

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 24 JUNE 2015

PRESENT: Peter Beer - Chairman

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

Alan Ferguson, Ward Member for South Cosford, was present at the meeting and spoke on Item 1 of [Paper R15](#) with the consent of the Chairman.

14 DECLARATION OF INTERESTS

Stephen Williams declared a pecuniary interest in [Item 2 of Paper R15](#) by reason of being the applicant for Application No. B/15/00503/LBC. He stated that he would leave the Chamber during consideration of this item and did so.

15 MINUTES

RESOLVED

That the Minutes of the meeting held on [27 May 2015](#) be confirmed and signed as a correct record.

16 PETITIONS

None received.

17 QUESTIONS FROM MEMBERS

None received.

18 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to [Paper R15](#) (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 R15](#), were reported to the meeting and considered and taken into account before a decision was made on the relevant 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. 48(a) (dated 19 October 2004) decisions on the items referred to in [Paper R15](#) be made as follows:-

(a) WHATFIELD

[Application No. B/15/00426/FUL Paper R15 – Item 1](#) Full application – Erection of 15 dwellings with associated access road and parking and including 5 affordable houses, land west of Church Farm, Naughton Road.

During the course of the debate Members raised concerns over safety around the pond and from information available at the meeting were of the opinion that appropriate safety measures should be included within the “Scheme of hard and soft landscaping” condition.

RESOLVED

(1) That 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:-

- Affordable housing;
- Provision and management of the open space;
- Provision and management of the footpath;
- Provision of other infrastructure contributions.

(2) That, subject to the completion of the Planning Obligation 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:-

- Commencement within 3 years;
- Development to be implemented in accordance with submitted details;
- Materials to be in accordance with submitted schedule;
- Boundary treatments – walls and fences;
- Scheme of hard and soft landscaping, to include appropriate fencing and safety measures around the pond;

- **As recommended by Environmental Health – Land Contamination;**
- **As recommended by the County Archaeologist;**
- **As recommended by the Local Highway Authority and reproduced in the Addendum;**
- **Surface details of access road and footpath;**
- **In accordance with Ecological Appraisal;**
- **In accordance with Arboricultural Report;**
- **In accordance with the Flood Risk Report;**
- **10% reduction in predicted carbon to be achieved;**
- **All external lighting, including any street lighting, to be approved;**
- **Retention of garages for use as garages;**
- **Removal of permitted development rights for extensions;**
- **Removal of permitted development rights for gates, walls, fences and other means of enclosure.**

(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:-

- **Failure to provide those items listed in Resolution (1) contrary to Policies HS32 and HS23 as appropriate.**

(b) EAST BERGHOLT

**Application No. B/15/00503/LBC
[Paper R15 – Item 2](#)**

Application for Listed Building Consent - Insertion of a rooflight, removal of door and replacement with a window and cill wall, Oak Cottage, Rectory Hill.

RESOLVED

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

- **Standard time limit;**

- **Development to be implemented in accordance with the approved plans;**
- **Conditions relating to the joinery and fenestration details;**
- **Condition requiring a site inspection to assess the works once the fabric has been opened up.**

The business of the meeting was concluded at 10.10 a.m.

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Chairman