

MINUTES OF A MEETING OF THE DEVELOPMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 3 APRIL 2013

PRESENT: Mr P K Beer – Chairman

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

Mr N MacMaster was unable to be present.

Mr B D Hurren, Ward Member for Boxford, was present at the meeting and spoke on Item 3 of Paper M183 (Application No. B/12/00849/FUL) with the consent of the Chairman.

96 SUBSTITUTES

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

Mr J M Owen (substituting for Mr N MacMaster).

97 DECLARATION OF INTERESTS

None declared.

98 MINUTES

**RESOLVED**

**That the Minutes of the meeting held on [4 March 2013](#) be confirmed and signed as a correct record.**

99 PETITIONS

None received.

100 QUESTIONS FROM MEMBERS

None received.

101 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper M183](#) (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 and 3 of Paper [M183](#) 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/12/00990/CAC	Mr Handcock (Agent for Applicant)
B/12/00849/FUL	Mrs S Preedy (Objector)
	Mr P Simms (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 M183 be made as follows:-**

### **(a) BURES ST MARY**

**Application No. B/12/00990/CAC** **Application for Conservation Area**  
**[Paper M183 – Item 2](#)** **Consent – demolition of the former**  
**cottages and packing sheds,**  
**Eves Orchard.**

## **RESOLVED**

**That Conservation Area Consent be granted subject to conditions including:**

- **Standard time limit**

### **(b) BOXFORD**

**Application No. B/12/00849/FUL** **Full Application – change of use of**  
**[Paper M183 – Item 3](#)** **existing stables and land to dog**  
**kennels and ground for the purpose**  
**of training, breeding and grooming.**  
**Erection of additional kennel block**  
**and siting of residential log cabin to**  
**be occupied in association with the**  
**business as amplified by submission**  
**of Environmental Noise Report with**  
**covering letter dated 16 August 2012,**  
**land adjacent Thatch End, Stone**  
**Street.**

Notwithstanding the recommendation of the Corporate Manager – Development Management that planning permission be granted subject to conditions, and legal action be held in abeyance pending a two year temporary approval, a motion to refuse permission was moved, and carried on being put to the vote. The reasons put forward for refusal related to the failure of the application to comply with adopted policies CR01, HS04, EM01, CN08 and CR04.

**RESOLVED**

**That planning permission be refused for reasons including the following:-**

- **Insufficient justification for use within the countryside**
- **Lack of justification for a dwelling**
- **Impact of use on amenity of neighbours**
- **Adverse impact on Boxford Conservation Area**
- **Adverse impact on Special Landscape Area**

**(c) ACTON**

**Application No. B/13/00133/FUL**  
**[Paper M183 – Item 1](#)**

**Full Application – erection of 2 single-storey dwellings and construction of vehicular access off Gotsfield Close, land rear of 4 High 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:**

- **Standard time limit**
- **Materials and hard landscaping to be approved**
- **Removal of PD rights for alteration to the roof or extensions**
- **As recommended by the 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.

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

The business of the meeting was concluded at 11.35 a.m.

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Chairman