

MINUTES OF A MEETING OF THE DEVELOPMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 19 DECEMBER 2012

PRESENT: Mr P K Beer – Chairman

Dr M F M Bamford
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

Mr C W Arthey and Mr N MacMaster were unable to be present.

Mr N A Ridley, Ward Member for Brook, was present at the meeting and spoke on Application Nos. B/12/00676 and B/12/01286 with the consent of the Chairman.

62 DECLARATION OF INTERESTS

None declared.

63 MINUTES

RESOLVED

That the Minutes of the meeting held on [28 November 2012](#) be confirmed and signed as a correct record.

64 PETITIONS

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

[Application No. B/12/01286 – Land rear of Timperleys, Hintlesham](#)

Petition signed by 34 residents of the District objecting to the planning application referred to above.

The petition was referred to in the [Addendum paper to Paper M123](#).

65 QUESTIONS FROM MEMBERS

None received.

66 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper M123](#) (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 No. 1](#) of Paper M123 were reported to the meeting and considered and taken into account before a decision was made on the 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/12/00676/FUL	Mr P Le Grys (Agent for Applicant)
B/12/00435/FUL	Mr P Aitkens (Agent for Applicant)
B/12/01012/FUL	Mr C Whybrow (Objector)
B/12/01197/FUL	Mr P Cobbold (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 M123 be made as follows:-

(a) SPROUGHTON

Application No. B/12/01286/FUL [Paper M123 – Item 1](#) Full Application – Conversion of existing barn to form 1 two storey dwelling and double cart lodge, Burstall Hall, Hall Lane.

Notwithstanding the recommendation of the Corporate Manager – Development Management to refuse planning permission, a motion to grant planning permission was moved as it was felt appropriate to set aside Policy CR19 in this case. Upon being put to the vote this motion was carried.

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:

- **Removal of permitted development rights**

- Architectural details and materials to be submitted and approved
 - Parking areas to be retained
 - As recommended in the protected species survey
 - Removal of PD rights for extensions and outbuildings.
- (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.

(b) GLEMSFORD

Application No. B/12/00435/FUL **Full Application – Conversion and extension of existing barn and yard buildings to provide 2 dwellings with garage/carport and workshop/store areas together with associated works, New Street Farm, New Street.**
[Paper M123 – Item 2](#)

RESOLVED

That planning permission be refused for the following reasons:-

- The conversion of the barn to two dwellings as proposed is not capable without significant rebuilding contrary to Policy CR19 of the Local Plan.
- The method of conversion harms the character of the barn and the amenity of the countryside, contrary to Policies CR19 and CR01.
- The absence of a contribution under Policy HS32 towards open space provision is contrary to Policy HS32.

(c) HINTLESHAM

Application No. B/12/01286/FUL **Full Application – Erection of 8 houses and 2 flats, land rear of Timperleys.**
[Paper M123 – Item 3](#)

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 or any 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 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:
- Removal of permitted development rights
 - As recommended by the Local Highway Authority
 - Application of ecological mitigation proposals
 - Application of landscape proposals
 - Application of proposed materials
 - As agreed with the Arboricultural officer.
- (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:
- 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.

(d) **HITCHAM**

Application No. B/11/01197/FUL
[Paper M123 – Item 5](#)

Full Application – Erection of 2 detached dwellings (existing dwelling to be demolished), Winfar, The Causeway.

Notwithstanding the recommendation of the Corporate Manager – Development Management to grant planning permission, subject to a planning obligation under section 106 being secured, a motion to refuse planning permission for reasons related to inappropriate overdevelopment was moved. Upon being put to the vote this proposal was lost.

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 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 the following conditions including:-

- Standard time limit
- Materials details to be agreed
- Obscurely glazed window in first floor window in south west elevation of Plot 2
- No further windows to be allowed in first floor of south west elevation of Plot 2
- Highways conditions (as recommended)
- Landscaping scheme to be agreed
- Retention of hedge between Winfar and Hillcrest
- Archaeological condition (as recommended).

(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.

(e) LEAVENHEATH

Application No. B/12/01012/FUL
[Paper M123 – Item 4](#)

Full Application – Erection of single storey agricultural workers dwelling. Erection of outbuilding for use as storage/workshop, as amplified by submission of additional ground contamination information under cover of letter dated September 2012, Nayland Hall Farm, Cock 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:

- 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:
- Restrictive agricultural occupation condition
 - Facing materials
 - Re-painting barn roof
 - Tree and hedgerow protection
 - Any other conditions deemed necessary by the Corporate Manager – Development Management.
- (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.

Note: The meeting adjourned for refreshments between 11.05 a.m. and 11.25 a.m.

The business of the meeting was concluded at 11.45 a.m.

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Chairman