

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY 15 OCTOBER 2014

PRESENT: Peter Beer - Chairman

Dave Busby	Adrian Osborne
Kathryn Grandon	Jack Owen
David Grutchfield	Nick Ridley
Bryn Hurren	David Rose
Peter Jones	Ray Smith
Desmond Keane	

The following Members were unable to be present:-

Michael Bamford, John Deacon, Mary Munson, Rex Thake and Trot Ward.

John Hinton, Ward Member for Dodnash was present at the meeting and spoke on Application No. B/14/01001/FUL – [Item 1 of Paper P57](#) with the consent of the Chairman.

Kathy Pollard, Ward Member for Mid Samford was present at the meeting and spoke on Application No. B/14/00784/FUL – [Item 2 of Paper P57](#) with the consent of the Chairman.

Clive Arthey, Ward Member for North Cosford was present at the meeting and spoke on Application No. B/14/00273/FUL – [Item 4 of Paper P57](#) with the consent of the Chairman.

70 SUBSTITUTES

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

Dave Busby (substituting for John Deacon)
Bryn Hurren (substituting for Michael Bamford)
David Grutchfield (substituting for Trot Ward)

71 DECLARATION OF INTERESTS

None declared.

72 MINUTES

RESOLVED

That the minutes of the meeting held on [17 September 2014](#) be confirmed and signed as a correct record.

73 PETITIONS

None received.

74 QUESTIONS FROM MEMBERS

None received.

75 SITE INSPECTIONS

Robert Lindsay, Ward Member for South Cosford requested a site inspection in respect of the following application in Elmsett:-

Application No: B/13/01337/FUL - Full application – Change of use and conversion of the existing barn and front part of the site to use as 2 holiday lets together with associated parking areas and continued use of the rear part of the site for the storage, cutting, washing and conversion of barrels to planters together with the erection of an acoustic enclosure and alterations to the existing vehicular access, Paigle Old Barn, Ipswich Road.

Reasons for site visit request:

- To assess possible noise disturbance from cutting of barrels and to assess the relationship between the barn and nearby residential properties.

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, it was agreed that a site visit was not required.

RESOLVED

That a site visit be not held in respect of Application No. B/13/01337/FUL Paigle Old Barn, Ipswich Road, Elmsett.

76 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper P57](#) (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 4 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/14/01001/FUL	Mr P Kelly (Objector) Mrs D Manners (Applicant)
B/14/00784/FUL	Mrs C Matthews (Parish Council)

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 P57 be made as follows:-

(a) EAST BERGHOLT

Application No. B/14/01001/FUL Paper P57 – Item 1 Full application – Change of use from a residential property (C3) to a bakery business (A1) West Lodge Cottage, The Street.

RESOLVED

That planning permission be granted subject to conditions including:-

- Standard time limit
- Hours of opening
- Details of areas to be provided for bin storage
- No noisy plant to be installed – except in accordance with approved details

(b) CAPEL ST MARY

Application No. B/14/00784/FUL Paper P57 – Item 2 Full application – Change of use from A1 retail to A5 hot food takeaway, internal alterations and installation of extraction ductwork to rear elevation, Capel Greengrocers, 40 The Street.

RESOLVED

That planning permission be granted subject to conditions including:

- Standard time limit
- Odour control system to be fully installed prior to operation, and thereafter retained
- All noise attenuation to be fully installed prior to operation, and thereafter retained
- Hours of opening

(c) MONKS ELEIGH

Application No. B/14/00273/FUL Paper P57 – Item 4 **Full application – erection of a pair of semi-detached dwellings, 2 detached dwellings and 4 garages (following demolition of village hall) Coronation Hall, Church Hill.**

The Corporate Manager – Development Management referred Members to the amended recommendation in the Addendum, which replaced the original recommendations on page 26 of Paper P57. She explained that the removal of the requirement for a Section 106 Planning Obligation in the particular circumstances of this application would help to secure the viability of the new Village Hall project, for which planning permission has already been granted, taking into account the structural defects of the existing Village Hall and the need to sell the application site with the benefit of planning permission in order to fund the new Hall.

RESOLVED

That planning permission be granted subject to conditions including:-

- **Standard time limit**
- **Development in accordance with approved plans**
- **Archaeological condition securing investigation and recording of potential assets**
- **Highway conditions relating to access and manoeuvring**

(d) HADLEIGH

Application No. B/14/01087/FHA [Paper P57 – Item 3](#) **Full application – replace cladding of rear extension, as amplified by applicant’s emails received 18 September 2014 and 22 September 2014, 6 Shearman Road.**

RESOLVED

That planning permission be granted subject to conditions including:-

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

The business of the meeting was concluded at 10.55 a.m.

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Chairman

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