

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 23 JULY 2014

PRESENT: Peter Beer - Chairman

Michael Bamford	Jack Owen
John Deacon	Nick Ridley
Kathryn Grandon	David Rose
Bryn Hurren	Ray Smith
Desmond Keane	Rex Thake
Richard Kemp	Trot Ward
Adrian Osborne	

The following Members were unable to be present:-

Peter Jones and Mary Munson.

Jennie Jenkins, Ward Member for Leavenheath, was present at the meeting and spoke on Item 1 of Paper P38 with the consent of the Chairman.

Frank Lawrenson, Ward Member for Chilton, was present at the meeting and spoke on Item 2 of Paper P38 with the consent of the Chairman.

36 SUBSTITUTES AND APOLOGIES

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

Richard Kemp (substituting for Peter Jones)
Bryn Hurren (substituting for Mary Munson)

37 DECLARATION OF INTERESTS

David Rose declared a local non-pecuniary interest in Application Nos B/14/00360/FHA and B/14/00361/LBC in his capacity as the Council's representative on the Suffolk Coast and Heaths AONB JAC and Partnership but stated that he was able to speak and vote on the item.

John Deacon declared a non-pecuniary interest in Application No B/14/00360/FHA and B/14/00361/LBC by reason of being acquainted with the applicant but stated that he was able to speak and vote on the item.

Jack Owen declared a non-pecuniary interest in Application No B/14/00698/FUL by reason of being an occasional user of the car wash facility but stated that he was able to speak and vote on the item.

Adrian Osborne declared a local non-pecuniary interest in Application No B/11/00444/DPA by reason of being a Sudbury Town Council representative on the Gainsborough Trail group but stated that he was able to speak and vote on the item.

38 MINUTES

RESOLVED

That the Minutes of the meeting held on 25 [June 2014](#) be confirmed and signed as a correct record subject to the details of an additional speaker being included in Minute No 27, as set out below:-

Application No

Representations From

B/14/00115/FUL

Gavin Fance (Objector)

39 PETITIONS

None received.

40 QUESTIONS FROM MEMBERS

None received.

41 SITE INSPECTIONS

Trot Ward, Member for Alton Ward, requested a site inspection in respect of Application No B/14/00412/FUL – change of use of agricultural field to a campsite with ancillary service building and landscaping and access track, land west of Alton Water Visitor Centre, Holbrook Road, Stutton, for reasons relating to the effect of the proposed development on the character of the surrounding area including the SLA and nearby AONB, residential amenity and loss of agricultural land.

Prior to asking Members to vote on the request the Chairman asked the Case Officer to make a brief presentation with photographs to enable them to decide whether they considered it necessary to visit the site.

Following the presentation, it was agreed to hold a site visit.

RESOLVED

(1) That a site inspection be held on Wednesday, 30 July 2014 in respect of the above-mentioned site, prior to consideration of the application by the Committee.

(2) That a Panel comprising the following Members be appointed to inspect the site:-

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

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

42 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to Paper P38 (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. 2, 3 and 4 contained in Paper P38 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:-

<u>Application No.</u>	<u>Representations From</u>
B/14/00246/FUL	Mr Hurst (Objector)

Note: Mr Hurst spoke on behalf of himself and another objector, Mr Cowell. The Senior Governance Support Officer clarified that Mr Cowell was objecting as a private individual and that his objection did not represent the views of the Leavenheath Parish Council, of which he is a member.

B/14/00698/FUL	Mr D Crimmin (Parish Council)
B/14/00360/FHA and B/14/00361/LBC	Mrs E Aldous (Parish Council) Mr P Mayhew (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 P38 be made as follows:-

(a) LEAVENHEATH

Application No. B/14/00246/FUL <u>Paper P38 – Item 1</u>	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.
---	--

Notwithstanding the recommendation of the Corporate Manager – Development Management to grant permission subject to a Planning Obligation and conditions, a motion to refuse permission for reasons relating to overdevelopment of the site and the impact on visual amenity in the context of the area was moved and carried on being put to the vote.

RESOLVED

That planning permission be refused for reasons including:-

- **Overdevelopment**
- **Impact on visual amenity**
- **Contrary to policies CN01, HS28, CS2 and CS11.**

At this point the meeting was adjourned for a short comfort break.

(b) CHILTON AND SUDBURY

Application No. B/14/00698/FUL
[Paper P38 – Item 2](#)

Full application – Alteration of car wash layout. Erection of two canopies, wash screen and replacement cabin for customer waiting, office/rest room and secure storage. [Re-submission of: B/14/00202/FUL], FS Hand Car wash and valeting Homebase Waldingfield Road.

Notwithstanding the recommendation of the Corporate Manager – Development Management to grant planning permission subject to conditions, a motion to refuse permission on the grounds that the proposal was contrary to Policies CN01 and EN20 was proposed but not seconded. In response to Members' questions, the Corporate Manager made reference to the separate process (of enforcement investigation in relation to the existing operation on the site and the planning permission for the use) required.

RESOLVED

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

- **New location for water tank shall be agreed by the LPA and the tank shall be moved within 3 months of agreement of location.**
- **Details of fencing to be agreed. Fencing shall be erected within 3 months of agreement.**
- **Details of landscaping to be agreed within 3 months of permission. Planting to be undertaken in next planting season following approval of details.**
- **Colour of cabin to be agreed. Cabin shall be painted in the agreed colour within 3 months of agreement.**
- **Hours of floodlighting shall be the same as opening hours.**
- **No additional floodlighting.**
- **Lighting**

(2) That a copy of Environment Agency response/advice be sent with the decision notice, for information.

(c) FRESTON

Application Nos B/14/00360/FHA and B/14/00361/LBC
[Paper P38 – Item 3](#) **Full householder application and application for Listed Building Consent – Erection of extensions to east elevation and alterations to existing driveway and vehicular turning / parking areas Monkey Lodge, Freston Hill.**

Notwithstanding the recommendation of the Corporate Manager – Development Management to refuse planning permission and Listed Building Consent for reasons relating to harm to the Listed Building and its setting, as detailed on page 34 of Paper P38, a motion to grant planning permission and Listed Building Consent was moved on the grounds that (i) the proposed extension would not result in a negative impact on the historical association of the host building with the listed buildings referred to in the report (ii) the proposed extension would not have an adverse effect on the host listed building, and would secure its long-term viable future and (iii) there would be no impact on the landscape quality and character of the AONB. The motion of approval was subject to the imposition of appropriate standard conditions together with specific conditions regarding lighting, materials and details of windows and doors.

The motion was carried on being put to the vote.

RESOLVED

(1) That planning permission be granted subject to conditions

- **Standard time limit**
- **No external/security Lighting**
- **Materials**
- **Window and door details**

(2) That Listed Building Consent be granted subject to conditions including:-

- **Standard time limit**
- **Materials**
- **Window and door details**

At this point the meeting was adjourned for a short comfort break.

(d) GREAT CORNARD

**Application No B/11/00444/DPA
[Paper P38 – Item 4](#)**

District Planning Application - Application under Regulation 3 of the Town and Country Planning General Regulations 1992 - Change of use of land to amenity land and construction of foot/cycle path, erection of self-closing gate, erection of bridge and associated fencing over existing ditch and alterations to existing fencing and surfacing (as amended by ecological survey, photographs of alteration to existing fence, revised Certificate B dated 26/05/11 and applicant's email dated 26/05/11 received by the Local Planning Authority on 26/05/11; further amended by applicant's emails (2) of 10 June together with amended plan, photo and statement from Adrian Walters (Sudbury Common Lands Charity) dated 9/6/11; further amended by Supporting Statement, site location plan, supporting photographs and drawing LA 01-01-1 Rev. D, received on 09/05/14). As amplified by drawing LA 01-01-1 Rev. E, Supporting Statement and photographs, received on 4 June 2014. As amended by Ecological Assessment, received 3 July 2014, land north of Dove House Meadow.

RESOLVED

That planning permission be granted, subject to:

- **Standard time limit**
- **Methodology for construction of the bridge**
- **Prior to commencement, investigative and mitigation measures to be implemented, as required, by a suitably qualified ecologist**
- **All development to be carried out in accordance with approved plans.**

43 PLANNING PERFORMANCE

The Corporate Manager – Development Management presented the report of the Head of Economy (Paper P39) providing an overview of performance for the period 1 April 2014 to 30 June 2014.

RESOLVED

That the contents of Paper P39 be noted.

- Notes:
1. The meeting was adjourned for refreshment between 11.20 a.m. and 11.40 a.m.
 2. Richard Kemp and John Deacon left the meeting after consideration of Items 2 and 3 respectively of Paper P38.

The business of the meeting was concluded at 12.55 p.m.

.....
Chairman

F:\DOCS\Committee\MINS\Year 2014\Planning-230714.docx