

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 7 AUGUST 2013

PRESENT: Mr P K Beer – Chairman

Dr M F M Bamford	Mr A F D W Osborne
Mr D M Busby	Mr N A Ridley
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	Mrs S M Wigglesworth

Mr M J Deacon, Mr N MacMaster and Mr D C Rose were unable to be present.

42 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 Mr M J Deacon)
Mrs S M Wigglesworth (substituting for Mr D C Rose)

43 DECLARATION OF INTERESTS

None received.

44 MINUTES

RESOLVED

That the Minutes of the meeting held on 10 July 2013 be confirmed and signed as a correct record.

45 PETITIONS

None received.

46 QUESTIONS FROM MEMBERS

None received.

47 SITE INSPECTIONS

The Corporate Manager – Development Management, requested a site inspection in respect of Application No. B/13/00729/FHA for the following reasons:-

- Matter considered controversial by the Corporate Manager under the Council's adopted Protocol for Use of Planning Officer Delegations.

- Given the planning history, the Corporate Manager considered that Members would benefit from a Committee site inspection in order to assess the impact of the proposal on the character of the street scene and on neighbouring amenity.

Before Members were asked to vote on the request, the Corporate Manager made a short presentation which included slides showing the property.

RESOLVED

- (1) That a site inspection be held on Wednesday, 14 August 2013 in respect of the undermentioned site, prior to consideration of the application by the Committee:-

EAST BERGHOLT

Application No. B/13/00729/FHA Full Application – Erection of gable roof to form additional living accommodation (part retention of), Chadacre, Whitesfield.

- (2) That a Panel comprising the following Members be appointed to inspect the site:-

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

48 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum](#) to [Paper N44](#) (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/11/00745/OUT and B/11/00746/FUL	Mr Peter Le Gryns (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 item referred to in Paper N44 be made as follows:-

(a) SPROUGHTON

**Application Nos.
B/11/00745/OUT and
B/11/00746/FUL
Paper N44 – Item 1**

**Outline Application – Erection of
30 dwellings and Full Application –
Change of use of agricultural land to
public open space, land south of
Sproughton VC Primary School,
Church Lane.**

The Case Officer in presenting this item drew Members' attention to the advice from the Council's Solicitor (as set out in the Addendum to Paper N44) regarding the financial contribution for education provision under the Section 106 Planning Obligation. Members noted the legal position which was that notwithstanding that the Council's Core Strategy Document had yet to be adopted, financial contributions could be sought in accordance with Suffolk County Council's policy and that the requirements for such contributions are consistent with the NPPF. Members also noted the text of the conditions and informatives recommended by the LHA which were included in the Addendum, for information.

RESOLVED

B/11/00745/OUT

(1) That subject to there being no new additional material planning objections received during the consultation period, the Solicitor to the Council in consultation with the Corporate Manager – Development Management be authorised to secure a Planning Obligation under Section 106 of the Town and Country Planning Act, 1990, to provide:

- **Affordable Housing – 10 units**
- **Provision of open space on site and a financial contribution of £42,000 towards public open space maintenance;**
- **A financial contribution of £60,905 towards education provision**
- **A financial contribution of £18,273 towards early years provision**

(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, the Corporate Manager – Development Management be authorised to grant planning permission subject to conditions including:

- **Submission of reserved matters**
- **Materials**
- **As recommended by the LHA**
- **As recommended by EA and AW; (surface water; wastewater strategies)**

- As recommended by SCC Archaeology
 - Management of open areas
 - Hard and soft landscaping (including LAP + 1)
 - Works carried out in accordance with the Arboricultural report
 - Works carried out in accordance with the ecological survey report
 - Scheme to demonstrate energy from decentralised, low carbon or renewable
 - Boundary treatment detail.
- (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 completion of Section 106 legal agreement securing those obligations set out in Resolution (1) above with contingent harm to impacts of the development which would not be appropriately mitigated and/or contrary to the provisions of the Local Plan.

B/11/00746/FUL

- (4) That the Solicitor to the Council in consultation with the Corporate Manager – Development Management be authorised to secure a Planning Obligation under Section 106 of the Town and Country Planning Act, 1990, to provide:
- Provision of open space on site and a financial contribution of £42,000 towards public open space maintenance;
- (5) That, subject to the completion of the Planning Obligation referred to in Resolution (4) 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:
- As recommended by the LHA
 - As recommended by SCC Archaeology
 - Management of open areas
 - Hard and soft landscaping (including LAP + 1)
 - Works carried out in accordance with the Arboricultural report
 - Works carried out in accordance with the ecological survey report
 - Boundary treatment detail.

(6) That, in the event of the Planning Obligation referred to in Resolution (4) 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.**

49 DRAFT ANNUAL REPORT OF DEVELOPMENT COMMITTEE FOR 2012/13

The Head of Economy submitted a report ([Paper N45](#)) summarising the work of Development Committee (renamed 'Planning Committee' from April 2013) for the year 2012/13. The Corporate Manager – Development Management advised that in paragraph 10.1 the text 2011/12 should read 2012/13 and the figure in Table 9 for the second row of the final column should be amended to 412,327.

Members noted that the combined figure for Building Control income in 2011/12 was not included in paragraph 13.4 as 2012/13 was the first year for which this information had been requested by the Committee. The relevant figure would be included, for comparison purposes, in the Annual Report to be submitted to Strategy Committee. In response to a request from Members, it was agreed that, if possible, future reports would include details of reasons for overruns on expiry dates for determination.

Members were aware that [Paper N46](#) to be considered at this meeting showed an improved position for the first quarter of 2012/13.

During the course of the discussion on this item, the following were also noted:-

- Possible communication issues between agents/applicants
- Workshop style training to be provided during the forthcoming year on various matters
- Encouraging results from first performance quarter for year 2013/14, but second quarter would reflect the effect of some of the recently determined major cases (which went out of time) and some of the major cases which are as yet undetermined (and out of time) but may be determined before 30 September 2013 (end of second quarter).

RECOMMENDED TO STRATEGY COMMITTEE

That Paper N45 incorporating the amendments referred to below be adopted as the Annual Report of the Development Committee for 2012/13:-

- **Paragraph 10.1 – '2011/12' to read '2012/13'**
- **Table 9 – '12,327' to read '412,327'**
- **Paragraph 13.4 – details of 2011/12 Building Control combined income figure to be included.**

50 PLANNING PERFORMANCE – 1 APRIL 2013 to 30 JUNE 2013

The Head of Economy submitted a report ([Paper N46](#)) providing an overview of the numbers of planning applications and appeals currently being considered by Development Management, together with an indication of performance against national indicators for the period 1 April 2013 to 30 June 2013.

RESOLVED

That the information contained in Paper N46 be noted.

51 PROPOSED NON-MATERIAL AMENDMENT – ST HILDA, BOURNE HILL
WHERSTEAD

The Case Officer introduced [Paper N47](#) containing the relevant information to enable Members to assess and determine a non-material amendment, put forward by the applicant, to correct inconsistencies in the approved drawings and provide details of the proposed internal access arrangements. Members noted that complaints referred to in the report were being progressed through the Council's normal procedures.

RESOLVED

That the proposed non material amendment for planning permission B/13/00127/FHA; to amend cross sectional drawing 'Section A-A' reducing ridge height in line with those of approved elevation drawings, and provision of precise details of location of internal door giving internal access from first-floor landing to Bedroom 3 at St Hilda, Bourne Hill, Wherstead be approved.

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

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Chairman