

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY 8 MAY 2013

PRESENT: Mr P K Beer – Chairman

Mrs K S Grandon	Mr N A Ridley
Mr A J Hinton	Mr D C Rose
Mr P Jones	Mr R C Smith
Mrs M O Munson	Mr A J Ward
Mr A F D W Osborne	Mrs S M Wigglesworth

Dr M F M Bamford, Mr M J Deacon, Mr D H Keane, Mr N MacMaster and Mr R W Thake were unable to be present.

1 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 D H Keane).  
Mrs S M Wigglesworth (substituting for Mr R W Thake).

2 ELECTION OF VICE-CHAIRMAN

**RESOLVED**

**That Mr R W Thake be elected Vice-Chairman of the Committee for the ensuing year.**

3 DECLARATION OF INTERESTS

None declared. However, Mr P K Beer stated that he lived in the vicinity of the application site for Item 1 of Paper N10 – B/13/00113/OUT but did not have a declarable interest in this matter.

4 MINUTES

**RESOLVED**

**That the Minutes of the meetings held on [3](#) and [17 April](#) 2013 be confirmed and signed as correct records.**

5 PETITIONS

None received.

6 QUESTIONS FROM MEMBERS

None received.

7 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to [Paper N10](#) (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 2 of Paper N10 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/13/00113/OUT	Mark Rose (Agent for Applicant)
B/13/00101/FUL	Mrs Jane May (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) LONG MELFORD**

<b>Application No. B/13/00101/FUL</b> <b><a href="#">Paper N10 – Item 2</a></b>	<b>Full Application – Change of use from single dwelling to mixed use (part dwelling and part Class A1) Hawthorne Cottage, Hall Street.</b>
--	---

**RESOLVED**

- (1) That planning permission be granted subject to conditions including:-**
  - **Noise assessment/noise level restriction**
  - **Dwelling and A1 use to remain as one unit**
  - **Hours of operation**
- (2) That a note to the applicant be included on the Decision Notice referring to the restriction on occupancy for the first floor accommodation**

**(b) GREAT CORNARD**

**Application No. B/13/00113/OUT**  
**Paper N10 – Item 1**

**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.**

The Corporate Manager – Development Management updated Members in relation to the proposed access arrangements, including responses received from the Agent to questions raised by Members at the site visit. She referred to the main issues to be addressed and outlined the content of conditions which would satisfy the Local Highway Authority and take into account existing private rights of way, and the concerns of local residents. She reported that good progress is being made to secure the completion of the Section 106 agreement but that the completion deadline of 13 May was unachievable.

**RESOLVED**

- (1) That, dependent on the outcome of viability discussions with the applicant, 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:**
- **Provision of on and off site public open space**
  - **Affordable housing**
  - **Off site highways works and Travel Plan works.**
  - **Contributions towards education, pre-school provision and libraries**
  - **Sustainability Park**
- (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 outline planning permission subject to the following conditions including:**
- **Standard time limits relating to an outline application (submission of reserved matter within 3 years and commencement in five)**
  - **Archaeological investigation**
  - **As recommended in the ecological report**
  - **As recommended by the Local Highway Authority**
  - **As recommended by the Environment Agency**
  - **Land contamination**
  - **Submission of a revised Travel Plan**
  - **As recommended in the arboricultural assessment**
  - **At least 10% of the development’s energy to be from decentralised, low carbon or renewable sources.**

- **A waste management and minimisation strategy being submitted and approved**
  - **The submission of and approval of a site construction/phasing strategy**
- (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:**
- **Lack of a completed Section 106 Agreement securing those obligations set out in Resolution (1) above**

Mr P K Beer voted against the recommendations and asked for his vote to be recorded in the minutes.

8 COMMENCEMENT TIMES FOR FUTURE MEETINGS OF PLANNING COMMITTEE MEETINGS

The Head of Corporate Organisation reported that, following approval of the 2013/14 Timetable of Meetings by Annual Council, individual Committees were being asked to consider and agree their future meeting times.

Members were aware that there were several issues to be considered if it was thought that alternative times to the current 9.30 a.m. start should be considered, the main consideration being access to the building for the public, together with the convenience of Parish/Town Council representatives, agents, applicants and objectors.

In the current circumstances of twice monthly meetings and a number of applications of wide public interest coming forward, it was generally considered that it would be best to retain the current start time in the short to medium term. Members were aware that they could re-visit the current arrangements at any time.

**RESOLVED**

**That no change be made at present to the current start time for Planning Committee meetings of 9.30 a.m.**

The business of the meeting was concluded at 11.05 a.m.

.....  
Chairman