

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 4 SEPTEMBER 2013

PRESENT: Mr P K Beer – Chairman

Dr M F M Bamford	Mr J M Owen
Mr D M Busby	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
Mr A F D W Osborne	

Mr M J Deacon and Mr N MacMaster were unable to be present.

Mr A J Hinton, Ward Member for Dodnash was present at the meeting for Item 5 of Paper N49 (Application No B/13/00729/FHA) and spoke on the item with the consent of the Chairman.

Mrs J Antill and Mr F R Lawrenson, Ward Members for Waldingfield were present at the meeting for the item in Paper N50 (Application No B/09/00932/FUL) and both spoke on the item with the consent of the Chairman.

52 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)
Mr J M Owen (substituting for Mr N MacMaster)

53 DECLARATION OF INTERESTS

Mrs M O Munson stated that she would leave the Chamber for consideration of [Item 3 of Paper N49](#) (Application No B/13/00721/FUL) to avoid any perception of bias, by reason of her acquaintance with the applicant, and was not present during the discussion.

54 MINUTES

RESOLVED

That the Minutes of the meeting held on [7 August 2013](#) be confirmed and signed as a correct record.

55 PETITIONS

None received.

56 QUESTIONS FROM MEMBERS

None received.

57 SITE INSPECTIONS

Prior to asking Members to vote on the application for a site inspection at Tattlingstone, the Chairman asked the Case Officer to make a brief presentation, with photographs, to enable Members to decide whether they considered it necessary to visit the site.

RESOLVED

- (1) **That a site inspection be held on Wednesday, 11 September 2013 in respect of the undermentioned site, prior to consideration of the application by the Committee:-**

TATTINGSTONE

Application No. B/13/00398/FUL Full Application – Erection of 2 two-story dwelling houses (following demolition of existing bungalow and outbuildings) Homeleigh, The Heath.

Mr A J Ward, Ward Member for Alton, requested a site visit to assess the effect on the character of the street scene and on highway safety/parking.

- (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 C A Roberts
Mr P Jones	Mr D C Rose
Mr D H Keane	Mr R C Smith
Mrs M O Munson	Mr A J Ward

58 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to each of Papers N49](#) (circulated to Members prior to the commencement of the meeting) and [Paper N50](#) (circulated to Members immediately following the adjournment of the meeting at 11.50 a.m.) 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 5 of Paper N49 and Item No. 1 of Paper N50 were reported to the meeting and considered and taken into account before a decision was made on each item.

In accordance with the Council's procedure for public speaking on planning applications, representations were made as detailed below on Items contained in Paper N49:-

Application No.

Representations From

B/13/00771/FHA and
B/13/00706/LBC
B/13/00729/FHA

Mr P Conway (Agent for the Applicant)

Mr M Miller (Objector)
Mr G Parker (Agent for the Applicant)

In accordance with the Council's procedure for public speaking on planning applications, as amended by the decision of the Planning Committee on 29 May 2013 due to exceptional circumstances, representations were made as detailed below relating to the Item contained in Paper N50:-

Application No.

Representations From

B/09/00932/FUL

Mr P Clifford (Parish Council)
Lady Hart (Objector)
Mr S Thorpe (on behalf of SPS – Objector)
Mr R Audley (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 Papers N49 and N50 be made as follows:-

**(a) NAYLAND WITH
WISSINGTON**

**Application Nos.
B/13/00771/FHA and
B/13/00706/LBC
Paper N49 – Item 2**

Full application – erection of two-story and single-storey rear extensions and construction of pitched roof over existing flat roof to rear and application for Listed Building Consent – erection of two-story and single-storey rear extensions and construction of pitched roof over existing flat roof to rear.

RESOLVED

B/13/00771/FHA

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

- **Standard time limit**
- **Facing materials**
- **Colour of finishes**
- **Window and door details**

B/11/00746/FUL

(2) That Listed Building Consent be granted subject to conditions including:-

- **Standard time limit**
- **Facing materials**
- **Colour of finishes**
- **Window and door details**

(b) HADLEIGH

Application No. B/13/00721/FUL
Paper N49 – Item 3

Full application – erection of two storey dwelling and detached cartlodge (following demolition of existing single-storey dwelling and detached single garage), as amended by agent’s letter dated 9 August 2013 and attached revised drawing nos. 255/07(A) and 255/10, Westleigh, Frog Hall Lane.

Mrs K S Grandon, Ward Member for Hadleigh (South) had requested a site visit to enable Members to assess the effect on the character of the area.

Prior to taking a vote on the request, the Chairman asked the Case Officer to present the application as set out in Item 3 of Paper N49, to enable Members to decide if they had sufficient information to be able to determine the application at the meeting.

RESOLVED

(1) That consideration of the Corporate Manager – Development Management’s recommendation referred to in Item 3 of Paper N49 be deferred.

(2) That a site inspection be held on 11 September 2013, that the Panel of Members appointed under Minute No. 57 above be appointed to inspect the site and a report thereon be submitted to the next meeting of the Committee.

(c) SPROUGHTON

Application No. B/13/00796/FUL
Paper N49 – Item 4

Full application – erection of 1 two-story dwelling (following demolition of existing double Garage) 6 Collinsons Hadleigh Road

Mr P Jones, Ward Member for Brook, had requested a site visit to enable Members to assess the impact on the street scene.

Prior to taking a vote on the request, the Chairman asked the Case Officer to present the application as set out in Item 4 of Paper N49, to enable Members to decide if they had sufficient information to be able to determine the application at the meeting.

RESOLVED

- (1) That consideration of the Corporate Manager – Development Management’s recommendation referred to in Item 4 of Paper N49 be deferred.
- (2) That a site inspection be held on 11 September 2013, that the Panel of Members appointed under Minute No. 57 above be appointed to inspect the site and a report thereon be submitted to the next meeting of the Committee.

(d) EAST BERGHOLT

Application No B/13/00729/FHA <u>Paper N49 – Item 5</u>	Full Application – erection of gable roof extension, and side extension, to form additional living accommodation (part retention of) Chadacre, Whites Field.
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Notwithstanding the recommendation of the Corporate Manager – Development Management to grant planning permission subject to conditions, a motion to refuse the application for reasons relating to the development being contrary to Local Plan Policies CN01 and HS33 was moved, and approved on being put to the vote.

RESOLVED

That planning permission be refused for the following reasons:-

The gable roof extension and side extension are contrary to Local Plan Policies CN01 and HS33 by reason of the increase in roof height relative to the previously approved plans resulting in an overly dominant effect within the street scene and the adverse impact on the amenity of the neighbours because of overdevelopment of the site, position of the wall and excessive size of the picture window.

(e) GLEMSFORD

Application No B/13/00720/VOT	Extension of time limit to condition attached to Planning Permission B/10/00475/VOT – erection of 1 detached one and a half storey dwelling, 71 Brook Street.
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RESOLVED

That planning permission be granted subject to conditions including:-

- **Standard time limit**
- **Materials to be agreed**
- **Landscaping details**
- **Permitted development rights for extensions removed**
- **First floor windows in the north-west elevation shall be obscurely glazed**
- **Highway conditions as recommended by LHA**

At this point, the meeting adjourned at 11.50 a.m. for refreshments, and to enable Members to read the Addendum to Paper N50. The meeting resumed at 2 p.m. when the following Members were present:-

Mr P K Beer – Chairman

Dr M F M Bamford	Mr J M Owen
Mr D M Busby	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
Mr A F D W Osborne	

(f) CHILTON

Application No. B/09/00932/FUL **Full Application – erection of two detached industrial buildings (Use Classes B1, B2 and B8) with service yard, car parking, landscaping and associated works, land east of County Farm, Church Field Road.**
Paper N50 – Item 1

The Corporate Manager – Development Management presented Paper N50 and its Appendices 1, 2, 3, 5, 6 and 7 which were supplemental to, and read in conjunction with, Paper M19 (reproduced as Appendix 4 to Paper N50). She confirmed that all responses to the Additional Notification were now included in Appendix 1 to Paper N50 and the Addendum to the report. Members noted the wording of a minor amendment which was required, for clarification, to the final bullet point under Recommendation 1 on page 23 of Paper N50, and which was included in the Addendum.

The Corporate Manager referred to the previous decision of the Committee (Appendix 2 to Paper N50 refers) and to the reasons for the application being returned to Committee for further consideration, which were as set out under ‘The purpose of this Supplementary Report (and the Appendices)’ on page 5 of Paper N50

During the course of the ensuing discussion, Tom McPhie of Holmes and Hill, Solicitors (acting for the Council in connection with the preparation of the Section 106 legal agreement with the Applicant) further explained the requirements of the Planning Obligation as at 13 June 2012 together with the Applicant's suggested revisions dated 23 October 2012 and 3 May 2013 (as set out in Appendix 3 to Paper N50), and responded to Members' questions on this aspect of the application.

RESOLVED

- (1) That the Head of Corporate Organisation be authorised to secure a Planning Obligation with the applicants (as amended) under the Town and Country Planning Act, 1990 for the:**
- **transfer of the structural planting belt to the Council,**
 - **payment of a commuted sum (as amended) for future maintenance of the structural planting belt,**
 - **payment of monies to the Council to enable the Council to carry out remedial works, additional planting and the completion of a public footpath/cycle path through the structural planting belt,**
 - **construction of a pedestrian/cycle path along the Church Field Road frontage,**
 - **provision of a Travel Plan Bond,**
 - **phasing, first use and occupation of the development,**
 - **implementation of an inhouse company training programme,**
 - **payment of a sum of money to the Council to enable the Council to pay relevant third party landowners to provide replacement habitat for Skylarks, and/or**
 - **any other obligations that the Head of Corporate Organisation in consultation with the Head of Economy considers necessary.**
- (2) That the Head of Corporate Organisation be authorised to secure two separate Planning Obligations with two landowners for the habitat and ecological mitigation required for this applicant providing for:-**
- **the agreed habitat and ecological mitigation for a 10 year period in return for the annual payment for the works (resulting in a total payment for both agreements for 10 years) not exceeding £56,867.**

- (3) That subject to the completion of all the above Planning Obligations (as amended) to the satisfaction of the Head of Corporate Organisation, the Corporate Manager – Development Management be authorised to grant planning permission subject to conditions as set out in Appendix F to the report considered by Development Committee on 16 May 2012.**

- (4) That in the event of any of the Planning Obligations (as amended) not being secured to the satisfaction of the Head of Corporate Organisation, the Corporate Manager – Development Management be authorised to refuse planning permission in line with the reasons set out in the report considered by Development Committee on 16 May 2012 (acknowledging that the East of England Plan is no longer in place).**

Note: The meeting adjourned for a short break after consideration of Item 4 and for refreshments between 11.15 a.m. and 11.35 a.m.

The business of the meeting was concluded at 3.55 p.m.

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Chairman