

MINUTES OF A MEETING OF THE DEVELOPMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 5 SEPTEMBER 2012

PRESENT: Mr P K Beer – Chairman

Mr C W Arthey	Mrs M O Munson
Dr M F M Bamford	Mr A F D W Osborne
Mr D M Busby	Mr D C Rose
Mrs K S Grandon	Mr R C Smith
Mr P J Holbrook	Mr R W Thake
Mr P Jones	Mr A J Ward
Mr D H Keane	

Mr M J Deacon and Mr N MacMaster were unable to be present.

32 SUBSTITUTES

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

Mr D M Busby (substituting for Mr M J Deacon).

33 DECLARATION OF INTERESTS

Mr C W Arthey declared a pecuniary interest in Application No. B/12/00789FHA by virtue of his Company being the applicant and was not present in the Council Chamber when the application was considered.

34 MINUTES

RESOLVED

That the Minutes of the meeting held on [8 August 2012](#) be confirmed and signed as a correct record.

35 PETITIONS

None received.

36 QUESTIONS FROM MEMBERS

None received.

37 SITE INSPECTIONS

RESOLVED

(1) That site inspections be held on Wednesday, 12 September 2012 in respect of the undermentioned sites, prior to consideration of the applications by the Committee:-

HADLEIGH

Application Nos. B/12/00891/DPA and B/12/00892/LBC **Full Application – Change of use of East House from community use / office use to 2 dwellings and erection of 4 detached dwellings and associated cart lodges, and Application for Listed Building Consent – Internal / External works to building to form 2 dwellings, East House, 38 George Street, Hadleigh.**

Mrs M O Munson, Ward Member for Hadleigh North, requested a site visit to assess the impact of the proposals on the Listed Building and Conservation Area and on the trees on the site, and to assess the proposed access and the impacts of the proposal on residential amenity.

LONG MELFORD

Application No. B/12/00688/FUL **Full Application – Erection of 51 dwellings, Fleetwood Caravans, Long Melford.**

Mr R E Kemp, Ward Member for Long Melford, requested a site visit to assess the impact of the development upon the surrounding area and existing properties.

CAPEL ST MARY

Application No. B/12/0592/FUL **Full Application – Erection of 7 dwellings and 1 bungalow, land west of The Drift, Capel St Mary.**

Mrs S Carpendale, Ward Member for Capel St Mary, requested a site visit to assist Members in their evaluation of this particular site, to see how it links to existing development, connects with the village and relates to boundaries to the north and south.

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

Mr C W Arthey	Mrs M O Munson
Mr P K Beer	Mr A F D W Osborne
Mr M J Deacon	Mr D C Rose
Mrs K S Grandon	Mr R C Smith
Mr P J Holbrook	Mr R W Thake
Mr P Jones	

38 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to [Paper M66](#) (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, 3 and 4 of Paper M66 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/10/01237/FUL	Mr Wright (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) HADLEIGH

Application No. B/10/01237/FUL Paper M66 – Item 1	Full Application – Retrospective application for change of use of land and building from a horse riding centre to recreational use for the staging of paintball games and associated activities, associated access and parking, as amplified by applicant's submission of Transport Statement dated June 2011 and Supplementary letter dated 9 September 2011 and associated enclosures, Benton End Farm, Benton End, Benton Street.
--	---

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 prevention of the giving of riding lessons on the site to any person unless they already have a horse in livery at the site. Such lessons only to be given by the Proprietor of the Livery Business.**

- Limit number of liveries to 21 whilst paintballing activities taking place
 - Coach setting down to be within the site
 - Compliance with a considerate Management Code of Practice
 - The applicant to maintain a diary of paintball events including details of dates, times and numbers of participants to be available for inspection by the Local Planning Authority at all reasonable times
 - The applicant to maintain a list of persons having horses in livery which is to be available for inspection by the Local Planning Authority at all reasonable times.
 - For such other obligations as the Corporate Manager – Development Management and the Solicitor to the Council consider necessary
- (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 Corporate Manager – Development Management be authorised to grant planning permission subject to conditions including:
- A limitation on the number of participants to a maximum of 50 (or 60 where participants travel by coach/minibus)
 - Hours of use of paintball games to be only between hours of 9.30am and 4.30pm
 - Maximum number of paintball events to be 60 in a calendar year
 - Formation of landscape buffer zone to railway walk and extended as appropriate to screen views from Hook Lane
 - Entrance gates to open inwards/sideways.
- (3) That in the event of the Planning Obligation referred to in Resolution (1) above not being secured, the Corporate Manager – Development Management be authorised to refuse planning permission for reasons including:
- Increased activity likely to lead to general disturbance to occupiers of neighbouring properties and increased traffic generation and highway safety.

(b) LONG MELFORD

Application No. B/12/00421/FUL [Paper M66 – Item 2](#) Full Application – Proposed conversion and extension of existing oak framed barn to a residential dwelling, The Mount, Bridge Street.

RESOLVED

That planning permission be refused for the following reasons:

- Unacceptable development in the countryside which is both unsustainable and harmful to the rural character of the lane/area (Policies HS04, CR01 and guidance in the NPPF)
- Absence of a Section 106 Agreement pursuant to Policy HS32.

(c) LONG MELFORD

Application No. B/12/00781/FUL Full Application – Erection of 4 terraced dwellings and associated works, demolition of existing bungalow, 36 Cordell Road.
and B/12/00845/CAC
[Paper M66 – Item 3](#)

RESOLVED

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

- Standard time limit for implementation of three years
- Material to be approved
- Large scale drawings of window and doors to be submitted and approved
- As recommended by the LHA
- As recommended by the County Archaeologist
- Levels to be submitted and approved
- Details of cycle and bin storage to be submitted and approved
- Landscape condition

(2) That Conservation Area Consent be granted subject to conditions including:

- Standard time limit for implementation of three years
- No commencement until a scheme for redevelopment has been entered into and approved.

(3) That an informative note be attached to the planning decision notice in relation to safeguarding residential amenity via ongoing management of boundary hedge.

(d) KERSEY

Application No. B/12/00789/FUL Full Application – Erection of a garage, (following demolition of existing fire damaged shed), Rookery Nook, Priory Hill.
[Paper M66 – Item 4](#)

RESOLVED

That planning permission be granted subject to conditions including:

- Standard time limit for commencement
- Details of materials to be submitted and approved

- **As recommended by the County Archaeologist**
- **As recommended by the LHA.**

39 PUBLIC SPEAKING ARRANGEMENTS – PLANNING APPLICATION FOR GANGES SHOTLEY

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

Due to the proposal being a large scale major development and as the proposal has raised issues of wider public concern, Officers have discussed with the Chairman the arrangements for public speaking at the Development Committee when the above application is to be considered, and suggested arrangements to meet the circumstances of the application, which were accepted by Members.

RESOLVED

- (1) That the time limit for speeches by the Applicant (or the Applicant's representative), and the representative of Shotley Parish Council, be extended from 3 minutes to 5 minutes.**
- (2) That up to four representatives opposing the development be entitled to speak and that the time limit for these speeches be 3 minutes.**
- (3) That up to four representatives supporting the development, not including the Applicant, be entitled to speak and that the time limit for these speeches be 3 minutes.**
- (4) That it be noted that potential speakers as referred to in recommendations (2) and (3) above will be made aware that in the event that more than the specified numbers wish to speak, they will be asked to agree on the four representatives in each case, failing which no representations can be made.**

The business of the meeting was concluded at 10.35 a.m.

.....
Chairman