

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

PRESENT: Mr P K Beer – Chairman

Mr C W Arthey	Mr J M Owen
Dr M F M Bamford	Mr N A Ridley
Mr D M Busby	Mr D C Rose
Mr B D Hurren	Mr R C Smith
Mr P Jones	Mr R W Thake
Mr D H Keane	Mr A J Ward
Mr A F D W Osborne	

The following Members were unable to be present:-

Mr M J Deacon, Mrs K S Grandon, Mr N MacMaster and Mrs M O Munson.

Mr M Newman, Ward Member for Great Cornard (South) was present at the meeting and spoke on [Item 1 of Paper M180](#) (Application No B/10/00094/FUL) with the consent of the Chairman.

89 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 B D Hurren (substituting for Mrs M O Munson).  
Mr J M Owen (substituting for Mr N MacMaster).  
Mr N A Ridley (substituting for Mrs K S Grandon).

90 DECLARATION OF INTERESTS

Mr R W Thake stated that he would leave the meeting for consideration of Item 4 of [Paper M180](#), and did so, to avoid any perception of bias as he was acquainted with the applicant.

91 MINUTES

**RESOLVED**

**That the Minutes of the meeting held on [20 February 2013](#) be confirmed and signed as a correct record.**

92 PETITIONS

None received.

93 QUESTIONS FROM MEMBERS

None received.

94 SITE INSPECTIONS

**RESOLVED**

- (1) That site inspections be held on the afternoon of Wednesday 3 April 2013 in respect of the undermentioned sites, prior to consideration of the applications by the Committee:-

**TATTINGSTONE**

**Application No. B/12/01279/FUL** Full Application – Construction of a 38.43 ha solar park. Installation of transformer housings, security fencing and cameras; landscaping and associated works, land south of Valley Farm, Cox Hall Road, Tattingstone.

Mr D L Wood, Ward Member for Alton, requested a site inspection to assess the impact on landscape, SLA, adjacent Area of Outstanding Natural Beauty, countryside and effect on South Suffolk cycle route and local footpaths.

**GREAT CORNARD**

**Application No. B/13/00113/OUT** Outline Application – Demolition of existing buildings and erection of up to 110 residential dwellings with associated infrastructure and public open space (currently only considering access), Guildford Europe, Radiator Road.

Mr P K Beer, Ward Member for Great Cornard (South), requested a site inspection to assess the impact on access especially in relation to Radiator Road/Philipsfield Road: impact on character of area).

Mr C W Arthey made a provisional request for a site visit in respect of Application No. B/13/00179/FUL, Ivy House, Chelsworth. The request was subsequently withdrawn without being put to the vote.

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

<b>Mr C W Arthey</b>	<b>Mrs M O Munson</b>
<b>Dr M F M Bamford</b>	<b>Mr A F D W Osborne</b>
<b>Mr P K Beer</b>	<b>Mr J M Owen</b>
<b>Mr M J Deacon</b>	<b>Mr D C Rose</b>
<b>Mrs K S Grandon</b>	<b>Mr R C Smith</b>
<b>Mr P Jones</b>	<b>Mr R W Thake</b>
<b>Mr D H Keane</b>	<b>Mr A J Ward</b>

95 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper M180](#) (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, [3](#) and [6](#) of Paper M180 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/10/00094/FUL	Mr Hyam (Objector) Mr R Ricks (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 M180 be made as follows:-**

### **(a) GREAT CORNARD**

<b>Application No. B/10/00094/FUL Paper M180 – Item 1</b>	<b>Full Application – Erection of 170 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 by i) drawing number 1006/GEN/002B received by the Local Planning Authority on 27th October 2010, ii) agents letter dated 20th October 2010, drawing number 08.6716.400 Rev J received by the Local Planning Authority on 28th October 2010, iii) drawing number VIS02 Rev A received by the Local Planning Authority on 1st November 2010 and iv) Interim Residential Travel Plan dated 'November 2011' with Response Form, Flood Risk Assessment dated 'February 2012'. Heritage Statement dated 'January 2012', Tree Condition Survey, Arboricultural Implications Assessment and Method Statement dated 'January 2012' (with drawing numbers W09-227-TS01 and WS09-227-TS02) and drawing numbers 08.6716.400 Rev N, 08.6716.367 Rev C, 08.6716.368 Rev A, 08.6716.369 Rev B and 08.6716.410 Rev A, all received by the Local Planning Authority on 29th March 2012, land east of Carsons Drive.</b>
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**RESOLVED**

**(1) That planning permission be refused for reasons including:-**

- **As recommended by the LHA contrary to the NPPF**
- **Adverse impact on biodiversity contrary to the NPPF**
- **Adverse impact on the setting of Abbas Hall contrary to the NPPF and Policies HS17 and CN06.**
- **Adverse impact on the Special Landscape Area contrary to the NPPF and Policies HS17 and CR04.**
- **The poor quality of the layout and design in terms of open space design, crime, landscaping, layout, massing and scale, a bin strategy, materials and a general lack of place making contrary to the NPPF and Policy CN01.**
- **Lack of a completed Legal mechanism to secure affordable housing, open space, infrastructure contributions and highway works contrary to the NPPF and Policy LP01.**

**(2) That a note be included on the Decision Notice asking the applicant to give consideration to the possibility of providing access via a new roundabout.**

**(b) CAPEL ST MARY**

**Application No. B/12/01389/FUL  
and B/12/01390/LBC  
[Paper M180 – Item 2](#)**

**Full Application – erection of 2 semi-detached one-and-a-half storey dwellings and alterations to vehicular accesses as amended by agent's email and letter dated 4 February 2013 and application for Listed Building Consent – alterations to existing cartlodge and new boundary wall around beer garden, (as amended by agent's e-mail and letter dated 4 February 2013 and amended plans numbered 0043/02A, 03A and 04A), The White Horse, London Road.**

**RESOLVED**

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

- **Standard time limit**
- **Facing materials**
- **Phasing of works**
- **Tree protection and hard and soft landscaping works**
- **Removal of permitted development rights for extensions and alterations.**
- **As required by the LHA**

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

- **Standard time limit**
- **Details of facing materials**
- **Details of alterations to cart lodge**

**(c) GLEMSFORD**

**Application No. B/12/01405/FUL and B/12/01406/LBC  
Paper M180 – Item 3**

**Full Application – change of use from 'Public House' to Bed & Breakfast accommodation & Holiday Lets as amplified by emails dated 9th and 15th January 2013 providing Justification Document and additional existing and proposed plans of whole building and existing coach house plan together with amended proposed first floor layout of main building and application for Listed Building Consent – internal alterations in connection with change of use from 'Public House' to Bed & Breakfast accommodation & Holiday Lets as amplified by emails dated 9th and 15th January 2013 providing Justification Document and additional existing and proposed plans of whole building and existing coach house plan together with amended proposed first floor layout of main building, The Crown, Brook Street.**

**RESOLVED**

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

- **Standard time limit**
- **Door and window details**
- **Samples of facing materials**
- **Use as B&B/holiday let accommodation**

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

- Standard time limit
- Door and window details
- Samples of facing materials

**(d) LITTLE WALDINGFIELD**

**Application No. B/11/01601/FUL  
[Paper M180 – Item 5](#)**

**Full Application – erection of an agricultural workers dwelling. Erection of an extension to existing grain store to provide workshop and machinery store, land north of Haymarket Cottages, Haymarket.**

**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.
- An obligation that the dwelling is retained for use by an agricultural worker
- That the dwelling and workshop cannot be severed from each other.
- 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 the following conditions including:**

- Standard time limit
- Samples of materials for the dwelling
- Agree landscaping scheme and replacement of any landscaping which dies within 5 years
- Creation and retention of parking area
- Details of boundary fencing
- Removal of permitted development rights for the dwelling and residential 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.
- Inability to control the occupancy of the dwelling, resulting in an unrestricted dwelling in the Countryside contrary to Local Plan Policy HS04.
- Inability of occupiers of the proposed dwelling to be able to control work undertaken within the workshop to the detriment of their amenity.

(e) **SUDBURY**

Application No. B/13/00132/VOT  
[Paper M180 – Item 4](#)

Extension of Time – erection of 2 semi detached bungalows (extension of time limit to condition attached to planning permission B/10/00141/FUL), land south of Electricity Sub Station, Waldingfield 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.
- 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 Manager be authorised to grant planning permission subject to conditions including:

- Standard Time limit
- Submission of material samples
- Parking spaces to be retained for parking of vehicles at all times.
- Upgrading of access
- Removal of Permitted Development Rights for further extensions
- Landscaping scheme
- Doors/windows be fitted with glazing with high acoustic attenuating performance

(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.

(f) **CHELSWORTH**

Application No. B/11/01389/FUL  
and B11/01390/LBC  
Paper M180 – Item 6

Full application – erection of building to form 3 en-suite bedrooms (following demolition of existing outbuilding) and Application for Listed Building Consent – demolition of existing outbuildings, The Peacock Inn, The Street.

**RESOLVED**

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

- Samples of brick
- Detailing of brick
- Details of fenestration
- Colour of joinery
- Rooms to be only used for short stay lettings ancillary to use of The Peacock Inn as a Public House (planning permission only)

(2) That the listed building consent application be referred to the Secretary of State and subject to the application not being called in for determination, the Corporate Manager – Development Management be authorised to grant listed building consent subject to conditions including:-

- Samples of brick
- Detailing of brick
- Details of fenestration
- Colour of joinery

Note: The meeting adjourned for refreshments between 11.05 a.m. and 11.20 a.m.

The business of the meeting was concluded at 12.20 p.m.

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Chairman