

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY 24 JULY 2013

PRESENT: Mr P K Beer – Chairman

Dr M F M Bamford	Mr N A Ridley
Mr M J Deacon	Mr B Riley
Mr P Jones	Mr D C Rose
Mr D H Keane	Mr R C Smith
Mrs M O Munson	Mr R W Thake
Mr A F D W Osborne	Mr A J Ward
Mr J M Owen	

Mrs K S Grandon and Mr N MacMaster were unable to be present.

36 SUBSTITUTES

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

Mr B Riley (substituting for Mrs K S Grandon)
Mr J M Owen (substituting for Mr N MacMaster)

37 DECLARATION OF INTERESTS

Mr P K Beer (Chairman) informed the meeting that to avoid any perception of bias he would leave the Chamber during the discussion of Application No. B/13/00428 ([Paper N40 – Item 1](#)) as the applicant was known to him.

38 MINUTES

RESOLVED

That the Minutes of the meeting held on [26 June 2013](#) be confirmed and signed as a correct record.

39 PETITIONS

None received.

40 QUESTIONS FROM MEMBERS

None received.

41 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper N40](#) (circulated to Members prior to the 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.

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/13/00428	Mr M Cornish (Parish Council) Mr Lamb (Objector)
B/13/00508	Mr J Casey (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 N40](#) be made as follows:-

Mr P K Beer vacated the Chair at this point of the meeting and Mr R W Thake thereupon presided over the meeting.

(a) GREAT CORNARD

Application No. B/13/00428 Paper N40 – Item 1	Full Application – change of use of building from Care Home (Class C2) to 10 no. Residential Flats (Class C3), the Firs Nursing Home, Kings Hill.
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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 conditions including:**
 - Standard time limit**
 - Provision of cycle parking and bins stores**
 - Landscape scheme**
 - As recommended by the LHA**
 - Provision of satisfactory extraction facilities (for kitchens)**
- (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.**

Mr P K Beer returned to the Chamber and thereupon presided over the meeting.

(b) HADLEIGH

**Application Nos.
B/13/00316/FUL and
B/13/00317/CAC
[Paper N40 – Item 2](#)**

Full Application and application for Conservation Area Consent - change of use of outbuilding to commercial unit, demolition of existing outbuildings, erection of 4 no. 2 bedroomed houses and 1 no. single-storey dwelling, as amended by agent's amended site layout plan 4256/04K showing the western extent of the communal garden area, 109 High Street.

RESOLVED

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

- **Standard time limit**
- **Facing materials**
- **Tree protection**
- **Hard and soft landscaping**
- **Removal of permitted development**
- **Archaeology**
- **As required by LHA**
- **Acoustic insulation and Method statement for demolition adjacent to Sun Court**
- **Door and window updates**
- **Brick bond and mortar mix**
- **Limited use of commercial unit to Class B1 only**

2) That conservation area consent be granted subject to conditions including:

- **Standard time limit**

(c) WATTISHAM

Application No. B/13/00508
[Paper N40 – Item 3](#)

Full Application – erection of single storey rear extension and single-storey front extension, The Retreat, Clay Hill Lane.

RESOLVED

That planning permission be granted subject to conditions including:

- **Standard time limit**
- **Facing materials**
- **Archaeological condition**
- **Hedge planting on boundary**

The business of the meeting was concluded at 11.10 a.m.

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Chairman