

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 28 MAY 2014

PRESENT: Peter Beer - Chairman

Michael Bamford	Desmond Keane
Dave Busby	Adrian Osborne
John Deacon	Nick Ridley
Kathryn Grandon	Ray Smith
Peter Jones	Rex Thake

Mary Munson and Trot Ward were unable to be present.

14 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 Trot Ward)

15 DECLARATION OF INTERESTS

None declared.

16 MINUTES

RESOLVED

That the Minutes of the meeting held on [30 April 2014](#) be confirmed and signed as a correct record.

17 PETITIONS

None received.

18 QUESTIONS FROM MEMBERS

None received.

19 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to [Paper P17](#) (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 P17](#) 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 P17 be made as follows:-

(a) STRATFORD ST MARY

**Application No. B/13/00860/FUL
[Paper P17 – Item 1](#)**

Full application – Conversion from warehouse to 6 residential units, including alterations to existing building and associated external works as amended by agent’s letter dated 21 November 2013 and amended plans 2573/13B and 14B and Supplementary Flood Risk Assessment, The Maltings, Lower Street.

Following the presentation by the Case Officer, the Corporate Manager – Development Manager explained the effect of the late comments received from the Housing Strategy team as set in the Addendum, together with the applicant’s response to those comments which related to Policy CS19 being triggered by the application.

Members were advised that the applicant had subsequently offered a commuted sum of 10% of that suggested by the officers, whose assessment was based on housing need and affordable housing costs.

Mrs Thurlow suggested three courses of action which the Committee might wish to consider, which were

- (a) To accept the offer of £15,000 made by the applicant
- (b) To accept the Corporate Manager’s recommendations subject to the offer of an increased sum being secured
- (c) To defer consideration of the application pending viability testing

After considering the options in the context of the wider debate and the information provided in the Addendum, the recommendations in the report were proposed and seconded with the proviso that Mrs Thurlow be authorised to negotiate an appropriate contribution taking account of viability issues.

RESOLVED

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

- **A housing contribution to be negotiated as set out in resolution (2) below.**

- **A financial contribution towards public open space provision.**
- (2) **That, subject to (a) the Corporate Manager – Development Management negotiating an acceptable increase to the housing contribution of £15,000 currently offered by the applicant and (b) the completion of the Planning Obligation in Resolution (1) above to the satisfaction of the Corporate Manager – Legal Services, the Corporate Manager - Development Management be authorised to grant planning permission subject to conditions including:-**
- **Standard time limit**
 - **Facing materials**
 - **Details of rooflights and new windows**
 - **Hard and soft landscaping**
 - **Boundary treatments**
 - **Details of obscure glazing and requirement that windows are fixed shut**
 - **Details of footway build-out**
 - **Ground contamination**
 - **Compliance with ecology report recommendations**
 - **Construction Management Plan**
 - **Flood protection measures/emergency plan**
 - **As required by LHA**
- (3) **That, in the event of the public open space 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 public open space and play equipment contrary to saved Local Plan Policy HS32.**
- (4) **That in the event of an increased housing contribution as referred to in Resolution (1) above not being secured to the satisfaction of the Corporate Manager, a further report be made to a future meeting of the Committee.**

(b) CHELMONDISTON

**Application No. B/14/00428/DPA
[Paper P17 – Item 2](#)**

Application under Regulation 3 of the Town and Country Planning General Regulations 1992 – Change of use of soft landscaping area to hard surfaced area to provide enlarged car parking area, land adjacent Meadow Close.

RESOLVED

That planning permission be granted subject to conditions including:-

- **Three year time start**
- **Surface material (blockwork) to match existing**

The business of the meeting was concluded at 10.35 a.m.

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Chairman