

MINUTES OF A MEETING OF THE DEVELOPMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 17 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 D M Busby	Mr D C Rose
Mr M J Deacon	Mr R C Smith
Mrs K S Grandon	Mr R W Thake
Mr P Jones	Mr A J Ward
Mr D H Keane	

Mr N MacMaster and Mrs M O Munson were unable to be present.

Mr A J Hinton, Ward Member for Dodnash, was present at the meeting and spoke on Item No's 2 and 3 of Paper M192 with the consent of the Chairman.

102 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 Mrs M O Munson).
Mr J M Owen (substituting for Mr N McMaster).

103 DECLARATION OF INTERESTS

None declared.

104 MINUTES

RESOLVED

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

105 PETITIONS

None received.

106 QUESTIONS FROM MEMBERS

None received.

107 SITE INSPECTIONS

Mr R E Kemp, Ward Member for Long Melford, had requested a site inspection in respect of Application No. B/13/00211/FUL at the Rose and Crown Public House, Bridge Street, Long Melford for reasons relating to the impact of the proposed pub storage and preparation units.

Before Members were asked to vote on the request the Chairman asked the case officer to make a short 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 the Committee decided not to hold a site inspection in respect of this application.

RESOLVED

That a site inspection be not held in respect of the following application:

LONG MELFORD

Application No. B/13/00212/FUL

Full Application – Erection of flue to annex, erection of storage units and fencing, Rose and Crown, Bridge Street.

108 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper M192](#) (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 3 of [Paper M192](#) 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/13/00283, B/13/00284 and B/13/00268	Mrs V Ayton (Objector)
B/13/00235	Mr S Sidney (Objector)
B/13/00295	Mr P Beedham (Parish Council) Mr D Horridge (Objector) 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 M192 be made as follows:-

(a) HITCHAM

Application No. B/13/00295/FUL [Paper M192 – Item 4](#) Full Application – Erection of 2 detached dwellings (amended design to that approved under planning permission B/12/01197) (retention and completion of), Winfar, The Causeway.

Mr D H Keane, Ward Member for Brett Vale, requested a site inspection in respect of this application to enable an assessment of the impact of the removal of the boundary hedge and possible loss of amenity to neighbours.

Before Members were asked to vote on the request, the Chairman asked the case officer to make her 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 the Committee decided that a site inspection was not required in this instance.

RESOLVED

- (1) That a site inspection be not held in respect of this application.**
- (2) 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.**
- (3) That, subject to the completion of the Planning Obligation in Resolution (2) 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 to be agreed**
 - Landscaping to be in accordance with plans and to be carried out in full prior to first occupation of either dwelling**
 - Obscurely glazed windows 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 previously recommended in B/12/01197)**
 - Car Parking (provision of three parking spaces per dwelling)**
- (4) That, in the event of the Planning Obligation referred to in Resolution (2) above not being secured, the Corporate Manager – Development Manager 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) EAST BERGHOLT

**Application No. B/13/00283/FUL,
B/13/00284/FUL
and B/13/00268/FUL**

[Paper M192 – Item 2](#)

Full Application – Erection of 3 independent garages to the south west of the site, erection of 2 single garages to the south east of the site and erection of 4 two bedroomed bungalows with associated parking and construction of 3 parking spaces, land between 11 and 18 Elm Estate, land north of 22 Elm Estate and land east of 31 Fiddlers Lane.

Notwithstanding the recommendation of the Corporate Manager – Development Management that planning permission be granted in respect of Application Nos. B/13/00283/FUL and B/13/00284/FUL, a motion to refuse planning permission was moved and carried on being put to the vote. The reasons put forward for refusal related to adopted policies CN01 and amenity considerations contrary to the provisions of the National Planning Policy Framework.

RESOLVED

(1) That in respect of Planning Application B/13/00283/FUL provided that no further material planning considerations are raised during the consultation period planning permission be refused for reasons including the following:-

- **Detrimental impact on the visual amenity of the area by virtue of the location, materials, form and overall design of the garages contrary to Policy CN01**
- **Loss of amenity to neighbouring properties due to intensification of noise and disturbance contrary to the provisions of the NPPF**

(2) That in respect of Planning Application B/13/00284/FUL provided that no further material planning considerations are raised during the consultation period planning permission be refused for reasons including the following:-

- **Detrimental impact on the visual amenity of the area by virtue of the location, materials, form and overall design of the garages contrary to Policy CN01**
- **Loss of amenity to neighbouring properties due to intensification of noise and disturbance contrary to the provisions of the NPPF**

(3) That in respect of Planning Application No B/13/00268 provided that no further material planning considerations are raised during the consultation period:-

(a) 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 affordable dwelling
- Such other obligations as the Solicitor to the Council or Corporate Manager – Development Management considers appropriate.

(b) That, subject to the completion of the Planning Obligation in Resolution 3(a) 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:

- Details of materials
- As recommended by the Local Highway Authority

(c) That, in the event of the Planning Obligation referred to in Resolution 3(a) 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
- Inadequate provision of affordable housing contrary to Local Plan Policy HS09.

(c) LAVENHAM

**Application No. B/12/01484/FUL
[Paper M192 – Item 5](#)**

Full Application – Change of use of units 2, 3 and 6 from B1 office use to 3 holiday lets, Constable Court, Barn Street.

RESOLVED

That it be noted that this application has been withdrawn by the applicant.

(d) EAST BERGHOLT

Application No. B/13/00235/FUL
[Paper M192 – Item 3](#)

Full Application – Erection of 2 two storey dwellings with garages, and detached garage/cartlodge building. Alterations to existing on-site turning and parking and vehicular access (following demolition of existing dwelling) 1 Gaston 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**
- **External facing materials and colours to be approved**
- **Fenestration details to be approved**
- **The provision of an agreed Arboricultural Method Statement and Monitoring Scheme**
- **The completion of an agreed scheme of Archaeological works**
- **Conditions as recommended by the County Highways Authority.**

(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) WOOLVERSTONE

Application No. B/13/00119/FUL
[Paper M192 – Item 1](#)

Full Application – Erection of 1 dwelling and 1 replacement dwelling, Timbers, Cat House Lane.

Notwithstanding the recommendation of the Corporate Manager – Development Management that planning permission be granted subject to conditions, a motion to refuse planning permission was moved for reasons relating to the impact on the street scene and residential amenity. On being put to the vote this motion was lost.

RESOLVED

That planning permission be granted subject to conditions including:

- **Standard time limit**
- **Materials and hard landscaping to be approved**
- **Details of joinery, windows and doors to be submitted and approved**
- **Tree protection during construction**
- **Contamination.**

Note: The meeting adjourned for refreshments between 11.15 a.m. and 11.35 a.m.

The business of the meeting was concluded at 12.25 p.m.

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Chairman