

MINUTES OF A MEETING OF THE DEVELOPMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON MONDAY 4 MARCH 2013

PRESENT: Mr P K Beer – Chairman

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

Mr N MacMaster and Mr R W Thake were unable to be present.

82 SUBSTITUTES

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

Mr R E Kemp (substituting for Mr R W Thake).

83 DECLARATION OF INTERESTS

Mr R E Kemp stated that he would leave the meeting after speaking for three minutes on Application No B/12/01541/FUL, and did so, by reason of his business acquaintance with the agent for the applicant.

84 PETITIONS

None received.

85 QUESTIONS FROM MEMBERS

None received.

86 SITE INSPECTIONS

Mr D H Keane, Ward Member for Brett Vale, requested a site inspection in respect of Application No. B/12/01482/FUL – [Item 1 of Paper M160](#) – for reasons relating to the proposed replacement of the bungalow by a two-storey dwelling.

Before Members were asked to vote on the request, the Chairman asked the Case Officer to make his presentation to enable the Committee to decide whether there was sufficient information available to Members to enable them to determine the application.

Following the presentation, Mr Keane withdrew his request for a site inspection and the application was determined as set out in Minute No. 87 below.

87 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to Paper M160 (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. 2 and 4 of [Paper M160](#) 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/12/01541/FUL	Ms H Spear (Parish Council) 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 M160 be made as follows:-

(a) BILDESTON

Application No. B/12/01482/FUL Paper M160 – Item 1	Full Application – Erection of 6 dwellings (following demolition of existing dwelling), Tankard Farm, Wattisham Road.
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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;**
 - **The provision of 1 unit as affordable housing on the site.**
- (2) That, subject to the completion of the Planning Obligation referred 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**
- **Material samples**
- **Highways conditions**
- **Landscaping scheme**
- **Removal of GPDO rights for gates, walls and fences on the site**
- **Implementation of Ecologist's recommendations**
- **Permeable materials to driveways**

(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:

- **Inadequate provision of public open space and play equipment contrary to Local Plan Policy HS32**
- **Inadequate provision of on-site affordable housing contrary to Local Plan Policy HS09.**

(b) 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.
[Paper M160 – Item 4](#)

Notwithstanding the recommendation of the Corporate Manager – Development Management to grant planning permission subject to conditions, and following the completion of a Section 106 Planning Obligation, a motion to refuse planning permission was moved, and carried on being put to the vote.

The grounds given for refusal related to the proposal being contrary to Policy HS28 by reason of over-dominance, unacceptable massing and bulk and unneighbourly impact on existing dwelling.

RESOLVED

That planning permission be refused for reasons including the following:

- **Over-dominant**
- **Massing**
- **Intrusive, bulky and inappropriate height**
- **Unacceptable proximity to neighbours causing an unneighbourly impact contrary to Policies HS28 and HS02**

(c) GLEMSFORD

**Application No. B/12/01275/FUL
[Paper M160 – Item 2](#)**

Full Application – Erection of 2 detached single-storey dwellings accessed from Stanway Close, Carlton, Bells Lane.

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**
 - 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:**
- Standard time limit**
 - Materials**
 - Landscaping**
 - Boundary treatment**
 - As required by LHA**
- (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:**
- Inadequate provision of public open space and play equipment contrary to Local Plan Policy HS32.**

(d) PINWOOD

**Application No. B/12/01527/ROC
[Paper M160 – Item 3](#)**

Removal of Condition – Variation to condition 13 attached to Planning Permission B/96/01505 to allow the following goods to be sold: up to 196sqm of the net sales may be used for the sale of food/drink/confectionery; up to 98sqm of the net sales may be used for cleaning products; up to 98sqm net sales may be used for the sale of toiletries; up to 196sqm of the net sales may be used for the sale of toys, PC World, Copdock Interchange.

RESOLVED

That planning permission be granted subject to conditions including:

- **Conditions as stated on B/96/01505/ROC substituting the following for condition 13**

“Except as provided for in condition 14 below, the hereby permitted retail warehouse development shall be used for retail sales with the following categories and for no other purpose (including any other purpose in Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 as amended or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order): DIY and decorators supplies, gardening products including plants and shrubs, furniture including self assembly flat pack furniture, household textiles, soft and home furnishings, carpets and floor coverings, electrical goods including domestic appliances and the equivalent gas appliances, car accessories, motorcars and caravans and the sale of food and drink to be consumed on the premises as an ancillary activity to the main retail use.

Notwithstanding the limitations prescribed above within Unit the following goods can be sold:

- 1. Up to 196 sqm of the net sales area may be used for the sale of food/drink/confectionery sold at ambient temperature.**
- 2. Up to 98sqm of the net sales area may be used for the sale of cleaning products**
- 3. Up to 98sqm of the net sales area may be used for the sale of toiletries**
- 4. Up to 196sqm of the net sales area may be used for the sale of toys.”**

88 NON-MATERIAL AMENDMENT TO PLANNING APPLICATION NO B/10/01454 ERECTION OF 2 ONE AND HALF-STOREY DWELLINGS AND 1 NEW VEHICULAR ACCESS FROM ‘THE DRIFT’ (FOLLOWING THE DEMOLITION OF EXISTING BUNGALOW) HOMEVIEW, SLOUGH ROAD, EAST BERGHOLT

The Corporate Manager – Development Management reported that planning permission was granted by the Committee in January 2011. The applicant had now requested a non-material amendment to cover alteration of the siting of the boundary fence between the two properties, substitution of the closely boarded fence to the front of the properties with a picket fence and the addition of two rooflights, which have already been installed.

The Corporate Manager referred to the consultation responses on the siting of the fence and the rooflights. One response stated that the additional rooflight to Plot 2 has resulted in loss of privacy. She informed Members that the additional rooflight on Plot 1 faces onto the side of Plot 2 and there is an authorised rooflight on this roof plane. The additional rooflight on Plot 2 would face onto the dwelling at the rear, Rowan Hill. Both additional rooflights are small, (78cm by 55cm) and have been located above eyeline, the bottom of the rooflight measuring 1.9 metres from floor level. It is considered that overlooking from these would be very limited and not result in loss of privacy to the neighbouring dwelling. The amendments to the siting and appearance of the fences are also considered acceptable.

RESOLVED

That permission be granted for the proposed non-material amendments to Planning Application No B/10/01454 – Homeview, Slough Road, East Bergholt as set out below:-

- **alteration of the siting of the boundary fence between the two properties**
- **substitution of the closely boarded fence to the front of the properties with a picket fence**
- **addition of two rooflights.**

The business of the meeting was concluded at 10.55 a.m.

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Chairman