

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 10 JUNE 2015

PRESENT: Peter Beer - Chairman

Melanie Barrett	Lee Parker
Simon Barrett	Stephen Plumb
Sue Burgoyne	Nick Ridley
David Busby	David Rose
Michael Creffield	Ray Smith
Derek Davis	Stephen Williams
Adrian Osborne	

Michael Holt was unable to be present.

Alan Ferguson, Ward Member for South Cosford, was present at the meeting and spoke on [Item 3 of Paper R13](#) with the consent of the Chairman.

9 SUBSTITUTES AND APOLOGIES

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

Simon Barrett (substituting for Michael Holt)

10 DECLARATION OF INTERESTS

Simon Barrett declared a non-pecuniary interest in [Item 3 of Paper R13](#) by reason of being a customer of the applicant's heating oil supply business but stated that he was able to speak and vote on the item.

11 PETITIONS

None received.

12 QUESTIONS FROM MEMBERS

None received.

13 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to [Paper R13](#) (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 items contained in [Paper R13](#), 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 [Paper R13](#):-

<u>Application No.</u>	<u>Representations from</u>
B/15/00158/FUL	Mr G Lee (Parish Council) Mr T Harbord (Agent for Applicant)
B/14/01635/FUL and B/14/01636/LBC	Mr J Hume (Parish Council) Mr D Pearce (Agent for Applicant)
B/15/00230/FUL	Mr I Williams (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 R13](#) be made as follows:-

(a) GLEMSFORD

Application No. B/15/00092/FUL Paper R13 – Item 1	Full application – Change of use from public house (class A4) to mixed use comprising restaurant, public house & take-away (classes A3, A4, A5) & alterations to existing external extraction pipe, as amended by revised plan 04A, Cherry Tree Inn, Tye Green.
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During the course of the debate on this application, reference was made to the noise and odour control measures which would be required. The Case Officer confirmed that Environmental Health had now reached agreement with the applicant regarding odour control, but that noise control measures had yet to be resolved. Members generally welcomed the retention of the business use but considered that planning permission should not be granted until a satisfactory agreement on noise had been reached. A condition on litter management was also requested.

RESOLVED

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

(a) prior agreement being reached on appropriate and achievable noise control measures to the satisfaction of the Corporate Manager – Development Management in consultation with the Corporate Manager – Environmental Protection

(b) conditions including the following:-

- **Standard time limit;**
- **As recommended by the LHA;**

- Details of external ventilation plant and associated noise and odour control measures;
- Refuse storage;
- Hours of operation.
- Litter management plan

(b) STANSTEAD

Application No. B/15/00158/FUL **Full application – Erection of single-storey dwelling and garage, land east of 5 Blooms Hall Lane.**
[Paper R13 – Item 2](#)

Notwithstanding the Corporate Manager’s recommendation of refusal on the grounds that the proposal would constitute unjustified residential development in the countryside, Members considered that the application was compliant with Core Strategy policies regarding sustainability, the site was well-related to the existing settlement and the proposed dwelling would contribute to the relevant policies on renewables (to Code 6). Members also expressed the opinion that granting approval would not be in conflict with CS11. A motion to grant permission subject to standard and other appropriate conditions was moved and carried on being put to the vote.

RESOLVED

That planning permission be granted subject to conditions including:-

- Levels, materials, landscaping, drainage, access, parking or as determined by the Corporate Manager – Development Management under delegated powers.

(c) KERSEY

Application No. B/14/01635/FUL **Full application – Planning Application – Change of use and conversion of two barns to holiday letting use; erection of dwelling including workspace accommodation (following demolition of existing agricultural building); dismantling and relocation of barn to north of holding for continued agricultural use together with associated hard and soft landscaping works and Application for Listed Building Consent – Works of part demolition, extension and alteration to two curtilage listed barns in connection with change of use and conversion to holiday letting use, Rushes Farm, Hadleigh Road.**
and B/14/01636/LBC
[Paper R13 – Item 3](#)

The Case Officer referred to the omission of the reference number for the Listed Building Application from page 23 of [Paper R13](#), which was B/14/01636/LBC, as included in the Addendum. The speakers confirmed that they were aware of the speaking arrangements which applied when two separate applications are under consideration.

Notwithstanding the Corporate Manager's recommendation for refusal of Application No B/14/1635/FUL for reasons relating to the erection of a dwelling in the countryside contrary to policy, Members were minded to grant permission on the grounds that the new dwelling would not be an 'isolated' building and would support employment and tourism related policies.

During the course of the debate, a Member asked whether it would be possible to require the conversion works to be carried out ahead of the construction of the new dwelling. The Chairman adjourned the meeting to enable this suggestion to be considered by the parties, as it had not been raised previously. When the meeting resumed, Ben Elvin, Senior Development Management Officer, reported further information about the business and project management arrangements proposed for the development, and for the site as a whole, which would preclude the suggested two-stage approach. However, the officer recommendation was that an occupancy condition should be attached to any grant of planning permission, together with standard conditions, and this was accepted.

A motion to approve both applications was moved and carried on being put to the vote.

RESOLVED

Application No. B/14/01635/FUL

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

- **Occupational occupancy condition attached to Barn 3;**
- **Standard conditions as determined by the Corporate Manager – Development Management under delegated powers.**

Listed Building Consent Application No. B/14/01636/LBC

(2) That Listed Building Consent be granted subject to conditions including:-

- **Standard time limit;**
- **Details of all new windows and doors;**
- **Facing materials samples;**
- **Details of all works of repair and renovation.**

(d) **HOLBROOK**

**Application No. B/15/00230/FUL
[Paper R13 – Item 4](#)**

Full application – Erection of 1 detached two-storey dwelling on land adjacent to 'Hazelmere' and construction of vehicular access, Hazelmere, Heathfield Road.

Notwithstanding the Corporate Manager’s recommendation to grant planning permission, a motion to refuse permission for reasons relating to inadequate amenity land, out of character and contrived form of development and therefore contrary to Policies CN01 and HS28 was moved, but lost on being put to the vote.

RESOLVED

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

- **Standard – time limit;**
- **Standard – list of approved plans and documents;**
- **Those required by the County Highways Authority with regards:-**
 - **Provision of access before occupation and retention of;**
 - **Provision of highway visibility before occupation and retention of;**
 - **Provision of on-site turning and parking areas before occupation and retention of;**
 - **Submission and approval of surface water drainage prior to occupation.**
- **Submission and approval of samples and details of external facing and roofing materials.**
- **Submission and approval of details of obscure glazing and restrictive opening of windows, and application and retention of, prior to occupation;**
- **Removal of ‘permitted development rights’ for enlargement, extension, and alteration of dwelling;**
- **Removal of ‘permitted development rights’ for outbuildings and other structures.**

Note: The meeting adjourned for refreshments between 11.15 a.m. and 11.35 a.m.

The business of the meeting was concluded at 12.15 p.m.

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 Chairman