

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 17 SEPTEMBER 2014

PRESENT: Peter Beer - Chairman

Simon Barrett	Mary Munson
Dave Busby	Nick Ridley
Kathryn Grandon	David Rose
Peter Jones	Ray Smith
Desmond Keane	Rex Thake

The following Members were unable to be present:-

Michael Bamford, John Deacon, Adrian Osborne, Jack Owen and Trot Ward.

Sue Carpendale and Kathy Pollard, Ward Members for Mid Samford, were present at the meeting and spoke on Application No. B/14/00686/FUL – [Item 3 of Paper P47](#) with the consent of the Chairman.

58 SUBSTITUTES

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

Simon Barrett (substituting for Adrian Osborne)  
Dave Busby (substituting for John Deacon)

59 DECLARATION OF INTERESTS

None declared.

60 PETITIONS

None received.

61 QUESTIONS FROM MEMBERS

None received.

62 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper P47](#) (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 Nos. 2 and 3 were reported to the meeting and considered and taken into account before decisions were made on each 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/13/01238/FUL	Mr C Smith (on behalf of the Applicant)
B/14/00686/FUL	Mr L Bryant (Parish Council) Mr Wheeler (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 P47 be made as follows:-**

**(a) GLEMSFORD**

<b>Application No. B/13/01238/FUL</b> <b><u><a href="#">Paper P47 – Item 1</a></u></b>	<b>Full application – erection of 29 residential units (comprising 21 dwellings and 8 apartments) with associated garaging, parking and formation of vehicular access (following demolition of former office and workshop buildings), 2-4 Brook Street.</b>
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The Case Officer reported that a 'claw back' clause will be included in the Section 106 Planning Obligation, and that this has been agreed with the Applicant.

**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:-**
  - **Affordable Housing – 4 units;**
  - **A financial contribution of £18,273 towards pre-school provision;**
  - **A financial contribution of £5,832 towards open space provision in Glemsford;**
  - **Claw back clause.**
  
- (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:-**

- **Materials to be agreed;**
- **Details of fire hydrant positions to be submitted;**
- **Waste minimisation and recycling strategy;**
- **In accordance with the recommendations of the Phase 1 and 2 ecological reports;**
- **In accordance with the recommendations of the arboricultural report (including a detailed arboricultural method statement);**
- **As recommended by the LHA;**
- **Landscaping;**
- **Submission of a construction management plan;**
- **As recommended by AW;**
- **Contamination;**
- **Archaeology;**
- **Renewable Energy;**
- **Stability;**
- **Boundary treatment detail;**
- **Secure cycle storage;**
- **Waste strategy;**
- **Slab levels.**

**(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:-**

- **Lack of completion of Section 106 legal agreement securing those obligations set out in Resolution (1) above.**

**(b) CAPEL ST MARY**

**Application No. B/14/00686/FUL  
[Paper P47 – Item 3](#)**

**Full application – erection of a detached bungalow and construction of vehicular access, land to rear of No. 20 White Horse Road.**

Notwithstanding the recommendation of the Corporate Manager – Development Management to grant planning permission subject to conditions, a motion to approve the recommendation was lost on being put to the vote. A motion to refuse permission was carried on the grounds that the design and scale of the proposal were inappropriate and would constitute a cramped form of development with an adverse effect on visual amenity and out of keeping with the character of the area. Furthermore, there was concern for the precedent the development would set, if approved, for similar developments, which would progressively erode village character.

**RESOLVED**

**That planning permission be refused for reasons relating to:-**

**Poor design, cramped form of development out of keeping with the character of the area, adverse effect on visual amenity, proposal would set an undesirable precedent for similar developments, contrary to Policies CS11, CN01 and HS28.**

**(c) RAYDON**

**Application No. B/14/00912/FUL  
[Paper P47 – Item 4](#)**

**Full application – erection of 1 detached dwelling and detached garage / store building (following demolition of existing dwelling), as amended by drawing numbers 0214.03 Rev A, 0214.04 Rev B, 0214.05 Rev A, 0214.06 Rev A and 0214.07 Rev A received on 2 September 2014, 10 Sulleys Hill.**

**RESOLVED**

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

- **Standard time limit;**
- **Development to be carried out in accordance with approved plans;**
- **Precise details of materials;**
- **Landscaping;**
- **Highway access and parking;**
- **Levels.**

**(d) HARTEST**

**Application No. B/14/00843/LBC  
[Paper P47 – Item 2](#)**

**Application for Listed Building Consent – insertion of door into kitchen at rear of barn, Cooks Farm Barn, Cooks Farm, Lawshall Road.**

**RESOLVED**

**That in the absence of any material planning objections being received prior to 22 September 2014, the Corporate Manager – Development Management be authorised to grant Listed Building Consent, subject to conditions including:**

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

Note: The meeting adjourned for refreshments between 11.00 a.m. and 11.15 a.m.

The business of the meeting was concluded at 11.35 a.m.

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Chairman