

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 8 JULY 2015

PRESENT: Peter Beer – Chairman

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

Melanie Barrett was unable to be present.

Alastair McCraw, Ward Member for Alton, was present at the meeting and spoke on [Item 4 of Paper R16](#) with the consent of the Chairman.

Alan Ferguson, Ward Member for South Cosford, was present at the meeting and spoke on [Item 5 of Paper R16](#) with the consent of the Chairman.

19 SUBSTITUTES AND APOLOGIES

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

Margaret Maybury (substituting for Melanie Barrett)

20 DECLARATION OF INTERESTS

None received.

21 MINUTES

RESOLVED

That the Minutes of the meetings held on [10](#) and [24 June 2015](#) be confirmed and signed as correct records.

22 PETITIONS

None received.

23 QUESTIONS FROM MEMBERS

None received.

24 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to [Paper R16](#) (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 [Items 3](#) and [4](#) contained in [Paper R16](#), were reported to the meeting and considered and taken into account before a decision was made on the relevant items.

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 R16](#):-

<u>Application No.</u>	<u>Representations from</u>
B/15/00450/FUL	Mr Ashley Hubbard (Objector) Mr Mark Wincer (Agent for Applicant)
B/15/00588/FUL	Mr Albert Collins (Parish Council) Mr Darren Hogg (Agent for Applicant)
B/14/01128/OUT	Ms Charlotte Curtis (Parish Council) Mr Steve Cocks (Objector)

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 R16](#) be made as follows:-

(a) BILDESTON

Application No. B/15/00450/FUL Paper R16 – Item 2	Full application – Erection of new warehouse, single-storey extension to existing warehouse and car parking, as amended by agents email and drawing number LSDP 11824.02 received 9 June 2015, Taylor Made Joinery Interiors Ltd, Manor Road.
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During the course of the debate Members raised concern over the phasing of the works with regard to the provision of the new car parking area. The Chairman adjourned the meeting to enable Ben Elvin, Senior Development Management Officer and Christine Thurlow, Corporate Manager – Development Management to clarify the position with the agent. When the meeting resumed Ben Elvin reported that the temporary car park proposed by the applicants will cater for the spaces being displaced, and it would therefore be unreasonable to require re-phasing in order to construct the car park before the warehouse is commenced. However it was suggested that a condition could be included to require the temporary car park to be restored to its previous condition, and this was accepted.

In response to Member queries about the possible inclusion of evergreen and/or native species in the landscaping scheme, it was accepted that this could be dealt with under the standard condition.

There was some discussion by Members concerning screen fencing. However Christine Thurlow advised Members this did not form part of the submitted planning application.

RESOLVED

That planning permission be granted 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;**
- **Reinstatement of temporary car park area to its previous condition;**
- **Landscaping in accordance with submitted details;**
- **Hours of operation;**
- **External lighting;**
- **Landscape implementation and retention;**
- **Time of year construction works (nesting birds).**

(b) TATTINGSTONE

Application No. B/15/00588/FUL
[Paper R16 – Item 4](#)

Full application – Erection of 3 new two-storey detached dwellings (following demolition of existing dwelling and out house) and construction of new shared vehicular access onto A137 (following stopping up of existing access onto Back Lane), Homeleigh, The Heath.

The Case Officer clarified the points with regards to densities of development, as reported in the Addendum to [Paper R16](#).

RESOLVED

That planning permission be refused for the following reasons:-

- **The proposed development is considered contrary to the provisions of the NPPF (2012), policies CS1 and CS15 of the Babergh Local Plan 2011-2031, Core Strategy and Policies (2014), and saved policies CN01 and HS28 of the Babergh Local Plan, Alteration No. 2 (2006).**

- The National Planning Policy Framework (NPPF) was issued in March 2012 and sets out the Government's national planning policy for requiring good design. The core principles of the NPPF is that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF highlights the importance of high quality and inclusive design for all development, including individual buildings and states that it is proper to seek to reinforce local distinctiveness. Furthermore the NPPF states that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area.
- Policy CS15 requires that proposals for development must respect the local context and character of the different parts of the district and should (inter alia): make a positive contribution to the local character, shape and scale of the area. Policy CN01 requires all new development proposals to be of appropriate scale, form, detailed design and construction materials for the location. Policy HS28 states (inter alia) that applications for infill developments will be refused where the proposal represents overdevelopment to the detriment of the character of the locality, residential amenity or where the proposal is of a scale, density or form which would be out of keeping with adjacent or nearby dwellings.
- Tattingstone Heath is characterised by predominantly spacious plots with a variety of small scale dwellings and outbuildings which are varied in their appearance.
- The proposal, by reason of its scale, density and character is considered to be out of keeping with the prevailing pattern of development in the local area. It is considered that the proposed development, if allowed, would result in an incongruous and dominant form of development poorly related to its surroundings which would be detrimental to the character and appearance of the local area.

(c) WHATFIELD

<p>Application No. B/14/01128/OUT <u>Paper R16 – Item 5</u></p>	<p>Outline application – Erection of 15 dwellings, land to the south east of Wheatfields.</p>
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RESOLVED

That outline planning permission be refused for the following reasons:-

- Unjustified, unsustainable form of development contrary to Policy CS11 and the NPPF;
- Poor layout and design/adverse impact on the countryside contrary to Policies CN01 and CS15 and the NPPF;
- Lack of public open space contrary to Policy HS32;
- Adverse impact on infrastructure contrary to Policy CS21.

(d) LONG MELFORD

**Application No. B/15/00180/OUT
Paper R16 – Item 1**

Outline application – Erection of 77 dwellings with new vehicular and pedestrian accesses, parking and public open space, land north of Ropers Lane, Rodbridge Hill.

During the course of the debate on this application two additional conditions relating to a Construction Management Plan and a pedestrian only access to Theobalds Close were also requested.

RESOLVED

(1) That subject to the receipt of no objections from the Environment Agency and Suffolk County Council following the expiry of the consultation period on the revised drainage information provided by the applicant, 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:-

- **35% affordable housing;**
- **Primary Education - £231,439;**
- **Transport (including bus stop improvements) - £11,000;**
- **Rights of way - £9,975;**
- **Libraries - £16,632;**
- **Waste - £3,927;**
- **Contributions to Long Melford Parish Council for speed signage (£3,000), litter and dog waste bins (£3,000) and improvements to Long Melford Country Park (£10,000).**

(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 outline planning permission subject to conditions including:-

- **Submission of reserved matters;**
- **Commencement within 3 years;**
- **Development to be implemented in accordance with submitted details;**
- **Foul drainage to public sewer;**
- **Surface water to be a SuDS system, with details and management to be approved;**
- **10% reduction in predicted carbon to be achieved with details to be approved;**
- **A Building for Life Assessment;**
- **Fire hydrants to be provided;**
- **Tree and hedgerow protection fencing to be installed with details to be approved;**

- As recommended by SCC Archaeology;
- Parking to be in accordance with the Suffolk Parking Standards;
- All external lighting, including any street lighting, to be approved;
- Tree planting plan to be submitted and approved along with reserved matters relating to landscaping (with space identified for feature trees to mature);
- Ecological enhancement strategy to be approved;
- Land contamination assessment and remediation if required;
- Provision and management of public open space including boundary hedge to the east and south;
- As recommended by the LHA;
- Construction Management Plan;
- Pedestrian only access to Theobalds Close.

(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 and/or infrastructure contrary to Local Plan Policy HS31 of the Local Plan and/or Policy CS21 of the Core Strategy.

(e) **GREAT CORNARD**

Application No. B/14/01069/OUT
[Paper R16 – Item 3](#)

Outline application – Mixed use scheme with a 45 Bed Care Home over 2/3 floors and 5 residential units together with new vehicular access onto Cats Lane, land east of 66 Cats Lane.

The Case Officer, in presenting this item, informed Members that the agent had agreed in writing to amend the outline application so that ‘Appearance’ was no longer for determination at the outline stage, as detailed in the Addendum to Paper R16.

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:-

- A financial contribution towards Green Travel Plan monitoring;
- Relocation of protected species to another site and a financial contribution towards maintenance and monitoring of translocated protected species (if required).

(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 outline planning permission subject to conditions including:-

- **Standard outline consent conditions covering approval of reserved matters;**
- **Facing materials;**
- **Construction Management Plan;**
- **Ecology;**
- **Levels;**
- **Tree protection;**
- **Care home use restricted to Class C2 use;**
- **Hard and soft landscaping;**
- **Surface Water Drainage Strategy;**
- **Ground contamination;**
- **As required by LHA.**

(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 car parking spaces on site contrary to saved policy TP15 and inadequate provision to deal with the impact of the development on protected species on the site contrary to Policy CS15.**

Note: The meeting adjourned for refreshments between 11.05 a.m. and 11.20 a.m.

The business of the meeting was concluded at 12.40 p.m.

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Chairman