

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 13 NOVEMBER 2013

PRESENT: Mr P K Beer – Chairman

Dr M F M Bamford	Mr J M Owen
Mr M J Deacon	Mr N A Ridley
Mrs K S Grandon	Mr R C Smith
Mr B D Hurren	Mr R W Thake
Mr P Jones	Mr A J Ward
Mr D H Keane	Mrs S M Wigglesworth
Mr A F D W Osborne	

Mr N MacMaster, Mrs M O Munson and Mr D C Rose were unable to be present.

Councillor C W Arthey (Ward Member for Monks Eleigh) was present at the meeting, and spoke on Application No B/13/01004/FUL with the consent of the Chairman.

84 SUBSTITUTES

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

Mr J M Owen (substituting for Mr N MacMaster)
Mr B D Hurren (substituting for Mrs M O Munson)
Mrs S M Wigglesworth (substituting for Mr D C Rose)

85 DECLARATION OF INTERESTS

None declared.

86 MINUTES

RESOLVED

- (1) That the Minutes of the meeting held on 16 October 2013 be confirmed and signed as a correct record.**
- (2) That the Minutes of the meeting held on 18 September 2013 be confirmed and signed as a correct record, subject to a minor correction to the wording of Minute No. 66 - Substitutes to read as follows:-**

**Mr B D Hurren (substituting for Mr A J Ward).
Mr C A Roberts (substituting for Mrs M O Munson)**

87 PETITIONS

None.

88 QUESTIONS FROM MEMBERS

None received.

89 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to [Paper N76](#) (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 3 of [Paper N76](#) were reported to the meeting and considered and taken into account before decisions were made on the item.

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/13/01004/FUL	Jaclyn Cooper-Clark (Parish Council) Norman Towers (Objector) Richard Bines (Agent for Applicant)
B/13/00632/FHA and B/13/00633/LBC	Adam Dixon-Smith (Applicant)
B/13/01133/FUL	Ken 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 N76](#) be made as follows:-

(a) MONKS ELEIGH

Application No. B/13/01004/FUL Paper N76 – Item 1	Full application – Erection of new village hall and associated parking with construction of vehicular access on land at Monks Eleigh recreational ground. Construction of pedestrian access via Church Walk, pathways adjacent to existing village hall site and within the site to the new village hall, Monks Eleigh Playing Field, Church Hill.
--	---

Members noted that the recommendation is now to approve the application, subject to conditions as the matters referred to on page 16 have now been resolved.

RESOLVED

That planning permission be granted subject to conditions including:

- **Standard time limit**
- **Samples of materials to be agreed**
- **As recommended by Corporate Manager – Environmental Protection**
- **Archaeological investigation**
- **Details of proposed footpaths to be agreed. Footpaths to be constructed in accordance with agreed details and be made available for use prior to first use of the village hall**
- **No lighting to be erected on site other than that which is shown on drawing named ‘Sheet 2 – Location Plans rev. D’**
- **Highways conditions as recommended by SCC Highway Department**
- **Mitigation measures as recommended by Suffolk Wildlife Trust.**

(b) GROTON

Application Nos. B/13/00632/FHA and B/13/00633/LBC
[Paper N76](#) – Item 2

Application for Listed Building Consent – Demolition of existing elements of building; Erection of two storey side extension, single storey rear extension and side porch extension; Dismantling, re-siting and re-building of existing Barn; Fenestration alterations; and internal alterations and Full Application – Erection of 2 storey side extension, porch to east elevation and replacement single storey rear infill extension. Erection of detached Barn building adjacent to existing Tennis Court (existing Barn building on site to be dismantled and rebuilt in proposed location), Castlings Hall, Castlings Heath.

Members noted the explanation for the amended description for the planning application, as set out in the Addendum.

Mr B D Hurren, Ward Member for Groton, requested a site inspection in respect of the above applications, to enable Members to have a better understanding of the changes being proposed to the Listed Building and the moving of the curtilage Listed Building.

Before Members were asked to vote on the request the case officer made his presentation to enable the Committee to decide whether there was sufficient information available to Members to determine the application. Mr Hurren’s request for a site visit was then proposed and seconded, but on being put to the vote, it was decided that a site inspection was not required in this instance.

RESOLVED

- (1) That a site inspection be not held in respect of these applications.**

(2) That planning permission and Listed Building Consent be refused for the following reasons:

- 1. The National Planning Policy Framework (NPPF) was issued in March 2012 and sets out the Government's national planning policy for the conservation of the historic environment. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF provides that Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment and in doing so should recognise that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. The NPPF states that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected by a development proposal and should refuse permission where a proposed development will lead to substantial harm to, or loss of significance of, a designated heritage unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm. At a local level the Babergh Local Plan (Alteration No.2) was adopted by the Council in June 2006 and provides a detailed level of guidance for the conservation of the built environment in saved policy CN06.**

- 2. The development proposal requires (inter alia) the removal of a curtilage listed structure adjacent to the eastern side of the host listed building and the erection of a two-storey side extension to the listed building. It is considered that these elements of the development proposal would result in significant harm to the character, integrity and setting of the building. It is also considered that the proposed relocation of the existing curtilage Listed Barn raises concerns about the likelihood of damage to historic material that would result in its dismantling transport and reconstruction. It is not considered that justification, provided by the applicant, has demonstrated that the resultant benefits of the application proposal outweigh the harm and loss of public value that would result. There are also considered to be no substantial public benefits that would result by way of the application proposal that would outweigh the aforementioned harm. As such, in accordance with the above mentioned planning policy, planning permission and Listed Building Consent should therefore be refused.**

Note: The above decision was agreed on the Chairman's casting vote.

(c) HADLEIGH

**Application No. B/13/01133/FUL
[Paper N76](#) – Item 3**

Full Application – Additional amenity light attached to existing column (retention of), Hadleigh High School, Highlands Road.

RESOLVED

That planning permission be granted subject to the following condition:

- **Hours of use.**

The business of the meeting was concluded at 11.25 a.m.

.....
Chairman