

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 25 JUNE 2014

PRESENT: Peter Beer - Chairman

Dave Busby	Jack Owen
John Deacon	Nick Ridley
Kathryn Grandon	David Rose
Peter Jones	Ray Smith
Desmond Keane	Trot Ward
Mary Munson	Sue Wigglesworth
Adrian Osborne	

Michael Bamford and Rex Thake were unable to be present.

20 ADDITIONAL ITEM OF BUSINESS

The Local Government (Access to Information) Act 1985 provides that an item of business may not be considered by a Committee unless it is included on an Agenda. The Act does, however, make provision for an exception to this general rule to be made where by reason of special circumstances, the Chairman of the meeting is of the opinion that the item should be considered at the meeting as a matter of urgency.

The Chairman advised that a situation had arisen where it had become necessary for the Committee to consider an item not included on the Agenda (Notification under Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995) and that he was satisfied that there were good reasons for dealing with this at this meeting.

Details of the item had been circulated to Members as [Paper P31](#) prior to the day of the meeting.

21 SUBSTITUTES AND APOLOGIES

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

Dave Busby (substituting for Michael Bamford)  
Sue Wigglesworth (substituting for Rex Thake)

22 DECLARATION OF INTERESTS

Sue Wigglesworth declared a non-pecuniary interest in [Item 4 of Paper P30](#) by reason of having been contacted by the Parish Council about the application but indicated that she was able to speak and vote on the item.

23 MINUTES

**RESOLVED**

**That the Minutes of the meeting held on [14 May 2014](#) be confirmed and signed as a correct record.**

24 PETITIONS

None received.

25 QUESTIONS FROM MEMBERS

None received.

26 SITE INSPECTIONS

Councillor Adrian Osborne, Ward Member for Sudbury East requested a site inspection in respect of Application No B/14/00698, F S Hand Car Wash and Valeting, Homebase, Waldingfield Road, Chilton, for reasons relating to possible environmental damage through loss of screening and effect on the character of the street scene.

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 request was withdrawn and it was agreed that a site visit was not necessary.

**RESOLVED**

**That a site inspection be not held in respect of Application No B/14/00698.**

27 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to [Paper P30](#) (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 4 contained in Paper P30 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:-

Application No.

Representations From

B/13/01384/FUL  
B/14/00246/FUL

Mark Wincer (Agent for Applicant)  
Barbara Rowe (Objector)  
Jennie Jenkins (Ward Member)

B/14/00423/FUL

Janusz Wieckowski (Parish Council)  
Richard Savill (Objector)  
Martin Goodwin (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 P30 be made as follows:-**

**(a) SHOTLEY**

**Application No. B/13/01384/FUL**  
**[Paper P30 – Item 1](#)**

**Full application – Erection of mixed use building comprising 19 residential flats (to replace 19 of the units approved under B/91/00723) with office, leisure and launderette facilities (part demolition of Victory House), Shotley Marina Ltd, King Edward VII Drive.**

**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:-**

- **Secure occupation in accordance with the 1991 application**
- **As recommended by environmental protection with regards to managing the use of the balcony of the Shipwreck public house**
- **that the applicant does not implement 19 of the 150 flats approved under the 1991 permission. The 19 flats that would not be implemented have been identified in the application submission.**

**(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:-**

- **As recommended by EHO officer**
- **As recommended by LHA**
- **Materials to be approved**
- **Noise attenuation to mitigate noise from the port**

- **Glass specification to minimise impacts from an explosion event**
- **Ecology enhancements to be submitted and approved**
- **The museum to be completed prior to occupation of any residential units**
- **Levels to be submitted and approved**
- **As recommended in the FRA and by the Suffolk Resilience Forum**
- **Submission of a sustainability statement.**

**(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 in the absence of the planning obligations listed in the resolution, contrary to Policy CS15.**

**(b) LEAVENHEATH**

**Application No. B/14/00246/FUL  
[Paper P30 – Item 2](#)**

**Full Application – Erection of a 3 bedroom detached chalet style two storey dwelling together with parking and associated works (part retention of), land south of Poplars, High Road.**

During consideration of this item Councillor Ray Smith proposed a site inspection to assess the impact of the increased height of the dwelling on the character of the area. The proposal was seconded and carried on being put to the vote.

**RESOLVED**

- (1) That consideration of the Corporate Manager – Development Management’s recommendation referred to in Item 2 of Paper P30 be deferred.**
- (2) That a site inspection be held on Wednesday, 2 July 2014 in respect of the above-mentioned site, prior to consideration of the application by the Committee.**
- (3) That a Panel comprising the following Members be appointed to inspect the site:-**

**Michael Bamford  
Peter Beer  
John Deacon  
Kathryn Grandon  
Peter Jones  
Desmond Keane  
Mary Munson**

**Adrian Osborne  
Jack Owen  
Nick Ridley  
David Rose  
Ray Smith  
Rex Thake  
Trot Ward**

Note – the site inspection will take place on 16 July 2014.

**(c) RAYDON**

**Application No. B/14/00423/FUL  
[Paper P30 – Item 4](#)**

**Full Application – Amendment to Plot 1 previously approved under P.P. B/12/00829/FUL (Erection of two dwellings and associated garages together with new garage and vehicular access to serve Cherry Place), Cherry Place, Hadleigh Road.**

Notwithstanding the recommendation of the Corporate Manager – Development Management to grant planning permission subject to conditions, a motion to refuse the application for reasons relating to the adverse impact on the street scene was moved, and carried on being put to the vote.

**RESOLVED**

**That planning permission be refused for the following reasons:-**

**The increase in roof height relative to the previously approved plans resulting in an overly dominant effect within the street scene and the adverse impact on the amenity of the neighbours.**

**(d) GREAT CORNARD**

**Application No. B/14/00115/FUL  
[Paper P30 – Item 5](#)**

**Full Application – Erection of single-storey rear extension, following partial demolition of existing, and alterations to fenestration. Alterations and extension of existing car park. Installation of ATM and satellite dishes, The Highbury Barn, 46 Canhams Road.**

**RESOLVED**

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

- **Standard time limit**

- **As recommended by SCC Highways**
- **No additional external lighting except as agreed in writing with LPA**
- **Details of enclosure surrounding air conditioning plant.**

Note: A letter will be sent with the Decision Notice advising the applicant / developer regarding improvement to landscaping of the site.

**(e) SHOTLEY**

**Application No. B/14/00068/FUL  
[Paper P30 – Item 3](#)**

**Full Application – Erection of 8 affordable dwellings, including 4 flats and 4 houses. Creation of vehicular access and parking area, land adjacent to 1 The 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:-**
  - **The retention of the approved accommodation as permanent affordable housing.**
- (2) That, subject to the completion of the Planning Obligation 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**
  - **Facing materials**
  - **Boundary enclosures**
  - **Surfacing details**
  - **As required by LHA**
  - **Existing and proposed levels**
  - **Hard and soft landscaping**
  - **Archaeology**
  - **Ground contamination**
  - **Construction Method Statement**
- (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:-**
  - **Unjustified housing development in the countryside.**

28 NOTIFICATION UNDER PART 6 OF SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 – CONSTRUCTION OF AGRICULTURAL SPEC STEEL PORTAL FRAME WITH NATURAL FIBRE CEMENT ROOF AND YORKSHIRE BOARDING FOR STORAGE, COOKS FARM HARTEST

The Corporate Manager – Development Management submitted a report ([Paper P31](#)) asking Members to determine whether prior approval of details is required in respect of the siting, design and external appearance of the agricultural building subject of the Notification.

Members were advised that the report was before the Committee because the Notification was a development proposal which had been submitted by a close family member of a District Councillor.

**RESOLVED**

**That prior approval of details is not required in relation to the proposed agricultural building at Cooks Farm, Hartest.**

The meeting adjourned for refreshments between 11.15 a.m. and 11.30 a.m.

The business of the meeting was concluded at 11.50 a.m.

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Chairman