

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 14 MAY 2014

PRESENT: Peter Beer - Chairman

Michael Bamford	Adrian Osborne
Dave Busby	Jack Owen
Kathryn Grandon	Nick Ridley
Peter Jones	David Rose
Desmond Keane	Ray Smith
Mary Munson	Rex Thake

John Deacon and Trot Ward were unable to be present.

6 SUBSTITUTES AND APOLOGIES

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

Dave Busby (substituting for John Deacon)

7 DECLARATION OF INTERESTS

Peter Jones declared a non-pecuniary interest in [Item 2 of Paper P15](#) (Application No B/13/00901/OUT) by reason of being a member of the Belstead Parish Council but indicated that he would speak and vote on the matter.

8 MINUTES

RESOLVED

That the Minutes of the meeting held on [16 April 2014](#) be confirmed and signed as a correct record.

9 PETITIONS

None received.

10 QUESTIONS FROM MEMBERS

None received.

11 SITE INSPECTIONS

Councillor John Nunn, Ward Member for Long Melford, had requested a site inspection in respect of Application No. B/14/00393/FUL - Hall Barn, Hungry Hall Lane, Long Melford – for reasons relating to the potential for overlooking and possible over-development within a conservation area.

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, a motion to hold a Site Inspection was proposed and seconded but was lost on being put to the vote. The Committee then voted 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/14/00393/FUL	Full application – erection of one holiday cottage, Hall Barn, Hungry Hall Lane.
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12 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper P15](#) (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 P15](#) were reported to the meeting and considered and taken into account before decisions were made on the items.

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 P15 be made as follows:-

(a) GREAT CORNARD

Application No. B/14/00115/FUL Paper P15 – Item 1	Full application – erection of single-storey rear extension, following partial demolition of existing, and alterations to fenestration. Alterations and extension to existing car park. Installation of ATM and satellite dishes, The Highbury Barn, 46 Canhams Road.
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RESOLVED

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

- **Standard 3 year start**
- **As recommended by SCC highways**
- **No additional external lighting except as agreed in writing with LPA**
- **Details of enclosure surrounding air conditioning plant**
- **Hours of operation – 7 a.m. to 10 p.m. Monday to Saturday and 9 a.m. to 10 p.m. Sunday.**

(2) That an advisory note be provided to the applicant regarding landscaping on the site.

(b) BELSTEAD

**Application No. B/09/00901/OUT
Paper P15 – Item 2**

Outline Application – change of use of land for the provision of a local nature reserve and as enabling development, the erection of 9 dwellings, land south of Grove Hill.

RESOLVED

(1) That the Corporate Manager – Legal be authorised to secure a Planning Obligation under Section 106 of the Town and Country Planning Act, 1990, to provide:

- **7.53ha of land to be dedicated as a Local Nature Reserve**
- **A commuted sum of £95,000 for the creation/establishment and maintenance of the Local Nature Reserve**
- **A phasing scheme to prevent the housing part of the proposal to be constructed without the LNR**
- **A commuted sum of £70,000 for off-site affordable housing.**

(2) That, subject to the completion of the Planning Obligation in Resolution (1) above to the satisfaction of the Corporate Manager – Legal, the Corporate Manager – Development Management be authorised to grant planning permission subject to conditions including:

- **Standard time limit and reserved matters conditions**
- **Archaeological condition**
- **Landscaping condition**
- **Highway access details**
- **Internal estate road details**
- **Trees for removal to be carried out in accordance with approved scheme**
- **Site development in line with recommendations of ecological survey**
- **Archaeological recording condition**

- **The LNR to be developed and managed in line with the approved Management Plan.**
- (3) **That a viability claw back clause be put in place so that the Council can recover any uplift in value from the residential part of the scheme if it is not commenced immediately.**
- (4) **That, in the event of the Planning Obligation referred to in Resolution (1) above not being secured within a reasonable and agreed timescale, the Corporate Manager – Development Management be authorised to refuse planning permission, for reasons including:**
- **Inadequate provision of public open space and play equipment contrary to Local Plan Policy HS32 of the 2006 Local Plan**
 - **Inadequate affordable housing provision contrary to policy CS12 of the 2012 Local Plan.**

13 DRAFT ANNUAL REPORT OF PLANNING COMMITTEE FOR 2013/14

The Head of Economy submitted a report ([Paper P16](#)) summarising the work of the Planning Committee for the year 2013/14. The Corporate Manager – Development Management advised that under paragraph 20.1 the wording should read Table 9 and not Table 3 as stated.

Members asked several questions relating to the report. They also asked for more detailed information relating to enforcement notices within Table 7 to be included in the report to Council and the Head of Economy undertook to do so.

Members also queried whether it was necessary to have the detailed information contained in Appendix 5 to Paper 16. It was agreed that the Head of Economy would look into and discuss this further.

RECOMMENDED TO COUNCIL

That subject to the amendments referred to above Paper P16 be adopted as the Annual Report of the Planning Committee for 2013/14.

The business of the meeting was concluded at 11.13 a.m.

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Chairman