

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 22 APRIL 2015

PRESENT: Peter Beer – Chairman

Michael Bamford	Adrian Osborne
Simon Barrett	Jack Owen
David Busby	Nick Ridley
Kathryn Grandon	Ray Smith
Peter Jones	Rex Thake
Desmond Keane	Trot Ward
Mary Munson	

John Deacon and David Rose were unable to be present.

Robert Lindsay, Ward Member for South Cosford was present at the meeting and spoke on the item in [Paper P127](#) (Application No. B/14/01435/OUT) with the consent of the Chairman. He declared a pecuniary interest in the item as he owned land in the village. He was advised that he could speak to the same extent as a member of the public under the Council's normal arrangements, and then leave the meeting. Following the Case Officer's presentation, Mr Lindsay spoke for three minutes, after which he left the Chamber.

Bryn Hurren, Ward Member for Boxford, was present at the meeting and spoke on Application No. B/14/01584/FUL in [Paper 128](#) with the consent of the Chairman.

Richard Kemp, Ward Member for Long Melford, was present at the meeting and spoke on Application No. B/15/00179/FUL in Paper P128 with the consent of the Chairman.

145 SUBSTITUTES

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

David Busby (substituting for John Deacon).

146 DECLARATION OF INTERESTS

None declared.

147 MINUTES

RESOLVED

That the minutes of the meetings held on [11 March](#), [25 March](#) and [8 April 2015](#) be confirmed and signed as correct records.

148 PETITIONS

None received.

149 QUESTIONS FROM MEMBERS

None received.

150 SITE INSPECTIONS

The Corporate Manager – Development Management requested site inspections in respect of the following applications in Shimpling and Great Cornard:-

Application Nos. B/12/00485/FUL and B/12/00455/LBC – Full Application and application for Listed Building Consent – Trevilla, The Street, Shimpling.

Reason for site visit request:

- to assess potential impacts upon the Listed Building and the relationship between the proposed development and adjoining dwellings.

Application No. B/14/00804/FUL – Full Application – land east of Carsons Drive, Great Cornard.

Reason for site visit request:

- to assess potential landscape impacts and effects upon the setting/significance of Abbas Hall, a Grade I Listed Building.

Peter Beer, Ward Member for Great Cornard (South) requested a site inspection in respect of the following application in Great Cornard:-

Application No. B/15/00200/FUL – Full Application – Lanark, 1 Canhams Road, Great Cornard.

Reason for site visit request:

- to assess relationship of proposed dwelling and access to the surrounding properties.

Nick Ridley, Ward Member for Brook, requested a site inspection in respect of the following application in Sproughton.

Application No. B/15/00029/OUT – Outline Application – Russetts, Hadleigh Road, Sproughton.

Reason for site visit request:

- to assess the impact of the proposed dwellings on the existing development and the suitability of the proposed accesses.

Prior to asking Members to vote on the requests the Chairman asked the Case Officer to make brief presentations with photographs to enable them 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 Friday, 22 May 2015 in respect of the above-mentioned sites, prior to consideration of the applications by the Committee.**
- (2) That a Panel comprising the Members of the new Planning Committee and any relevant substitutes be appointed to inspect the sites.**

151 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to each of Papers P127 and P128 (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 the item contained in Paper P127, and item 3 of Paper P128 were reported to the meeting and considered and taken into account before a decision was made on the relevant item.

In accordance with the Council's procedure for public speaking on planning applications, representations were made as detailed below relating to items contained in Papers P127 and P128:-

<u>Application No.</u>	<u>Representations From</u>
<u>Paper P127</u>	
B/14/01435/OUT	Mr R Taylor (Parish Council) Mr J Targett (Objector) Mr K Smith (Agent for Applicant)
<u>Paper P128</u>	
B/14/01600/FUL	Ms R White (Agent for Applicant)
B/15/00179/FUL	Mr E Asprey (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) a decision on the item referred to in Paper P127 be made as follows:-

(a) BILDESTON

Application No. B/14/01435/OUT **Outline Application – Erection of 49 residential dwellings with details of access, land east of Artiss Close and Rotheram Road.**
Paper P127 – Item 1

During the course of the debate on this application, the Case Officer clarified the Local Highway Authority's views, as reported in the Addendum. Members noted that the LHA had originally expressed no objection but on further consideration had set out detailed comments as to how its minimum requirements could be conditioned if the Committee was minded to approve the outline application.

Notwithstanding the recommendation of the Corporate Manager – Development Management to grant permission subject to conditions, a motion to refuse permission was moved and carried on being put to the vote, on the grounds of:-

- no proven evidence of local need
- need to develop the site contrary to Policy CS2
- lack of safe and suitable access for all contrary to paragraph 32 of the NPPF and Policy CS11.

RESOLVED

That planning permission be refused for reasons to cover:-

- **no proven evidence of local need**
- **need to develop the site contrary to Policy CS2**
- **lack of safe and suitable access for all contrary to paragraph 32 of the NPPF and Policy CS11.**

152 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE
(continued)

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 P128 be made as follows:-

(b) GLEMSFORD

Application No. B/14/01600/FUL **Full Application – Erection of 15 dwellings and formation of new vehicular access from Schoolfield, land rear of 49-55 Schoolfield.**
Paper P128 – Item 1

RESOLVED

- (1) That, subject to the applicant's agreement to the bus stop improvements, the Corporate Manager – Development Management be authorised to secure a planning obligation under Section 106 of the Town and Country Planning Act, 1990, to provide:-
- Contribution to libraries if appropriate (see paragraph 58 of Paper P128, Item 1)
 - Retention of proposed accommodation as affordable housing as affordable rent tenancies
 - Contribution to improvements to bus stops in Broadway
- (2) That, subject to the completion of the Planning Obligation referred to in Resolution (1) above to the satisfaction of the Corporate Manager – Development Management, the Corporate Manager – Development Management be authorised to grant planning permission subject to conditions including:-
- Standard time limit
 - Facing materials
 - Tree protection measures
 - Hard and soft landscaping
 - Ground levels and finished floor levels
 - Construction Method Statement
 - As required by LHA
 - As required by Anglian Water (foul drainage)
 - Surface water drainage
 - Waste minimisation and recycling strategy
 - As required by Environmental Health
 - Archaeological conditions
- (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 reasons including:-
- Lack of contribution to libraries contrary to Local Plan Policy HS32 and Core Strategy Policy CS1.
 - Lack of provision of permanent affordable housing contrary to Policy CS19.
 - Lack of contribution to improve bus stops contrary to Core Strategy Policy CS21.

(c) MILDEN

Application No. B/14/01584/FUL **Full Application – Alterations to existing residential annexe to form single dwellinghouse including demolition of part of existing workshop. Alterations to existing workshop and change of use to domestic workshops/ garaging ancillary to Moat Farm, Moat Farm, Church Road.**
Paper P128 – Item 2

RESOLVED

That planning permission be granted subject to conditions including:-

- **Standard time limit**
- **Development in accordance with the approved plans**
- **Prior to the first occupation of the dwelling the existing business shall relocate and commence operations from the aircraft storage building at Moat Farm**
- **Precise details of materials required to facilitate development.**

(d) SHIMPLING

Application No. B/15/00179/FUL **Full Application – Erection of an estate lodge for recreational use (retention of), Chadacre Hall.**
Paper P128 – Item 3

RESOLVED

That planning permission be granted subject to conditions including:-

- **Development in accordance with approved plans**
- **Landscaping – details to be agreed and approved scheme to be carried out within first available planting season, failing which the building is to be removed**
- **Dark staining of building**
- **This permission is an alternative to the mausoleum application**

- Notes:
1. The meeting was adjourned for refreshments between 11.10 a.m. and 11.30 a.m.
 2. Desmond Keane left the meeting after consideration of Paper P127.

The business of the meeting was concluded at 12.45 p.m.

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Chairman