

MINUTES OF A MEETING OF THE DEVELOPMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 28 NOVEMBER 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 A J Hinton	Mr R W Thake
Mr P Jones	Mr A J Ward
Mr D H Keane	

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

55 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 Mr M J Deacon)
Mr A J Hinton (substituting for Mr P J Holbrook)

56 DECLARATION OF INTERESTS

None declared.

57 MINUTES

RESOLVED

That the Minutes of the meeting held on 31 October 2012 be confirmed and signed as a correct record.

58 PETITIONS

The Head of Corporate Organisation reported, in accordance with Council Procedure Rule No. 13, the receipt of the following petitions submitted to the Chief Executive:-

(a) Application Nos. B/12/00891 and B/12/00892, East House, George Street, Hadleigh

Petition signed by more than 20 persons either resident in the District or working/studying at Hadleigh Community Primary School objecting to potential loss of the football pitch which would result from the proposed development on the land behind East House (Cox's Park).

- (b) Application No. B/12/00688, Former Fleetwood Caravan Site, Hall Street, Long Melford.

Petition signed by approximately 849 residents of the District objecting to the proposed erection of 51 houses following the demolition of existing buildings.

The petitions will be taken into account when the applications are determined by the Development Committee.

59 QUESTIONS FROM MEMBERS

None received.

60 SITE INSPECTIONS

The Committee considered requests for site inspections to be carried out in respect of Applications Nos B/12/00553/FUL and B/12/01222/FUL (Items 2 and 3 respectively of Paper M120) and B/12/00676/FUL.

The Chairman asked the Case Officer for the Items scheduled for consideration at the meeting to display the photographs and other information which formed part of her presentation, prior to Members deciding whether Site Inspections should be undertaken for these minor applications. As a result, the Committee agreed to proceed with consideration of the 2 Items on the basis that there was sufficient visual material available to them together with a comprehensive report in each case, and also took into account the effect of the delay which would be caused by deferring consideration at this late stage.

RESOLVED

- (1) **That sites inspections be held on Wednesday, 5 December 2012 in respect of the undermentioned sites, prior to consideration of the applications by the Committee:-**

BURSTALL

Application No. B/12/00676/FUL Outline application – conversion of existing barn to form 1 two-storey dwelling and double cartlodge Burstall Hall, Hall Lane.

Mr P Jones, Ward Member for Brook, requested a site visit to allow members to assess the environmental impact of the proposal and the access.

SUDBURY

Application No. B/12/01198/OUT Outline application – Erection of 100 residential units, Harp Close Meadow (North), Waldingfield Road.

Mr A F D W Osborne, Ward Member for Sudbury East, had previously requested a site visit to allow Members to assess the impact of the proposal regarding the access to the development, on the flow of traffic onto Waldingfield Road, parking, loss of valuable open space in the East Ward, on residents in the existing development regarding foot traffic through Hares Walk and Fields View and loss of amenity to residents living in Hares Walk, Fields View and Acton Lane.

Members were aware of the Committee's decision on 31 October 2012 to hold a site inspection on an appropriate date.

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

Mr C W Arthey	Mr A F D W Osborne
Mr P K Beer	Mr D C Rose
Mr M J Deacon	Mr R C Smith
Mr P J Holbrook	Mr R W Thake
Mr D H Keane	Mr A J Ward
Mrs M O Munson	

61 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to [Paper M120](#) (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, 3, 5 and 6 of Paper M120 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>Representations From</u>
B/12/00553/FUL	Mr K Raby (Parish Council)
B/12/01222/FUL	Mr P Cobbold (Agent for Applicant)
B/12/00803/FUL	Mr A Collett (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 M120 be made as follows:-

(a) BURSTALL

Application No. B/12/00553/FUL Full Application – Erection of two-storey dwelling, land east of Paridae, Church Hill.
Paper M120 – Item 2

Notwithstanding the recommendation of the Corporate Manager – Development Management to grant planning permission subject to conditions, a motion to refuse planning permission for reasons related to the proposed dwelling not being in keeping with its surroundings was moved but lost on being put to the vote.

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:**
- **A financial contribution towards public open space provision.**
 - **That if the current permission is implemented then all works to Plot 2 of B/08/00160 cannot be implemented.**
- (2) That, subject to the completion of the Planning Obligation 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:**
- **Standard time limit**
 - **Details of materials**
 - **Archaeological conditions as per SCC recommendation**
 - **Access layout in accordance with drawing no. 101**
 - **New access shall be properly surfaced with a bound material**
 - **Gradient of vehicular access shall not be steeper than 1 in 20 for the first 5 metres**
 - **Access driveway shall be not steeper than 1 in 8**
 - **The parking and manoeuvring areas shall be completed prior to first occupation of the dwelling**
 - **The turning area shall be provided in its entirety, retained in its approved form and used for no other purpose**
 - **Details of the means to prevent the discharge of surface water onto the highway are required**
 - **Clear visibility at a height 0.6m above the carriageway shall be provided and thereafter maintained**
 - **First floor window in south east elevation shall be non opening and obscurely glazed**

(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 reason(s) including:

- Inadequate provision of public open space and play equipment contrary to Local Plan Policy HS32.
- Overdevelopment of site if plot 2 of B/08/00160 could be implemented in addition to the current proposal.

(b) CAPEL ST MARY

Application No. B/12/01222/FUL [Paper M120 – Item 3](#) Full Application – Change of use from Class A3 (Restaurant) to Class A3 (Restaurant) and Class A5 (Hot Food Takeaway). Erection of single storey extension and external alterations, Little Chef A12 Northbound.

RESOLVED

That planning permission be granted subject to conditions including:

- Standard time limit
- Parking and manoeuvring area to be provided prior to first use and thereafter maintained in the agreed form
- Details of disabled parking spaces to be approved, provided prior to first use and thereafter maintained
- Details of suitable means to prevent fat, oil and grease from entering the mains sewer shall be agreed by the LPA and installed prior to first use of the site
- Details of ventilation equipment to be agreed by LPA and installed prior to first use of the site
- Such ventilation equipment as is approved and installed in accordance with condition above shall be operated at all times when cooking is carried out and maintained in accordance with the manufacturer's instructions. Written records of all cleaning and maintenance of ventilation and odour control equipment shall be kept on the premises and made available for inspection on demand
- Restriction of operating hours for takeaway use
- Details of directional signage on site to reinforce traffic awareness of entrance and exit to be approved and sited prior to first use of the site
- Litter Management Strategy to be agreed.

(c) ASSINGTON

**Application No. B/12/00803/FUL
[Paper M120 – Item 5](#)**

Full Application – Erection of 4 residential dwellings, comprising 2 two-bedroom houses and 2 two-bedroom bungalows including associated access, parking and landscaping, land east of Meadow Way.

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:**
- That the units remain ‘affordable’ in perpetuity**
 - Such other obligations as the Solicitor to the Council or Corporate Manager – Development Management 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 Corporate Manager – Development Management be authorised to grant planning permission subject to conditions including:**
- As recommended by the LHA**
 - Details of materials to be submitted and agreed**
 - Details of hard and soft landscaping to be submitted and agreed**
 - Details of screen walls and fencing to be submitted and agreed**
 - Details of levels to be submitted and agreed**
 - Details of sheds to be submitted and agreed.**
- (3) That in the event of the Planning Obligation referred to in Resolution (1) above not being secured within a reasonable time, the Corporate Manager – Development Management be authorised to refuse planning permission for reason(s) including:**
- In the absence of a planning obligation securing the units as affordable housing the proposal would be contrary to Saved Policies HS04, HS06, HS07 and CR01 of the Babergh Local Plan (Alteration No. 2) 2006.**

- (4) That no objection be raised to the stopping-up/diversion of part of Meadow Way, Assington, and that the Department for Transport (DFT) be requested to make an Order in accordance with the provisions of Section 247 of the Town and Country Planning Act 1990.

(d) **NEWTON**

Application Nos. B/11/00705/FUL
and B/11/00710/LBC
[Paper M120 – Item 6](#)

Full Application – Erection of single storey rear extension and detached 2 bay cartlodge for Goulding Farm Cottage. Conversion extension and part rebuilding of existing barn and cartlodge to form 1 part 2 storey, part single storey dwelling (existing stables to be demolished). Erection of detached 2 bay cartlodge and conversion of existing outbuilding to provide 2 storey self contained annex in association with barn conversion and application for Listed Building Consent - Erection of single storey rear extension and detached 2 bay cartlodge for Goulding Farm Cottage. Conversion extension and part rebuilding of existing barn and cartlodge to form 1 part 2 storey, part single storey dwelling (existing stables to be demolished) and conversion of existing outbuilding to provide 2 storey self contained annex in association with barn conversion, Gouldings Farm, Rectory Road.

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:
- A financial contribution towards public open space provision.

(2) That subject to (a) clarification from the Council's Solicitor that the application does not require to be referred to the Secretary of State and (b) the completion of the Planning Obligation referred to in Resolution (1) above to the satisfaction of the Solicitor to the Council and no material adverse comments arising from any re-consultation the Corporate Manager – Development Management be authorised to grant planning permission and Listed Building consent subject to conditions including:

- Materials to be submitted
- Timber frame repair
- Fenestration details
- Species mitigation and management (planning application only)
- Landscaping and boundary treatment (planning application only)
- Foul drainage.

(3) That in the event that the application requires to be referred to the National Planning Casework Unit (NPCU) and should the NPCU direct that the application is to be recovered for determination by the Secretary of State then it be noted that no further action will be taken in relation to Resolutions (1) and (2)b above until the outcome of the Secretary of State's deliberations is known.

(4) 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 reason(s) including:

- Inadequate provision of public open space and play equipment contrary to Local Plan Policy HS32.

(e) **SUDBURY**

Application No. B/12/01058/FUL
[Paper M120 – Item 1](#)

Full Application – Erection of 2 dwellings, garages and construction of new vehicular access, part rear gardens 18-22 Hillside Road.

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:

- A financial contribution towards public open space provision.

(2) That, subject to the completion of the Planning Obligation 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:

- Standard time limit
- Materials to be approved
- Precise landscaping details to be approved
- Hard surfaces to be approved (with a requirement for them to be permeable)
- Garages to be kept free for the parking of cars
- Removal of PD rights
- As recommended by the Arboricultural Officer
- Any as required regarding access/parking/turning

(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 reason(s) including:

- Inadequate provision of public open space and play equipment contrary to Local Plan Policy HS32.
- Adverse impact on trees of amenity value (Policy CN01)
- Any as required in Arboricultural terms.

(f) **LONG MELFORD**

Application No. B/12/00940/FUL
[Paper M120 – Item 4](#)

Full Application – Change of use of barn from ‘Granny Annexe’ to Holiday Let and erection of single storey side extension (following demolition of conservatory) Cranmore Green House, Mill Hill.

RESOLVED

That planning permission be granted subject to conditions including:

- Standard time limit
- Building is to be only used as holiday accommodation using the following condition:
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.**

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

The business of the meeting was concluded at 12.25 p.m.

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Chairman