

MINUTES OF A MEETING OF THE DEVELOPMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 3 OCTOBER 2012

PRESENT: Mr P K Beer – Chairman

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|------------------|----------------|
| Mrs J Antill | Ms J A Jenkins |
| Mr C W Arthey | Mr P Jones |
| Dr M F M Bamford | Mrs M O Munson |
| Mr M J Deacon | Mr J M Owen |
| Mrs K S Grandon | Mr D C Rose |
| Mr A J Hinton | Mr A J Ward |
| Mr P J Holbrook | |

The following Members were unable to be present:- Mr D H Keane, Mr M MacMaster, Mr A F D W Osborne, Mr R C Smith and Mr R W Thake.

40 SUBSTITUTES

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

Mrs J Antill (substituting for Mr A F D W Osborne)
Mr A J Hinton (substituting for Mr R C Smith)
Ms J A Jenkins (substituting for Mr D H Keane)
Mr J M Owen (substituting for Mr N MacMaster)

41 DECLARATION OF INTERESTS

Mrs M O Munson declared a non-pecuniary interest in Application No. B/12/00967 (Paper [M97](#) – Item 2) by virtue of being a Council representative on the South Suffolk Leisure Trust Board, but stated that her interest was such that she was able to speak and vote on the item concerned.

42 MINUTES

RESOLVED

That the Minutes of the meeting held on [5 September 2012](#) be confirmed and signed as a correct record.

43 PETITIONS

None received.

44 QUESTIONS FROM MEMBERS

None received.

45 SITE INSPECTIONS

RESOLVED

- (1) That site inspections be held on Wednesday, 10 October 2012 in respect of the undermentioned sites, prior to consideration of the applications by the Committee:-

PRESTON ST MARY

Application No. B/12/00123/FUL Full application – Change of use of land from agricultural to riding centre. Construction of ménage and car park in connection with existing riding centre as amended by agent's email dated 14 August 2012 proposing an amended location for the car park and a widened and improved vehicular access onto Whelp Street as shown on amended plans, land south of Swifts Manor, Whelp Street.

Mr C W Arthey, Ward Member for North Cosford, requested a site visit in order to assess the access arrangements.

KERSEY

Application No. B/12/00211/LBC Full application – Application for Listed Building Consent – internal and external works, Little Manor, Church Hill.

Miss D L Kendall, Ward Member for South Cosford, requested a site visit in order to assess the fabric of the building and drainage issues.

HADLEIGH

Application No. B/12/00889/FHA Full application – Erection of a two-storey dwelling and associated parking at 106 High Street.

Mrs M O Munson, Ward Member for Hadleigh (North), requested a site visit in order to assess the impact of the development on the Conservation Area.

BOXFORD

Application No. B/12/00673/FUL Full application – Erection of 3 no. buildings for chicken rearing/housing and feed storage at land west of Roylands Lane.

Mr B D Hurren, Ward Member for Boxford, requested a site visit in order to assess the impact of the development on the Conservation Area and on residential amenity.

NEWTON

**Application No.
B/12/00706/FUL**

Full application – Change of use of agricultural land for the siting of a mobile home to be used as a permanent residential pitch by a single gypsy family. Erection of ancillary store and construction of hard standing at Lilleyfields, Sackers Green.

Mr P J Holbrook, Ward Member for Bures St Mary, requested a site visit in order to assess the suitability/sustainability of the location and the size of the site.

GREAT CORNARD

Application No. B/10/0094/FUL

Full application – Erection of 170 no. dwellings and construction of new vehicular, pedestrian and cycle access. Provision for public open space and play areas, woodland planting and new wildlife habitat, (as amended) at land east of Carsons Drive.

Mr P K Beer, Ward Member for Great Cornard (South), requested a site visit in order to assess the impact of the development on the existing highway network and the impact of the proposal on a Grade I listed building, Cornard Wood and residents.

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

**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**

- (3) That a site inspection be held on a date to be confirmed in respect of the undermentioned site, prior to consideration of the application by the Committee, with membership of the Panel to be determined in due course.**

SHOTLEY

**Application No. B/12/00500
and B/12/00501/CAC**

Full Application and Application for Conservation Area Consent – full and partial demolition of buildings associated with the redevelopment of the site to provide: 285 dwellings, 60 bed nursing home, convenience retail, a building containing flexible dentist/doctors’ surgery/veterinary surgery/estate offices, changing rooms, dry sports, workshops, together with parking and landscaping, HMS Ganges, Caledonian Road.

Mr M J Deacon, Ward Member for Berners, requested a site visit to understand the impact on the potential development on the local surroundings to see how the existing historic building will be handled and to get a feel for the highways issues and traffic volumes, particularly at Freston crossroads but also at Woolverstone and Chelmondiston.

46 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to [Paper M97](#) (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 M97 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>Application No.</u> | <u>Representation From</u> |
|------------------------|----------------------------|
| B/11/01584/FUL | Mr P Phillips (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 M97 be made as follows:-

(a) RAYDON

Application No. B/11/01584/FUL
[Paper M97 - Item 1](#)

Full Application – change of use to B2 (General Industry and ancillary B1 (Offices) and B8 (Storage and Distribution) uses). Erection of one double and one single Portacabin, as amplified by Agent’s letter dated 16 March 2012 and attached Environmental Noise Assessment report, Hangar T2, Raydon Hall Farm, Woodlands Road.

RESOLVED

That planning permission be granted subject to conditions including:-

- **Standard 3 year period;**
- **Hours of operation and deliveries limitation;**
- **HGV routing plan and methodology to be agreed, including details of signage;**
- **Use limited to collection, storage and processing of sawdust and straw and no other purpose;**
- **No forklift trucks to operate outside building;**
- **No outdoor storage of materials;**
- **No retail sales from the site;**
- **Vehicles to be switched off when not operational on site;**
- **Gates on Woodlands Road to be set back to accommodate HGVS.**

(b) HADLEIGH

Application No. B/12/00967/ADV
[Paper M97 - Item 2](#)

Application for Advertisement Consent – display of one illuminated sign, Hadleigh Swimming Pool, Stonehouse Road.

During consideration of this application a motion to refuse Advertisement Consent on the basis this would set a precedent for illuminated signs in the Conservation Area was proposed and seconded. Upon being put to the vote this proposal was lost.

RESOLVED

That Advertisement Consent be granted subject to standard conditions.

(c) **TATTINGSTONE**

Application No. B/12/00854/FUL **Full Application – change of use of residential annexe to dwelling for holiday letting, The Granary, Wallers Farm, Main Road.**
[Paper M97 – Item 3](#)

RESOLVED

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

- **Standard time limit;**
- **Building is to be only used as holiday accommodation using the following conditions;**

The building shall only be occupied for holiday accommodation purposes and for no other purpose with Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended);

The building shall not be occupied as a person's sole, or main place of residence;

The owners/operators shall maintain an up-to-date register of the names and permanent home address of all visitors and shall make this information available at all reasonable times to the local planning authority;

The application site shall not be occupied by any lessee, tenant or guest for any period exceeding 28 days consecutively or 56 days cumulatively within any calendar year. No lessee, tenant or guest shall re-occupy the holiday accommodation on the site at any time during the first 14 days following their most recent stay.

The business of the meeting was concluded at 10.45 a.m.

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Chairman