to Lavenham.

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

- | | |
|-------------------------|---------------------------|
| Mr C W Arthey | Mr D H Keane |
| Mr M F M Bamford | Mr N MacMaster |
| Mr P K Beer | Mr A F D W Osborne |
| Mr M J Deacon | Mr R C Smith |
| Mrs K S Grandon | Mr R W Thake |
| Mr P J Holbrook | Mr A J Ward |

30 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper M59](#) (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 and 3 of Paper M59 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>Representation From</u>
B/12/00491	Mr W Shropshire (Applicant)
B/12/00598, B/12/00599 and B/12/00600	Mr D King (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 M59 be made as follows:-

(a) **ACTON**

Application No. B/12/00491
[Paper M59 – Item 2](#)

Full Application – erection of a replacement dwelling (following demolition of existing dwelling), as amended by Land Contamination Questionnaire, The Bungalow, Bassetts Farm, Lavenham Road.

RESOLVED

That subject to no new material issues being raised prior to the expiry of the publicity period the Corporate Manager – Development Management be authorised to grant planning permission subject to conditions including:

- Samples of materials
- Removal of permitted development rights for the dwelling and outbuildings
- Detailing of fencing
- Scheme for ecological enhancement
- Creation and retention of parking areas

(b) **GLEMSFORD**

Application No. B/12/00598/ADV,
B/12/00599/FUL and
B/12/00600/CAC
[Paper M59 – Item 3](#)

Full Application – Application for Advertisement Consent, Full Application and Application for Conservation Area Consent – erection of externally illuminated fascia sign to the top of shop front to Unit 2, erection of single-storey building to accommodate 2 Class A1 retail units (existing workshop/office and bungalow to be demolished) and demolition of workshops/office and existing bungalow, Glemsford Motor Services, Bells Lane.

RESOLVED

(1) That following the satisfactory resolution of the outstanding highway related issues and no objections being received from the Local Highway Authority, the Corporate Manager – Development Management be authorised to grant planning permission subject to conditions, including:

- Details and/or samples of materials (building and car parking/manoeuvring/delivery bay)
- Landscaping Scheme (including maintenance requirements)

- Hours of opening and operation (as set out in the addendum paper)
 - No external lighting (without further consent)
 - Refrigeration and air conditioning units to the rear of the building
 - Location of bin stores as per the plans
 - As recommended by LHA
 - Contamination (investigation and remediation)
 - Strategy for allocating of spaces for staff parking
 - Closure of the car park and delivery bay outside shop operating hours (removable bollards)
 - Methods for land stability to avoid minor slippages onto adjoining land
- (2) That in the event that the outstanding issues relating to the access arrangements to the site are not satisfactorily resolved, the matter be returned to the Committee for further consideration.
- (3) That (following the grant of planning permission) Conservation Area Consent be granted, subject to conditions, including:
- No demolition until contract let for redevelopment of the site.
- (4) That (following the grant of planning permission) Advertisement Consent be granted, subject to conditions, including:
- Standard advertisement conditions set out at Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 1997.

Note: The Corporate Manager – Development Management was not present during the consideration of this application.

(c) **NEWTON**

Application No. B/11/00705/FUL Full Application and Application for Listed Building Consent – erection of single-storey rear extension and detached two-bay cartlodge for Gouldings Farm Cottage. Conversion, extension and part rebuilding of existing barn and cartlodge to form 1 part two-storey, part single-storey dwelling (existing stables to be demolished). Erection of two detached bay cartlodge and conversion of existing outbuilding to provide two-storey self-contained annex in association with barn conversion, Gouldings Farm, Rectory Road.

and B/11/00710/LBC
[Paper M59 – Item 1](#)

RESOLVED

That consideration of this application be deferred to enable further discussions to be held with the applicant.

31 DRAFT ANNUAL REPORT OF DEVELOPMENT COMMITTEE FOR 2011/12

The Head of Economy submitted a report ([Paper M60](#)) summarising the work of Development Committee for the year 2011/12. The Head of Economy advised that the figures in Table 4 for the first three rows of the final column should be amended to 42, 18 and 42.9.

It was agreed that for future annual reports the Head of Economy would provide details of costs which are awarded in respect of appeals together with more analysis about allowed and dismissed appeals, and more analysis of enforcement investigations relating to housing estates.

The Head of Economy also agreed that in respect of the quarterly planning performance report details of costs awarded against the Council in any appeal decisions would be also shown.

RECOMMENDED TO THE OVERVIEW AND SCRUTINY (COMMUNITY SERVICES) COMMITTEE

That subject to the amendment to the figures referred to in Table 4 referred to above Paper M60 be adopted as the Annual Report of the Development Committee for 2011/12.

The business of the meeting was concluded at 10.40 a.m.

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Chairman