

MINUTES OF A MEETING OF THE DEVELOPMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 20 FEBRUARY 2013

PRESENT: Mr P K Beer – Chairman

Mr C W Arthey	Mr D H Keane
Mr D M Busby	Mr R E Kemp
Mrs K S Grandon	Mrs M O Munson
Mr D G Grutchfield	Mr A F D W Osborne
Mr A J Hinton	Mr R C Smith
Mr P Jones	Mr R W Thake

The following Members were unable to be present:-

Dr M F M Bamford, Mr M J Deacon, Mr P J Holbrook, Mr N MacMaster, Mr D C Rose and Mr A J Ward.

75 SUBSTITUTES

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

Mr A J Hinton (substituting for Mr P J Holbrook).  
Mr D M Busby (substituting for Mr M J Deacon).  
Mr D G Grutchfield (substituting for Mr A J Ward).  
Mr R E Kemp (substituting for Mr D C Rose).

76 DECLARATION OF INTERESTS

Mrs M O Munson declared a non-pecuniary interest in Application Nos. B/12/01505/LBC ([Paper M156 – Item 6](#)) by virtue of being a member of the Hadleigh Market Feoffment Charity but indicated that her interests were such that she was able to speak and vote on the item concerned.

Mr D G Grutchfield declared a non-pecuniary interest in Application Nos. B/12/01505/LBC (Paper M156 – Item 6) by virtue of being a member of the Hadleigh Market Feoffment Charity but indicated that his interests were such that he was able to speak and vote on the item concerned.

Mr R E Kemp subsequently declared a non-pecuniary interest in Application No. B/12/01483/FUL ([Paper M156 – Item 5](#)) and B/12/01468 and B/12/01469/FUL ([Paper M156 – Item 8](#)) because the agent was a tenant of his, but indicated that his interest was such that he was able to speak and vote on the item concerned. However he did not vote on either item and wished that this be recorded in the minutes.

77 MINUTES

**RESOLVED**

**That the Minutes of the meeting held on [23 January 2013](#) be confirmed and signed as a correct record.**

78 PETITIONS

None received.

79 QUESTIONS FROM MEMBERS

None received.

80 SITE INSPECTIONS

**RESOLVED**

- (1) That site inspections be held on Wednesday 27 February 2013 in respect of the undermentioned sites, prior to consideration of the applications by the Committee:-

**BOXFORD**

**Application No. B/12/00849/FUL** Full application – Change of use of existing stables and land to dog kennels and ground, for the purpose of training, breeding and grooming. Erection of additional kennel block. Siting of residential log cabin to be occupied in association with the business, land adjacent Thatch End, Stone Street.

Mr B D Hurren, Ward Member for Boxford, requested a site inspection to assess the impact on the conservation area.

**LONG MELFORD**

**Application No. B/12/01541/FUL** Full application – Erection of 2 two storey dwellings including garaging and outbuildings, land to rear of Chapel House, Chapel Green, Little St Marys.

Mr R E Kemp, Ward Member for Long Melford, requested a site inspection to assess the impact on residential amenity and the setting of listed buildings.

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

**Mr C W Arthey  
Dr M F M Bamford  
Mr P K Beer  
Mr D M Busby  
Mrs K S Grandon  
Mr P J Holbrook  
Mr D H Keane**

**Mr N MacMaster  
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 not held in respect of the following application:-

**BOXFORD**

**Application No. B/12/00924/FUL Full application – Erection of dwelling, 1 Brook Hall Road.**

Mr B D Hurren, Ward Member for Boxford, requested a site inspection to assess possible flooding issues in respect of this application. Upon being put to the vote the Committee did not support a site inspection taking place.

81 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper M156](#) (circulated to Members prior to 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](#), [4](#), 5, [7](#), [8](#) and [9](#) of [Paper M156](#) were reported to the meeting and considered and taken into account before decisions were made on the items.

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/13/00039/FUL	Mr J Smith (Applicant)
B/12/01488/FUL	Mr R Balmer (Agent for Applicant)
B/12/01024/FUL & B/12/01025/LBC	Ms J Knight (Applicant)
B/12/01483/FUL	Mr D Pearce (Agent for Applicant)
B/12/00795/FUL	Mrs M Doherty (Applicant)
B/12/01468 & B/12/01469/FUL	Mr S Braybrook (Objector) Mr D Pearce (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 M156 be made as follows:-**

**(a) POLSTEAD**

**Application No. B/12/01483/FUL [Paper M156 – Item 5](#) Full Application – Erection of 2 storey dwelling and single garage utilising existing vehicular access, Glenalmond, Heath Road.**

Mrs S M Wigglesworth, Ward Member for Lower Brett, requested that a site inspection be held to enable Members to assess the impact of the proposal upon the amenities of neighbouring properties and the possible overdevelopment of the site in an unsustainable rural village. It was proposed and seconded that a site inspection not be held and upon being put to the vote this was agreed.

**RESOLVED**

**That planning permission be granted subject to conditions including:-**

- **Standard time limit**
- **Highways conditions relating to visibility splays, reduction of hedge, car parking and manoeuvring and bin storage area**
- **Facing materials.**

Note: Mr R E Kemp did not vote on this matter and requested that this be recorded in the Minutes.

**(b) HADLEIGH**

**Application No. B/13/00039/FUL [Paper M156 – Item 1](#) Full Application – Extension to car park and re-grading of existing car park. Installation of lighting scheme to car parks (retention), former Buyright Store, Calais Street.**

During consideration of this matter it was agreed that the Corporate Manager – Development Management would contact the Local Highways Authority regarding the roundabout adjoining the site.

**RESOLVED**

**That planning permission be granted subject to conditions including:-**

- **Landscaping (provision and future maintenance)**
- **Removal of permitted development rights for erection of means of enclosure to outer site boundaries**
- **As recommended by LHA**
- **Barrier/gates to site access (site security after opening hours)**
- **Car park lighting switched off between 11pm and 7am the next day**
- **Maximum light spillage onto highway from car park lighting scheme**

- Provision, retention and future maintenance of surface water drainage scheme
- Litter management strategy
- Implementation of drainage strategy.

**(c) HOLTON ST MARY**

**Application No. B/12/01488/FUL**  
**[Paper M156 – Item 2](#)**

**Full Application – Erection of 2 linked two-storey dwellings with integral garages and 1 detached one-and-a-half-storey dwelling with integral garage (existing dwelling to be demolished), Tvedhuse, Hadleigh 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 the following conditions including:-**
- Materials
  - Landscaping and boundary treatments (including protection of the retained parts of the hedgerow during construction works)
  - Withdrawal of GPDO rights for first floor openings within north west facing elevations of plots 1 and 3 and north east elevation of plot 3
  - Proposed first floor windows in the northwest elevation of plot 1 and northwest elevation of plot 3
  - As recommended by LHA.
- (3) That, in the event of the Planning Obligation referred to in Resolution (1) above not being secured before noon on 5 March 2013, 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.

**(d) LAVENHAM**

**Application No. B/12/01024/FUL  
and B/12/01025/LBC  
[Paper M156 – Item 3](#)**

**Full Application and Application for Listed Building Consent – Change of use from residential to mixed use (A1, A3 and C3) including associated alterations and conversion of existing garage to kitchen preparation area and toilets as amended and amplified by agent's letter dated 4 December 2012 amending description to change of use to mixed Class A3 and Class A4 use and conversion of garage to storage, plant and WC use, together with other changes to the proposals as set out in an 'Additional Information' document and a revised Design and Access statement, 10 Lady Street.**

**RESOLVED**

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

- **Standard time limit**
- **Hours of opening**
- **No music audible within adjoining premises**
- **Details of signage**
- **Details of internal sprinkler systems**
- **Details of means of enclosure**
- **Use of external areas**
- **Loading/parking on site**

**(2) That Listed Building Consent be granted subject to conditions including:-**

- **Standard time limit**
- **Details of signage**
- **Details of internal sprinkler systems**
- **Details of means of enclosure**
- **Details of door to first floor residential accommodation.**

**(e) WHERSTEAD**

**Application No. B/12/00795/FUL  
[Paper M156 – Item 7](#)**

**Full Application – Retention of existing building (as converted) into integrated farm shop, butchery, restaurant (including outside eating area and insertion of windows) and associated uses to include car parking and WC's. As amended by letter and revised plans received on 4 December 2012 to show outside seating area and overflow car park, Pannington Hall, Pannington Lane.**

**RESOLVED**

**That planning permission be granted subject to conditions including:**

- **Use of cafeteria/restaurant/snack bar only**
- **As recommended by Environmental Health**
- **Landscaping**
- **Limit sales floor space within shop for non-farm produced items**
- **Limited extent of outdoor seating area.**

**(f) LITTLE WALDINGFIELD**

**Application No. B/12/01468/FUL  
and B12/01469/FUL  
[Paper M156 – Item 8](#)**

**Full Application and Application for Conservation Area Consent – Erection of 2 two storey dwellings and detached garage building for plot 2 (following demolition of existing dwelling and garage). Alterations to boundary wall to create 2 new vehicular access and stopping up of existing vehicular access, demolition of 1 existing dwelling and garage, The Cottage, Church 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 and the outcome of the agents light assessment, the Corporate Manager – Development Management be authorised to grant planning permission subject to conditions including:-

- Standard time limit
- As recommended by SCC highways
- Archaeological investigation
- Windows in NW elevation of Plot 1 to be obscurely glazed
- Window details to be agreed (large scale drawings to be submitted)
- Details of materials to be agreed
- Details of brick bond and mortar mix to be agreed
- Landscaping conditions
- Permitted development rights removed for extensions and for structures within the garden.

(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: Mr R E Kemp did not vote on this matter and requested that this be recorded in the Minutes.

**(g) WOOLVERSTONE**

**Application No. B/13/00086/FUL**  
**[Paper M156 – Item 4](#)**

**Full application – Erection of 3 dwellings and associated garages (amendment to approved scheme under Planning Permission B/08/01067/FUL), Paul Double Nurseries Limited, Main Road.**

The Corporate Manager – Development Management advised that the Council’s Solicitor had advised that the proposed heads of terms for the S106 Agreement were “unworkable” and suggested that the application should be deferred to enable the revised heads of terms to be considered.

**RESOLVED**

**That consideration of this application be deferred to enable additional information to be received on the future of the walled garden and the value of the maintenance fund (English Heritage) to be clarified.**



**(h) HADLEIGH**

**Application No. B/12/01505/LBC  
[Paper M156 – Item 6](#)**

**Application for Listed Building Consent – Replace rear external door and screen, 112 Benton Street.**

**RESOLVED**

**That Listed Building Consent be granted subject to conditions including:-**

- **Standard time limit**
- **Prior to commencement of development provision of joinery details.**

**(i) SUDBURY**

**Application No. B/12/01435/ADV  
[Paper M156 – Item 9](#)**

**Application for Advertisement Consent – Installation of 1 set of individual led illuminated letters/logo to front elevation and 1 double-sided internally illuminated totem sign, Plumbase Ltd, Northern Road, Chilton Industrial Estate.**

**RESOLVED**

**(1) That, advertisement consent for the fascia sign be refused for the following reasons:-**

- **Excessive height and scale**
- **Overly dominant, obtrusive and uncharacteristic feature.**

**(2) That, advertisement consent for the totem sign be approved subject to conditions including:-**

- **Sign to be provided and maintained so as to not endanger public**
- **Sign to be maintained so as to not impair visual amenity.**

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

The business of the meeting was concluded at 12.50 p.m.

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Chairman