

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY 1 OCTOBER 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	

Peter Jones and Mary Munson were unable to be present.

David Wood, Ward Member for Alton was present at the meeting and spoke on Application No. B/14/00412/FUL – [Item 1 of Paper P58](#) with the consent of the Chairman.

Sue Carpendale, Ward Member for Mid Samford was present at the meeting and spoke on Application No. B/14/00100/OUT – [Item 2 of Paper P58](#) with the consent of the Chairman.

63 SUBSTITUTES

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

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

64 DECLARATION OF INTERESTS

The following Members all declared non-pecuniary interests in Application No. B/14/00412/FUL as detailed below, but indicated that they were able to speak and vote on the item:-

Kathryn Grandon – by reason of her son’s membership of the watersports facility at the site.

Michael Bamford – in his capacity as a member of the RSPB, BTO, SWT and the Council’s representative on the Dedham Vale AONB and Stour Valley Joint Advisory Committee.

Richard Kemp – in his capacity as a member of the Dedham Vale Society and the County Council’s representative on the Dedham Vale AONB and Stour Valley JAC.

David Rose – in his capacity as the Council’s representative on the Suffolk Coast and Heaths AONB JAC and Partnership.

For clarity, and before speaking as a Ward Member for this application, David Wood referred to his role as Chairman of the Suffolk Coast and Heaths Partnership, and stated that this was not a declarable interest in this context.

65 MINUTES

RESOLVED

That the minutes of the meeting held on 3 September 2014 be confirmed and signed as a correct record.

66 PETITIONS

The Senior Governance Support Officer reported in accordance with Council Procedure Rule 14 the receipt of the following petition signed by approximately 40 residents of Babergh, objecting to the opening of any more fast food outlets in the Square at Chapel St Mary.

Planning Application No B/14/00784/FUL - Change of use of the former greengrocer's shop at 40 The Street to a hot food take away

Receipt of the petition was reported to the Council meeting on 26 September and will be taken into account when the application is determined by the Committee which is anticipated to be at the meeting scheduled for 15 October.

67 QUESTIONS FROM MEMBERS

None received.

68 SITE INSPECTIONS

The Corporate Manager – Development Management, requested a site inspection in respect of the following applications in Sudbury:-

Application No: B/14/00585/FUL – Full application – erection of 7 residential units, conversion of existing hospital into 3 residential units, demolition of redundant structures, alterations to existing accesses and associated landscaping works, St Leonard's Hospital, Newton Road.

Application No B/14/00499/FUL – Full application – conversion of former hospital buildings to 42 residential units and demolition of redundant buildings, alterations to access and footpaths and associated landscaping works, Walnut Tree Hospital, Walnut Tree Lane.

Reasons for site visit requests

- visual effect of the proposals
- the importance of the sites
- relationship of the proposals to existing development.

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

Following the presentations, it was agreed to hold site visits.

RESOLVED

- (1) That site inspections be held on Wednesday, 8 October 2014 in respect of the above-mentioned sites, prior to consideration of the applications by the Committee.**
- (2) That a Panel comprising the following Members be appointed to inspect the sites:-**

Peter Beer	Jack Owen
Kathryn Grandon	Nick Ridley
Peter Jones	David Rose
Desmond Keane	Ray Smith
Mary Munson	Trot Ward
Adrian Osborne	

69 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper P58](#) (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. 1 and 2 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/14/00412/FUL	Mr C Leach (Parish Council) Mr S Clark (Objector) Mr M Hodgson (Agent for Applicant)
B/14/00100/OUT	Mr N 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 P58 be made as follows:-

(a) STUTTON

Application No. B/14/00412/FUL Paper P58 – Item 1 **Full application – Change of use of agricultural field to a campsite and touring caravan site with ancillary service building and landscaping and access track, land west of Alton Water Visitor Centre, Holbrook Road.**

Notwithstanding the recommendation of the Corporate Manager – Development Management to approve the application subject to conditions, a motion was moved to refuse permission for reasons relating to the development being inappropriate and prominent on this site in the Special Landscape Area and not contributing to the enhancement of a valued landscape and ecosystem, contrary to Policies CR04, CS15 and paragraph 109 of the NPPF.

The Corporate Manager – Development Management advised Members on mitigation measures proposed in the application. She also referred to the balance of judgement which should be applied to the weight to be given to Policy RE17, the Council's Core Strategy and the NPPF when determining whether the proposal would result in significant and demonstrable harm. The motion to refuse was lost on being put to the vote and the recommendation of the Corporate Manager was then proposed and seconded.

An amendment was proposed to add a condition requiring a further ecological assessment to be carried out. The Committee was advised that this could not be sought and that the proposal must be assessed on its own merits. Should Members decide that more information was required they could defer a decision and consider the application at a future meeting. An ecological survey had been submitted as part of the application which had been assessed by the Suffolk Wildlife Trust. An HRA screening opinion had also been carried out by Suffolk County Council. Members were therefore advised that the amendment could not proceed.

Prior to the vote being taken, the Case Officer confirmed that directional information could be included in the condition relating to a Management Plan and that an informative could be included with the decision notice to address the Committee's request for the provision of additional tourist signs on the route to the site.

RESOLVED

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

- **Standard time limit**
- **Details of materials to be agreed (for shower/WC block)**
- **Waste minimisation and recycling strategy**
- **Occupation of site restricted between April to October**

- **Number of camping/caravan pitches to be restricted to a maximum of 88**
- **No static caravans permitted**
- **Use of site for holiday use only**
- **Perimeter planting and landscaping (with particular reference to the recommendations of the ecological report)**
- **Management Plan to be agreed**
- **No external lighting other than for the shower/wash block (and this to be on a timer or motion sensor basis)**
- **Archaeology**
- **Boundary treatment detail**
- **24 hour presence of site manager**
- **Location of access gate to be agreed**

(2) That an informative be included with the decision notice

- **To encourage the applicant to investigate the possibility of erecting tourist signage to identify the best transport routes to the facility.**

Richard Kemp abstained from voting on the motion to approve and requested that his abstention be recorded in the minutes.

(b) CAPEL ST MARY

Application No. B /14/00100/OUT Paper P58 – Item 2 **Outline application – Erection of up to 24 dwellings, incorporating new access road, land west of Pine Dell and Ashcroft, London Road.**

The Corporate Manager – Development Management referred to the Committee’s earlier decision, as recorded in the minutes, and to the further information set out in the Addendum to Paper P58. She confirmed that her recommendation was one of approval, subject to the provision of a Section 106 Planning Obligation and the imposition of the conditions listed in item (2) of the recommendation.

Members noted that clarification had been provided on the division of responsibility between the LHA and the Highways Agency, and that the LHA had confirmed that maintenance of the vegetation on the west side of the slip road was its responsibility. The LHA’s suggestion for the applicant to commission an independent safety audit of the junction was not accepted by the applicant. The LHA confirmed that this could not be a requirement and that the highway conditions previously recommended were still appropriate.

Members also noted that their request for additional signage to be provided could not be a condition attached to the grant of planning permission. The Corporate Manager suggested that in order to address the Committee's concerns, she should seek a meeting with relevant parties including the LHA, Highways Agency, Ward Members and Parish Council representatives to look at the possibility of securing safety measures independently of the current application. She also confirmed that she would seek the LHA's assurance that the vegetation on the west side of the slip road had been included in its maintenance programme and would be trimmed back appropriately.

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 – 35% provision: up to 8 units**
- **Provision of open space on site including a LAP play area, or a financial contribution towards public open space provision and/or maintenance;**
- **A financial contribution of up to £5,184 towards libraries provision**

(2) That, subject to 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 outline planning permission subject to conditions including:

- **Submission of reserved matters;**
- **Materials;**
- **As recommended by the LHA;**
- **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 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 s106 legal agreement securing those obligations set out in resolution (1) above, such that the proposal would be deficient in addressing housing, public open space and infrastructure requirements.
- (4) That the Corporate Manager – Development Management be requested (a) to seek confirmation from the Local Highway Authority regarding the vegetation issue and (b) to set up a meeting of relevant parties with a view to discussing possible measures to address local highway safety concerns.

Note: The meeting adjourned for refreshments between 11.30 a.m. and 11.50 a.m.

The business of the meeting was concluded at 12.20 p.m.

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Chairman