

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 5 FEBRUARY 2014

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 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 J M Owen arrived after consideration of the request for a site inspection on [Item 1 of Paper N104](#). Mr B D Hurren and Mr J R Cartlidge were in attendance for the site inspection request.

Mr B D Hurren, Ward Member for Boxford, was present at the meeting and spoke on [Item 4 of Paper N104](#) with the consent of the Chairman.

104 DECLARATION OF INTERESTS

None declared.

105 PETITIONS

The Head of Corporate Organisation reported, in accordance with Council Procedure Rule No 13, the receipt of the following petition submitted to the Chief Executive.

Application No B/13/01200/FUL – Erection of 20 affordable houses and 5 market sale houses, land east of Boxford Court, Sand Hill, Boxford

Petition signed by approximately 143 residents of Babergh objecting to the proposed development. The petition will be taken into account when the application is determined at a future meeting of the Planning Committee.

In accordance with Council Procedure Rules, the Chief Executive will report the receipt of the petition to the Council meeting on 25 February 2014.

106 QUESTIONS FROM MEMBERS

None received.

107 SITE INSPECTIONS

Mr R E Kemp, Ward Member for Long Melford, had requested a site inspection in respect of Application No. B/13/01395/FUL at The Bungalow, Rodbridge Hill for reasons relating to the potential impact on the neighbouring properties.

Before Members were asked to vote on the request the Chairman asked the Case Officer to make a brief presentation to enable Members to decide whether they considered it necessary to visit the site.

Following the presentation the Committee decided not to hold a site inspection in respect of this application.

Mr M J Deacon, Ward Member for Shotley, had requested a site inspection in respect of Application No. B/13/01487/FHA at Serenity, Estuary Crescent for reasons relating to the potential impact on the neighbouring properties.

Before Members were asked to vote on the request the Chairman asked the Case Officer to make a brief presentation to enable Members to decide whether they considered it necessary to visit the site.

Following the presentation the Committee decided not to hold a site inspection in respect of this application.

RESOLVED

That site inspections be not held in respect of the following applications:

LONG MELFORD

Application No. B/13/01395/FUL

Full Application – Erection of 1 detached two-storey dwelling. Construction of new vehicular access with detached double garage as amplified by agent's submission of an additional plan (13/186/02) showing existing and proposed site sections including comparisons with previously approved development, The Bungalow, Rodbridge Hill.

SHOTLEY

Application No. B/13/01487/FHA

Full Application – Erection of single-storey rear extension with pitched roof (following demolition of existing side garage, and single-storey rear, flat roof elements), Serenity, Estuary Crescent.

108 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to Paper N104 (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.

Details of further representations received in respect of Item Nos. 3, 4, 5, 6 and 7 contained in Paper N104 were reported to the meeting and considered and taken into account before decisions were made on the relevant items.

In accordance with the Council's procedure for public speaking on planning applications, representations were made as detailed below on the Items contained in Paper N104:-

<u>Application No.</u>	<u>Representations From</u>
B/13/01252/FUL	Mr B Challis (Objector)
B/13/01277/FHA	Mr R Beer (Objector) Mr J Miller (Applicant)
B/13/01448/FUL	Mr D Waldron (Parish Council) Mr P Boswell (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 items referred to in Paper N104 be made as follows:-

(a) NEWTON

Application No. B/13/01107/FUL <u>Paper N104 – Item 1</u>	Full application – Change of use of agricultural land to use as solar farm for generation of electricity from solar energy together with associated works comprising solar panels mounted on frames, security fencing, inverters, transformers and a switch gear cabinet, Rogers Farm, Rogers Lane.
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Mr B D Hurren, Ward Member for Boxford, Mr J R Cartlidge, Ward Member for Bures St Mary and Mr N A Ridley, Ward Member for Brook requested a site inspection in respect of this application to enable an assessment of the impact on the Heritage Listed Buildings and visual impact on the surrounding area.

Before Members were asked to vote on the request, the Chairman asked the Case Officer to make a presentation to enable the Committee to decide whether there was sufficient information available to Members to enable them to determine the application.

Following the presentation the Committee decided that a site inspection was required in this instance.

RESOLVED

- (1) That a site inspection be held on Wednesday, 12 February 2014 in respect of the above mentioned site, prior to consideration of the application by the Committee.**

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

Dr M F M Bamford	Mr B Riley
Mr D M Busby	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 N A Ridley	

(b) **GLEMSFORD**

Application No. B/13/01252/FUL
[Paper N104 – Item 2](#)

Full Application – Installation of ATM machine in front elevation of A1 Retail building currently under construction, Glemsford Motor Services, Bells Lane.

Notwithstanding the recommendation of the Corporate Manager – Development Management to grant planning permission subject to conditions, a motion to refuse was moved for reasons relating to the proposal being contrary to Policy EN23 (adverse impact on residential amenity (noise)). The motion was lost on the Chairman’s casting vote.

RESOLVED

That planning permission be granted subject to conditions including:-

- Hours of operation
- Details of the lighting (and angle) required prior to the commencement of development
- Hours of lighting – no illumination when shop is closed

(c) **LINDSEY**

Application No. B/13/01448/FUL
[Paper N104 – Item 4](#)

Full Application – Erection of one detached two-storey dwelling (following demolition of existing buildings). Alterations to existing vehicular access, The Wrens, The Tye.

The recommendation of the Corporate Manager – Development Management to refuse planning permission for the reasons set out in bullet points 1-3 on page 45 of Paper N104 was proposed and seconded but lost on being put to the vote. A motion to grant planning permission was moved on the grounds that the proposed development was sustainable in this instance and was not an isolated dwelling and therefore was not contrary to paragraph 55 of the NPPF. On being put to the vote, the motion was carried. Members in making their decision did not accept the Highway Authority’s view regarding the achievement of the visibility splay.

RESOLVED

That planning permission be granted.

(d) GREAT CORNARD

**Application No. B/13/01277/FUL
[Paper N104 – Item 6](#)**

Full Application – Erection of two-storey side extension and rear extension, 14 Sparrow Road.

Prior to asking the Case Officer to present this item, the Chairman Peter Beer stated that he was not related to the objector, Mr R Beer.

RESOLVED

That planning permission be granted, subject to conditions including:-

- **Standard time limit.**

(e) CHELMONDISTON

**Application No. B/13/01177/FUL
[Paper N104 – Item 3](#)**

Full Application – Retention of floating jetty and erection of extension to floating jetty, Pin Mill Road.

RESOLVED

That planning permission be granted subject to conditions including:-

- **Standard time limit**
- **Use of jetty limited to temporary mooring of vessels awaiting repair and undergoing repair or using visitor facilities in Pin Mill.**

(f) NAYLAND WITH WISSINGTON

**Application No. B/13/01482/LBC
[Paper N104 – Item 5](#)**

Application for Listed Building Consent – Replacement of existing windows in east elevation with french doors, Hillside, 14 Stoke Road.

RESOLVED

That subject to no new issues being raised prior to 7 February 2014 (expiry of the publicity measures) the Corporate Manager – Development Management be authorised to grant Listed Building Consent subject to conditions including:-

- **Fenestration details.**

(g) EAST BERGHOLT

**Application No. B/13/01494/FUL
[Paper N104 – Item 7](#)**

Full Application – Erection of one, one and a half storey dwelling, site of former No. 1 Gaston Street.

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 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:-

- **Standard time limit**
- **External facing materials and colours to be approved**
- **Fenestration details to be approved**
- **The carrying out of arboricultural mitigation, as proposed within the report provided**
- **The completion of an agreed scheme of Archaeological works**
- **Any conditions as recommended by the County Highways Authority**
- **Precise details of existing and proposed site levels**
- **Detailed scheme of hard and soft landscaping.**

(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 the following reason:

- **Inadequate provision of public open space and play equipment contrary to Local Plan Policy HS32.**

109 PLANNING PERFORMANCE – 1 OCTOBER 2013 TO 31 DECEMBER 2013

The Corporate Manager – Development Management introduced Paper N105 providing an overview of performance against various measures for the previous quarter. She highlighted some of the key areas and responded to Members questions.

RESOLVED

That the information contained in [Paper N105](#) be noted.

Note: The meeting adjourned for refreshments between 11.05am and 11.20am and for a short comfort break after consideration of Item 6.

The business of the meeting was concluded at 1.35 pm.

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Chairman

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