

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 16 APRIL 2014

PRESENT: Mr P K Beer – Chairman

Dr M F M Bamford
Mr D M Busby
Mr M J Deacon
Mrs K S Grandon
Mr P Jones
Mr D H Keane
Mrs M O Munson

Mr A F D W Osborne
Mr J M Owen
Mr N A Ridley
Mr D C Rose
Mr R C Smith
Mr R W Thake

Mr A J Ward was unable to be present.

123 SUBSTITUTES AND APOLOGIES

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

Mr D M Busby (substituting for Mr A J Ward)

124 DECLARATION OF INTERESTS

None declared.

125 MINUTES

RESOLVED

That the Minutes of the meeting held on [19 March 2014](#) be confirmed and signed as a correct record.

126 PETITIONS

None received.

127 QUESTIONS FROM MEMBERS

None received.

128 SITE INSPECTIONS

Mr J M Nunn, Ward Member for Long Melford, had requested a site inspection in respect of Application No. B/14/00196 – Rosevale, Ropers Lane Long Melford – for reasons relating to the potential for overlooking, access arrangements and possible over-development.

Prior to asking Members to vote on the request, 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.

Following the presentation, the Committee decided not to hold a site inspection.

RESOLVED

That a site inspection be not held in respect of the following application:-

LONG MELFORD

Application No. B/14/00196/FUL

Full application – erection of 2 semi-detached dwellings, Rosevale, Ropers Lane.

129 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to Paper N135 (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. 1 and 2 contained in Paper N135 were reported to the meeting and considered and taken into account before decisions were made on the 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 N135:-

Application No.

Representations From

B/13/00917/OUT

Mr E Ward (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 N135 be made as follows:-

(a) SADBURY

Application No. B/13/00917/OUT
[Paper N135 – Item 1](#)

Outline application – 43 residential properties comprising 4 two bed dwellings; 3 three bed dwellings; and 5 four bed dwellings including 6 affordable dwellings, land east of Brundon Lane and Bulmer Road.

Mr J M Owen, Ward Member for Sudbury East, requested a site inspection in respect of this application for reasons relating primarily to highway safety issues.

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

Following the presentation Councillor Owen withdrew his request for a site inspection and the Case Officer completed his presentation of the application.

Members were aware that the application was for outline permission and was intended to address concerns relating to the previous refusal including means of access. They noted that if they were minded to approve the application, there would be a requirement for additional parking for the affordable units at the reserved matters stage.

The Case Officer clarified the position regarding the work on viability which had been carried out initially by an independent consultant, and more recently by the Council's Viability Officer, particularly in relation to affordable housing. He also clarified the position regarding the current lack of an education contribution and made reference to the effect of the inclusion of "clawback" provision in Section 106 Planning Obligations which would secure further commuted sums should there be an uplift in house prices. One option for the use of any such further commuted sums could be for education contributions. Mrs Thurlow, Corporate Manager – Development Management, indicated that such "clawback" provisions were being increasingly used in a national context although in respect of this case, its inclusion had not yet been agreed with the applicants in relation to possible improvements in the housing market.

After a lengthy debate, the officer recommendations as set out on pages 25-26 of Paper N135 were moved, and carried on the Chairman's casting vote.

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:-

- **6 affordable housing units**
- **public open space**
- **Play facility provision**
- **Contribution to extension of on-street parking restrictions.**

(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:-

- **Time limit**
- **Standard reserved matters conditions**
- **Facing materials**

- **As required by LHA**
- **Ecology**
- **Landscaping and Tree protection**
- **Archaeology**
- **Parking provision**
- **Boundary treatments including noise attenuation measures**
- **As required by Environmental Protection.**

(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:-

- **Inadequate provision of affordable housing, public open space and play equipment contrary to relevant Babergh Core Strategy policies and saved policies in the Babergh Local Plan Alteration No.2.**

(b) ASSINGTON

Application No. BIE/14/00521
[Paper N135 – Item 2](#)

Notification under the Electricity Act 1989 – Proposed works to the existing electricity supply, 9 and 10 Woodfield, The Street.

Members were advised that the Ward Member for this item was incorrectly identified as James Cartlidge instead of Jennie Jenkins.

RESOLVED

- (1) That UK Power Networks be advised that the Council raises no objection to the works.**
- (2) That UK Power Networks be advised that the Council does not wish the Secretary of State to consider the application under the full Section 37 process.**

130 PLANNING PERFORMANCE

The Corporate Manager – Development Management presented the report of the Head of Economy ([Paper N136](#)) providing an overview of performance for the period 1 January 2014 to 31 March 2014.

The Corporate Manager drew Members' attention to the main points in the report and responded to Members' questions. It was agreed that it would be useful, if possible, for future reports to include information comparing Town/Parish Council recommendations to the outcome of appeals.

Reference was made to the opportunities for training which were available to Town/Parish Councillors and to the Planning Protocol in the Council's Constitution, which includes the criteria for applications being delegated to officers, or determined by Committee. The benefit of early advice from officers was recognised together with the intention to keep Ward Members and other relevant parties informed appropriately.

- Notes:
1. The meeting adjourned for refreshments between 11.10 a.m. and 11.30 a.m.
 2. Mrs M O Munson left the meeting after consideration of Item 1 (Minute No. 129(a) above).

The business of the meeting was concluded at 11.55 a.m.

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Chairman