

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 3 SEPTEMBER 2014

PRESENT: Peter Beer - Chairman

Michael Bamford	Adrian Osborne
John Deacon	Nick Ridley
Kathryn Grandon	David Rose
Peter Jones	Ray Smith
Desmond Keane	Rex Thake
Mary Munson	Trot Ward

Jack Owen was unable to be present.

Sue Carpendale and Kathy Pollard, Ward Members for Mid Samford, were present at the meeting and spoke on Application No. B/14/00100/OUT with the consent of the Chairman.

51 DECLARATION OF INTERESTS

Rex Thake declared a pecuniary interest in Application No B/14/00907/FHA – [Paper P42, Item 2](#) by reason of being the Applicant. He stated that he would leave the Council Chamber when the item was under consideration and did so.

Peter Jones declared a non-pecuniary interest in the matter referred to in Minute No. 57 in his capacity as a member of the Copdock and Washbrook and Belstead Parish Councils but indicated that he was able to speak and vote on the item.

52 MINUTES

**RESOLVED**

**That the Minutes of the meetings held on [23 July](#) and [6 August 2014](#) be confirmed and signed as correct records.**

53 PETITIONS

None received.

54 QUESTIONS FROM MEMBERS

None received.

55 SITE INSPECTIONS

The Corporate Manager – Development Management reported on the following application for which she requested a site inspection for the reasons given below:-

Application No: B/13/01476/FUL      Full Application - erection of 1 wind turbine with a maximum overall height (to vertical blade tip) of up to 130 metres; together with one new vehicular access from the public highway, new on-site access tracks, associated crane pad and transformer kiosk, control building and on-site underground cables, temporary construction compound and laydown area, and other ancillary works, land south of Pannington Hall, Pannington Hall Lane, Wherstead.

Reasons for site visit request

- This is a significant application
- The Corporate Manager considers that Members would benefit from a Committee site inspection in order to assess the visual impact of the proposal on the immediate locality and the wider environment
- To provide an opportunity for Members to view an existing wind turbine (of the same dimensions as proposed in the application) and ancillary works

The Case Officer made a brief presentation with photographs, following which it was agreed to hold a site visit.

**RESOLVED**

- (1) **That a site inspection be held on Wednesday, 10 September 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:-**

**Peter Beer  
Kathryn Grandon  
Peter Jones  
Desmond Keane  
Adrian Osborne  
Jack Owen**

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

56 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper P42](#) (circulated to Members prior to the commencement of the meeting) summarising additional correspondence received since the publication of the Agenda, but before noon on the working day before the meeting, together with errata.

Details of further representations received in respect of Item No. 3 were reported to the meeting and considered and taken into account before a decision was made on the item.

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/14/00910/FUL	Mrs C Johnson (Parish Council)
B/14/00100/OUT	Mrs C Matthews (Parish Council) Mr Thomas (Objector) Mr J Greenhow (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 P42 be made as follows:-**

**(a) ACTON**

<b>Application No. B/14/00910/FUL</b> <b><u><a href="#">Paper P42 – Item 1</a></u></b>	<b>Full application – erection of a 1 no. 1½ storey detached dwelling and construction of new vehicular access and driveway, Pooles Meadow, High Street.</b>
---	--

**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:-**

- **A financial contribution towards public open space provision;**
- **A financial contribution towards affordable housing provision.**

**(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 the following conditions including:-**

- **Standard time limit;**
- **Development to be carried out in accordance with approved plans;**
- **Materials to be agreed;**

- **First floor window in the eastern elevation to be obscurely glazed;**
  - **Beech hedge to frontage to be planted prior to occupation;**
  - **Visibility splay and parking as indicated in plans submitted to be provided prior to occupation.**
- (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 public open space and play equipment contrary to Local Plan Policy HS32, and inadequate affordable housing contribution contrary to Policy CS19 of the Local Plan.**

**(b) GLEMSFORD**

**Application No. B/14/00907/FHA**  
**[Paper P42 – Item 2](#)**

**Full application – removal of existing polycarbonate conservatory roof and replacement roof to match existing, Windy Ridge, Orchard Way.**

**RESOLVED**

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

- **Standard time limit;**
- **Development to be implemented in accordance with the approved plan;**

**(c) CAPEL ST MARY**

**Application No. B/14/00100/OUT**  
**[Paper P42 – Item 3](#)**

**Outline application – erection of up to 24 No. dwellings, incorporating new access road, land west of Pine Dell & Ashcroft, London Road.**

During their consideration of this item, Members were aware from paragraph 57 of Paper P42 – Item 3 that although the access details as submitted were acceptable to the Local Highway Authority, no response had yet been received from the Highways Agency. It was noted that there was some lack of clarity about the point at which the Highways Agency's responsibility began, and that of the LHA ended. In response to a question about the possibility of an alternative access, Members were advised that a pedestrian access from the site towards the main part of the village was included in the proposed development via Butcher's Lane but that as this was not proposed in the application to be a vehicular access for various reasons identified by the applicant, it could not therefore be considered by the Committee.

Members took into account comments expressed about the proposed access, including those made jointly by the local Ward Members as summarised in the Addendum to Paper P42, together with the absence of a response from the Highways Agency, as a result of which they concluded that the Corporate Manager's recommendations should be subject to further information being obtained and relevant safety measures agreed. A motion was therefore moved to accept the recommendations, including authorising the Corporate Manager to grant outline planning permission, subject to the satisfactory resolution of further consultations with the Highways Agency and LHA to explore the request for additional signage and road markings, together with improvements to visibility and the possibility of extending the 30 mph speed limit as detailed in the Addendum to Paper P42. If the Corporate Manager was unable to achieve a satisfactory resolution, a further report would be made to Committee.

**RESOLVED**

**(1) That in the event of appropriate measures being agreed to the satisfaction of the Corporate Manager – Development Management in consultation with the Highways Agency and Local Highway Authority, 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:**

- 1. Affordable Housing – 35% provision: up to 8 units**
- 2. Provision of open space on site including a LAP play area, or a financial contribution towards public open space provision and/or maintenance;**
- 3. A financial contribution of up to £5,184 towards libraries provision**
- 4. Any other highway safety works as required by the Highways Agency or Local Highway Authority**

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

- Submission of reserved matters;**
- Materials;**
- As recommended by the LHA;**
- As recommended by the Highways Agency**
- Submission of an Arboricultural report;**
- Details of fire hydrant positions to be submitted;**
- As recommended in the ecological survey;**
- As recommended in the Contaminated Land Assessment;**
- Submission of a construction management plan;**
- Submission of surface water strategy;**
- As recommended by Anglian Water;**
- Archaeological recording;**

- **Scheme to demonstrate energy from decentralised, low carbon or renewable;**
  - **Boundary treatment detail;**
  - **Housing Mix;**
  - **Public open spaces (and a LAP play area as part of the layout of the site).**
- (3) **That, in the event of the Planning Obligation referred to in (1) above not being secured, the Corporate Manager – Development Management be authorised to refuse planning permission, for reason(s) including:**
- **Lack of completion of S106 legal agreement securing those obligations set out in items 1. 2. and 3. of Resolution (1) above, such that the proposal would be deficient in addressing housing, public open space and infrastructure requirements.**
- (4) **That in the event that agreement on the matters referred to in item 4. of Resolution (1) above cannot be achieved to the satisfaction of the Corporate Manager – Development Management, the application be the subject of a further report to the next appropriate meeting of the Committee.**

57 PUBLIC SPEAKING ARRANGEMENTS – WHERSTEAD WIND TURBINE APPLICATION NO B/13/01476

The Head of Corporate Organisation reported that the Council's policy for public speaking on planning applications makes provision for only one representative from each group to speak, save in exceptional circumstances.

Due to the proposal being of a significant scale which has raised issues of wider public interest, Officers have discussed with the Chairman suggested changes to the usual arrangements for public speaking, in order to meet the particular circumstances of the application, and recommended that for consideration of Application No B/13/01476, changes to the Council's usual arrangements for public speaking be approved.

Since the circulation of the agenda, further consideration had been given to the suggestion on the agenda for the extension of the time limits for the usual three speaking slots, and this was replaced by the wordings set out below:-

1. That the time limit for speeches from the Applicant (or Representative), the representative of Wherstead Parish Council, an Objector and a Supporter be extended from 3 to 6 minutes for each of the four speakers.
2. Further, that a representative from each of the Parishes listed below be entitled to speak and that the time limit for each of these speakers be 2 minutes:
  - Bentley
  - Chelmondiston
  - Copdock and Washbrook

- Pinewood
- Stutton
- Woolverstone
- Belstead

**RESOLVED**

- (1) That changes to the Council's usual arrangements for public speaking be made for consideration of Application No. B/13/01476.**
- (2) That the time limit for speeches from the Applicant (or Representative), the representative of Wherstead Parish Council, an Objector and a Supporter be extended from 3 to 6 minutes for each of the four speakers.**
- (3) Further, that a representative from each of the Parishes listed below be entitled to speak and that the time limit for each of these speakers be 2 minutes:**
  - **Bentley**
  - **Chelmondiston**
  - **Copdock and Washbrook**
  - **Pinewood**
  - **Stutton**
  - **Woolverstone**
  - **Belstead**
- (4) That in accordance with the Council's normal arrangements, if more than one objector or supporter wishes to speak, they will be asked to nominate a spokesperson to speak on their behalf.**

The business of the meeting was concluded at 11.30 a.m.

.....  
Chairman