

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY 29 MAY 2013

PRESENT: Mr P K Beer – Chairman

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

Mr N MacMaster and Mr N A Ridley were unable to be present.

Mr B Riley, Ward Member for Hadleigh (North) was present at the meeting and spoke on [Item 2 of Paper N12](#) with the consent of the Chairman.

14 SUBSTITUTES

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

Mr S R Barrett (substituting for Mr N A Ridley)

15 DECLARATION OF INTERESTS

Mrs M O Munson declared a pecuniary interest in Application No. B/12/01293/FUL ([Paper N12 – Item 2**](#)) by virtue of being a Trustee of South Suffolk Leisure and in relation to her acquaintance with an objector. She left the Chamber when this item was under consideration.

16 PETITIONS

The Head of Corporate Organisation reported, in accordance with Council Procedure Rule No. 13, the receipt of the following petition which had been submitted to the Chief Executive, as detailed below:-

Babergh District Council (Parish of Stanstead Footpath No 9) Diversion Order 2013

Petition signed by approximately 72 residents of Babergh District opposing the proposed diversion, which is the subject of an Order made under the delegated powers by the Head of Communities, his decision having taken into account the existence of a petition objecting to the proposal.

The petition organiser was advised by the Council's Footpath Officer of the process for making the Order, and the opportunity for formal objections/observations to be submitted during a 28 day period as part of that process. Notice of the Order was given in the local press on 15 May. In addition, discussions had been held on site and the Footpath Officer would attend the Parish Council meeting on 30 May to respond to concerns and further explain the process.

In accordance with Council Procedure Rules, the Chief Executive will report the receipt of the petition to the Council Meeting on 25 June.

17 QUESTIONS FROM MEMBERS

None received.

18 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper N12](#) (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, 2, 3 and 4 of [Paper N12](#) 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/13/00211/FUL	Mr R Grey (Applicant)
B/12/01293/FUL	Mr K Lewis (Objector)

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 N12 be made as follows:-

(a) LONG MELFORD

Application No. B/13/00211 Paper N12 – Item 1	Full Application – Erection of a flue to annex. Erection of storage units in association with the pub and domestic usage; erection of 1.8m fencing, Rose and Crown, Bridge Street.
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Note: Dr Bamford arrived during the consideration of this application but took no part in the discussion and did not vote on the item.

RESOLVED

That planning permission be granted subject to conditions including:-

- **Standard Time Limit**
- **The removal of the existing storage units and fencing on the site**
- **External materials and colours**

(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, and subject to no new material planning considerations being brought forward during the consultation period, the Corporate Manager – Development Management be authorised to grant planning permission subject to conditions including:-

- Standard Time Limit for Commencement
- Materials (including fenestration and finishes)
- Design details
- Landscaping
- Details of Boundary Treatments/Screen Walls/Fences
- Hard surface treatments
- As required by LHA
- Contamination
- Removal of 'Permitted Development Rights' for extensions, alterations, roof additions, outbuildings and means of enclosure
- Phasing of the development to ensure that Plots 11 [3] and 12 [2] were not built and sold until Plot 13 [1] has been completed.

(3) That in the event of the Planning Obligation referred to in Resolution (1) above not being secured, the Chief Planning Control Officer be authorised to refuse planning permission for reasons including:-

- The applications fail to secure the identified conservation works
- The applications fail to make provision for public open space, in accordance with Policy HS31
- The proposals would not represent an acceptable departure from the provisions of the Local Plan (Policy HS02)

(d) **STANSTEAD**
Application No B/13/00474/DPA
[Paper N12 – Item 4](#)

Application under Regulation 3 of the Town and Country Planning General Regulations 1992 – construction of 5 dropped kerbs and hard standings for vehicular access, land fronting Nos 10, 13, 14, 18 and 20 Alston Crescent.

RESOLVED

That subject to there being no additional material objections received within the notification period, the Corporate Manager – Development Management be authorised to grant planning permission subject to conditions including:-

- **As recommended by the LHA**
- **Drainage**
- **Surface material (if necessary following further discussions with the applicant).**

19 PUBLIC SPEAKING ARRANGEMENTS – PLANNING APPLICATIONS

(a) Land east of County Farm, Church Field Road, Chilton

The Head of Corporate Organisation referred to the Council's policy for public speaking on planning applications, under which there is provision for only one representative from each group to speak save in exceptional circumstances.

Due to the above proposal being a large scale major development and having received fundamental representation from a statutory consultee, Officers discussed with the Chairman the arrangements for public speaking at the Planning Committee when the application is considered, and suggested arrangements to meet the circumstances of the application, which were accepted by Members.

RESOLVED

- (1) **That up to two speakers opposing the development and two speakers supporting the development be entitled to speak for 3 minutes each.**
- (2) **That it be noted that potential speakers as referred to above will be made aware that, in line with the provisions of the Public Speaking arrangements, in the event that more than the specified numbers wish to speak, they will be asked to agree on the two representatives in each case, failing which no representations can be made.**

(b) Tesco Application

The Head of Corporate Organisation referred to the Council's policy for public speaking on planning applications, under which there is provision for only one representative from each group to speak, save in exceptional circumstances.

Due to the wider public interest in the application for the construction of a new food store to the rear of 75-133 High Street, Hadleigh, Officers discussed with the Chairman the arrangements for public speaking at the Planning Committee when this item is considered, and suggested arrangements to meet the circumstances of the application, which were accepted by Members. It was noted that no final decision has been taken as to when the item will be considered, but it is likely to be in July.

RESOLVED

- (1) That the time limit for speeches from the Applicant (or representative) and the representative of Hadleigh Town Council be extended from 3 minutes to 5 minutes.**
- (2) That up to three representatives opposing the development be entitled to speak for 3 minutes each.**
- (3) That up to three representatives supporting the development be entitled to speak for 3 minutes each.**
- (4) That it be noted that potential speakers as referred to in Resolutions (2) and (3) above will be made aware that in the event that more than the specified numbers wish to speak, they will be asked to agree on the three representatives in each case, failing which no representations can be made.**

Note: The meeting adjourned between 10.25 a.m. and 10.30 a.m. and for refreshments between 11.05 a.m. and 11.25 a.m.

The business of the meeting was concluded at 11.30 a.m.

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Chairman