

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 11 FEBRUARY 2015

PRESENT: Peter Beer – Chairman

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

Desmond Keane and Jack Owen were unable to be present.

James Cartlidge, Ward Member for Bures St Mary, was present at the meeting and spoke on Application No. B/14/01103/FUL – [Item 2 of Paper P97](#) – with the consent of the Chairman.

110 DECLARATION OF INTERESTS

None declared.

111 PETITIONS

The Head of Corporate Organisation reported in accordance with Council Procedure Rules, the receipt of the following petition:-

Application No. B/14/01462/FUL – Land south of Deepside, Queens Close, Sudbury

Petition signed by 32 residents of Babergh objecting to the proposed development on land south of Deepside, Queens Close, Sudbury on traffic safety grounds.

In accordance with Council Procedure Rules, receipt of the petition will be reported to the next Council meeting and will be taken into account when the application is considered by the Planning Committee.

112 QUESTIONS FROM MEMBERS

None received.

113 SITE INSPECTIONS

Adrian Osborne, a Ward Member for Sudbury (East), requested a site inspection in respect of the following application in Sudbury.

Application No. B/14/01462/FUL – Full Application – erection of detached one and a half storey dwelling and detached two-bay cartlodge/garage, land south of Deepside, Queens Close, Sudbury.

Reasons for the site visit:-

- To assess the suitability of proposed access, impact on residential amenity and possible overdevelopment

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 to hold a site visit.

Mark Newman and Peter Beer, Ward Members for Great Cornard (South), requested a site inspection in respect of the following application in Great Cornard.

Application No. B/14/01487/OUT - Moorlands Barn, Blackhouse Lane, Great Cornard.

Reasons for site visit request:-

- To consider the impact on the character of the area in the light of new development

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 to hold a site visit.

RESOLVED

- (1) **That site inspections be held on Wednesday, 18 February 2015 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:-**

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

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

114 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper P97](#) (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.

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. 48a (dated 19 October 2004) decisions on the items referred to in [Paper P97](#) be made as follows:-

(a) BURES ST MARY

<p>Application No. B/14/01103/FUL Paper P97 – Item 2</p>	<p>Full Application – erection of 6 two-storey dwellings, following demolition of existing commercial buildings and hardstanding and construction of private access driveway (scheme to utilise existing vehicular access to public highway), The Slaughter House and land adjacent, Cuckoo Hill.</p>
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James Cartlidge, Ward Member for Bures St Mary, was present at the meeting and requested that a site inspection be held to enable Members to consider the impact on an established business adjoining the site and the highway implications.

Prior to asking Members to vote on the request, the Chairman asked the Case Officer to make a 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.

James Cartlidge then spoke on the application with the consent of the Chairman.

RESOLVED

That the Corporate Manager - Development Management be authorised to grant planning permission subject to conditions including:-

- **Standard time limit;**
- **Standard list of approved plans and documents;**

- **Material samples, colours and finishes;**
- **Parking spaces to be provided before occupation and thereafter retained;**
- **Those conditions required by the County Highways Authority in respect of the proposed access, access drainage, and on-site parking and manoeuvring;**
- **Those required by the Environment Agency and Council Environmental Protection Officers in respect of land contamination;**
- **Those required by the Environment Agency in respect of site drainage;**
- **Programme of archaeological works, as required by County Archaeologists.**

(b) BOXFORD

Application No. B/14/01259/FUL [Paper P97 – Item 1](#) Full Application – erection of 25 homes (20 affordable and 5 market), land east of Boxford Court, Sand Hill.

The Corporate Manager – Development Management advised that this item was considered at the Planning Committee meeting on the 17th December 2014 when it was approved subject to the completion of a Section 106 Obligation and to further public consultation on the loss of 10 trees along Sand Hill, with the item to be referred back to Members if any new material issues were raised.

An update on a new material issue raised during the public consultation and an alteration to the planning obligations sought by SCC had been received therefore the matter was re-submitted to Committee for consideration.

RESOLVED

- (1) That the Corporate Manager – Legal be authorised to secure a planning obligation under Section 106 of the Town and Country Planning Act, 1990, to provide:-**
- **Public open space;**
 - **£60,905 for primary education;**
 - **£5,250 is required to enable the bridleway to be widened to 3m (for 70m) and to surface it with a hoggin surface to provide adequate provision of pedestrians, cyclists and equestrians;**

- **Affordable housing at a level not less than 35% with the Corporate Manager - Development Management given delegated authority to negotiate the final level.**
- (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:**
- **Standard time limit;**
 - **Materials to be submitted and approved;**
 - **Landscaping to be set out as per the submitted drawings prior to occupation with additional hedge planting adjacent to Plots 13/14;**
 - **Ecology mitigation secured;**
 - **As recommended by LHA;**
 - **Lighting – details of external and street lighting to be submitted and approved;**
 - **Details of the design of the pavement along Sand Hill;**
 - **Precise surface water drainage details;**
 - **Waste and recycling strategy to be submitted and approved;**
 - **As recommended by SCC Archaeology (if required);**
 - **Precise levels to be submitted and approved;**
 - **Screen walls and fences to be approved and implemented prior to occupation;**
 - **Details of the gateway features to the parking courts to be submitted and approved;**
 - **Details of the finishing material to the shared surface area to be submitted and approved;**
 - **Compensatory tree planting to be approved;**
 - **Arboriculture report to be submitted.**

(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, infrastructure and/or affordable housing contrary to Core Strategy Policy CS21.**

115 MINUTES

RESOLVED

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

116 PUBLIC SPEAKING ARRANGEMENTS – PLANNING APPLICATION FOR FORMER HMS GANGES SITE, SHOTLEY – B/12/00500/FUL

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

The above application had been considered by Planning Committee in November 2013 and extended speaking arrangements had been agreed. At that meeting planning permission was granted subject to (a) the completion of a Section 106 Planning Agreement and (b) conditions.

It has become necessary to return the application to Committee for further consideration and it is suggested that the previously approved speaking arrangements be endorsed.

The proposal is for a large scale major development which has raised issues of wider public concern and it is considered that a repeat of the same speaking arrangements would meet the particular circumstances of the application.

RESOLVED

(1) That the time limit for speeches by the Applicant (or the Applicant's representative), and the representative of Shotley Parish Council, be extended from 3 minutes to 5 minutes.

(2) That up to four representatives opposing the development be entitled to speak and that the time limit for these speeches be 3 minutes.

(3) That up to four representatives supporting the development, not including the Applicant, be entitled to speak and that the time limit for these speeches be 3 minutes.

- (4) That it be noted that potential speakers as referred to in recommendations (2) and (3) above will be made aware that in the event that more than the specified numbers wish to speak, they will be asked to agree on the four representatives in each case, failing which no representations can be made.**

The business of the meeting was concluded at 10.50 a.m.

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Chairman