

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 19 MARCH 2014

PRESENT: Mr P K Beer – Chairman

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

Mrs M O Munson and Mrs K S Grandon were unable to be present.

Mr D M Busby, Ward Member for Pinewood, was present at the meeting and spoke on Application No. B/13/0519/ROC with the consent of the Chairman.

116 SUBSTITUTES AND APOLOGIES

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

Mr B D Hurren (substituting for Mrs M O Munson)
Mr B Riley (substituting for Mrs K S Grandon)

117 DECLARATION OF INTERESTS

None declared.

Mr A F D W Osborne subsequently stated that by reason of his acquaintance with the Applicant, he would not vote on Application No. B/13/01421/FHA.

118 MINUTES

In response to a query on the minutes, Members were advised with regard to the detailed wording of the condition to cover the second bullet point of Minute No. 108(e) – [5 February 2014](#).

RESOLVED

That the Minutes of the meetings held on [5](#) and [19 February](#) be confirmed and signed as correct records.

119 PETITIONS

None received.

120 QUESTIONS FROM MEMBERS

None received.

121 SITE INSPECTIONS

Prior to asking Members to vote on the application for a site inspection in Hadleigh, 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, 26 March in respect of the under-mentioned site, prior to consideration of the application by the Committee:-**

HADLEIGH

Application No. B/13/01492/FUL Full Application – Change of use of agricultural land for extension of existing coach park (including spaces for staff and overnight parking for lorries) (Retention of), Cobbolds Farm, Ipswich Road.

- (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
Mrs K S Grandon	Mr N A Ridley
Mr P Jones	Mr D C Rose
Mr D H Keane	Mr R C Smith
Mrs M O Munson	Mr A J Ward

Mr B Riley and Mrs M O Munson, Ward Members for Hadleigh North, had requested a site inspection to enable Members to consider the impact of the proposal on the A1071 by traffic accessing and leaving the site.

122 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to [Paper N121](#) (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 No. 2 contained in Paper N121 were reported to the meeting and considered and taken into account before a decision was made on the item.

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 N121:-

Application No.

Representations From

B/13/01511/FHA
B/13/01519/ROC

Mr P Scarlett (Agent for Applicant)
Mr A Masters (Objector)
Mr J Bailey (Agent for Applicant)
Mr R Lang (Applicant)

B/13/1460/FHA

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 N121](#) be made as follows:-

(a) LAVENHAM

**Application No. B/13/01511/FHA
Paper N121 – Item 1**

Full application – conversion of existing garage into living accommodation and erection of detached new garage Topaz, Sudbury Road.

RESOLVED

That planning permission be refused for reasons including:-

- **Core Strategy Policy CS11 requires that proposals are well designed and appropriate in size, scale, layout and character. Core Strategy Policy CS15 states that all new development should respect the landscape, landscape features, streetscape / townscape, heritage assets, important spaces and historic views and should make a positive contribution to the local character, shape and scale of the area. NPPF (2012), paragraph 56, states that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. Paragraph 60 states that, while policies should not attempt to impose architectural styles or tastes, it is proper to seek to promote or reinforce local distinctiveness. Policy CN01 of Babergh Local Plan Alteration No. 2 (2006) requires that all new development proposals should be of appropriate scale, form, detailed design and construction materials for the location. Proposals should take into account the scale, form and nature of adjacent development and should retain local features, both natural and built. Policy CN08 requires that proposals for development within or near a Conservation Area should preserve or enhance the character of the Conservation Area or its setting and be appropriate in its form, scale and detailed design.**

- The proposal by virtue of its position would result in an overly dominant addition to the street scene being harmful to the existing open appearance and the character of the site and its surroundings. The proposal is considered out of keeping with the prevailing pattern of development contrary to the aforementioned policies.

(b) WHERSTEAD

**Application No. B/13/01519/ROC
[Paper N121](#) – Item 2**

Application under section 73 of the Town and Country Planning Act (1990) to vary conditions 8 and 9 attached to B/09/00728/FUL to: reduce the potential number of Friday events from '52 events' to '27 events' per calendar year (condition 8) and increase the number of weekend events from '25 events' to '50 events' per calendar year (condition 9), Wherstead Park, The Street.

Notwithstanding the Corporate Manager – Development Management's recommendation of approval subject to conditions, a motion to refuse permission for reasons relating to traffic disturbance was moved and carried on being put to the vote.

RESOLVED

That planning permission be refused for the following reasons:-

Core Strategy Policy CS1 states planning applications will be approved unless material considerations indicate otherwise. Core Strategy Policy CS9 is specific to Wherstead Park and requires applications to be assessed with regard to material adverse impacts on neighbouring residential amenity. The National Planning Policy Framework (2012) seeks to secure a good standard of amenity for existing and future occupants of buildings (para.17). At paragraph 123 it is a stated aim of the NPPF to avoid noise from giving significant adverse impacts on health and quality of life as a result of new development. Saved Policy EM20 of the Babergh Local Plan Alteration No.2 (2006) supports the expansion of an existing employment use provided there is no material conflict with residential amenity and Saved Policy CR 18 states that proposals for redundant or under-used buildings in the countryside will be permitted providing (inter alia) that residential amenity is not adversely affected.

The proposed variation of conditions 8 and 9 of B/09/00728/FUL would allow the existing number of permitted events held at Wherstead Park to be reconfigured that would be tantamount to a 100% increase in weekend events that could potentially be held, resulting in a significant increase of vehicular traffic movements, noise and general disturbance

associated with the increased activity in close proximity to residential properties, to the detriment of the amenities that the occupiers of those properties should reasonably expect to be able to enjoy by reason of loss of residential amenity, contrary to the aforementioned Policies.

(c) BRANTHAM

Application No. B/13/01460/FHA
[Paper N121](#) – Item 4

Full Application – Insertion of 1 first-floor window in south-east side elevation of existing dwelling (retention of) 2 Ash Ground Close.

RESOLVED

That planning permission be refused for reasons including:-

- Paragraph 17 of the NPPF (2012) seeks to secure a good standard of amenity for existing and future occupants of buildings, furthermore saved policy HS33 of the Babergh Local Plan Alteration No. 2 (2006) provides (inter alia) that all such development proposals must not reduce the level of amenity enjoyed by occupants of neighbouring property;
- The proposed development is considered to have an adverse impact on the neighbouring property to the south-east of the proposal site, resulting in an unacceptable loss of privacy for its occupants;
- For the above reasons, therefore, the proposal is considered to have a significant, adverse, negative impact on the amenities currently enjoyed by occupants of neighbouring property, contrary to the aforementioned planning policy provisions.

(d) COPDOCK AND WASHBROOK

Application No. B/13/01421/FHA
[Paper N121](#) – Item 3

Full Application – Conversion of part of double garage to extend existing study The Stables, 3 Back Lane.

Prior to consideration of this application, the Corporate Manager – Development Management stated that the applicant was an acquaintance of hers. She had informed the Monitoring Officer accordingly and had not been involved in any discussions on the application. She then left the meeting.

RESOLVED

That planning permission be granted subject to conditions including:-

- External materials to match existing.

- Notes:
1. The meeting adjourned for refreshments between 11.05 a.m. and 11.20 a.m.
 2. Mr B Riley left the meeting after consideration of Item 2 (Minute No. 122(b)) above.

The business of the meeting was concluded at 12 noon.

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Chairman