

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

25 DECLARATION OF INTERESTS

None declared.

26 PETITIONS

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

Application No B/15/00621 – erection of 8 bungalows on land off Crowcroft Road Nedging Tye

Petition signed by approximately 51 residents of Babergh objecting to the proposal. In accordance with Council Procedure Rules, the Chief Executive will report the receipt of the petition to the next Council meeting and it will be taken into account when the application is determined.

27 QUESTIONS FROM MEMBERS

None received.

28 SITE INSPECTIONS

Clive Arthey, Ward Member for North Cosford, requested a site inspection in respect of Application No B/15/00213/FUL, Full Application – erection of 1 dwelling and cartlodge, as amended, land rear of Millstone, Brent Mill Drive, Brent Eleigh – to enable Members to assess the impact of the proposal on the surroundings and the character of the existing buildings in the area.

Prior to asking Members to vote on the request, the Chairman asked the Case Officer to make a brief presentation with photographs to enable them to decide whether they considered it necessary to visit the site.

Following the presentation, it was agreed to hold a site visit.

Adrian Osborne, Ward Member for Sudbury (East) then requested a site inspection in respect of Application No B/15/00770/FUL – erection of detached one and a half storey dwelling, as amended, land south of Deepside, Queens Close, Sudbury to assess the access proposals and impact on residential amenity.

In order to enable the Case Officer to prepare the usual brief presentation for Members, the Chairman suggested that consideration of the request be deferred to the next meeting, and that if approved, the visit take place on the same day as the Brent Eleigh visit.

RESOLVED

That a site inspection be held on a date to be agreed at the next meeting of the Committee in respect of the site at Brent Eleigh, prior to consideration of the application by the Committee.

29 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper R24](#) (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 1 and 2 contained in Paper R24 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 R24:-

<u>Application No.</u>	<u>Representations from</u>
B/14/00804/FUL	Mr M Evans (Objector) Mr R Ricks (Agent for Applicant)
B/15/00490/FUL	Ms A O'Gorman (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) decisions on the items referred to in Paper R24 be made as follows:-

(a) GREAT CORNARD

Application No. B/14/00804/FUL Paper R24 – Item 1	Full application – Erection of 166 dwellings. New vehicular, pedestrian and cycle access. Provision for public open space and play areas. Proposed woodland planting, provision of new wildlife habitat. Resubmission of B/10/00094/FUL/GC, land east of Carsons Drive.
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Prior to consideration of this item, the Chairman adjourned the meeting for fifteen minutes to allow Members further time to read the Addendum, which included the full text of detailed responses received from the Objector and the Applicant in response to the Committee report. Rich Cooke, Corporate Manager – Spatial Planning Policy was present at the meeting to answer questions relevant to the Council’s Core Strategy.

The Case Officer, in making his presentation, referred to the points made in the pre action protocol letter (PAPL – Appendix 3 to Item 1 of Paper R24) as addressed in his report of 22 July which was to be read in conjunction with the report and its addendum which were considered by Committee on 27 May 2015 (Appendices 1 and 2).

Members noted that as referred to in the Addendum, proposed conditions relating to Level 4 Code for Sustainable Homes and provision for high speed broadband were to be removed from the recommendation of approval, which otherwise remained unchanged.

RESOLVED

(1) That the Corporate Manager – Development Management be authorised to secure Section106 Planning Obligations in respect of:-

Payment of developer contributions in respect of the following –

- **libraries;**
- **waste handling;**
- **pre-school provision;**
- **primary school provision;**
- **secondary school contribution age 11 years to 16 years;**
- **secondary school contribution 16 years plus;**
- **highway contribution;**
- **Travel Plan monitoring;**
- **Travel Plan Bond;**
- **Provision of Affordable Housing in the mix and forms of tenure agreed and constructed HCA Design & Quality Standards and a minimum of Level 3 of the Code for Sustainable Homes required by the HCA or such other specification as may be agreed and subject to (A) not more than 25% of the Open Market Dwellings being occupied until 50% of the Affordable Housing Dwellings:**

- (i) have been constructed to the satisfaction of the Registered Provider, (ii) are ready for occupation; and (iii) have been transferred to the registered provider and (B) not more than 75% of the Open Market Dwellings being occupied until all of the Affordable Housing Dwellings (i) have been constructed to the satisfaction of the Registered Provider, (ii) are ready for occupation; and (iii) have been transferred to the Registered Provider;
- Implementation of the Skylark Mitigation Scheme on the Skylark Mitigation Land;
 - The maintenance of the play-areas, the woodland planting, the wild-flower meadow, the other areas of habitat creation and the areas of public open space, either by the developer at its cost or by such other party as may be agreed by the Local Planning Authority, in which case the payment of agreed monies to cover this for a period to be agreed will also be required.
- (2) That, subject to the satisfactory completion and delivery of the Planning Obligations 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 planning conditions and informative notes including:-
- 3 year time limit for commencement;
 - external finishing materials;
 - protection of all trees during construction - protected by Tree Preservation or not; as recommended by the Highway Authority (x10) - including details of storage for refuse and recycling and, in addition, no dwelling to be occupied until carriageways and footways serving the dwelling have been constructed to at least base course level;
 - provision and details of gateway facilities and raised table;
 - implementation of agreed Travel Plan;
 - hard and soft landscaping, including the detail of the planting of the woodland belt and linear park and the phasing of its implementation;
 - details of the play-areas and the proposed woodland belt, the linear-park, the wildflower meadow and all habitat-areas to be created and a landscape and ecology management plan for all landscape areas;

- lighting of site, including footways, cycle-ways and play-areas;
- archaeological investigation of site;
- land contamination;
- boundary treatments - walls and fences;
- 10% energy supply from decentralised or low-carbon energy sources
- details of design, equipment and surface treatment of play areas;
- details of levels - existing and proposed - including finished floor levels of all buildings and structures;
- as recommended by the Environment Agency - surface water drainage to sustainable drainage principles and in accordance with Flood Risk Assessment, including adherence to Surface Water Management Strategy therein - in addition, a requirement for a plan to be submitted and agreed that addresses on-going management and maintenance of the entire system to be installed;
- retention of garages for use as garages;
- lighting scheme;
- provision of fire hydrants;
- details of recycling/waste management – including bin-storage and collection points where appropriate;
- construction management plan;
- Submission and approval of heritage interpretation boards relating to the history of Abbas Hall.

Plus various informative notes to the applicant.

(3) That, in the event that the Planning Obligations in Resolution (1) above are not delivered and secured, the Corporate Manager – Development Management be authorised to refuse planning permission for the following reasons:-

- failure to provide compensatory benefits in terms of affordable housing and other social and physical infrastructure, including necessary highway and environmental improvements; contrary to Core Strategy policies CS07, CS08, CS09, CS10, CS14, CS15, CS19.

(b) LAVENHAM

**Application No B/15/00490/FUL
Paper R24 – Item 2**

Full application – erection of 12 affordable dwellings and associated works (following demolition of existing lock-up garages) land to the south of 81-86 Meadow Close.

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:-

- Primary Education - Contribution of £12,181;**
- Libraries - Contribution of £2,592.**
- Affordable Housing**

(2) That, subject to the completion of the Planning Obligation in Resolution (1) above, the Corporate Manager – Development Management be authorised to grant planning permission subject to conditions including:-

- 3 year commencement time limit;**
- Development to be carried out in accordance with approved plans and arboricultural report;**
- Materials samples;**
- Agreement of surface water drainage strategy;**
- Agreement of construction management plan;**
- 10% of agreed predicted energy use to be derived from renewable sources, with details to be approved;**
- As required by SCC Local Highway Authority;**
- Land contamination assessment and remediation where required;**
- Detailed hard and soft landscaping scheme;**
- Any external lighting to be approved.**

(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 infrastructure contributions, contrary to Policy CS21 of the Core Strategy.**

30 STRATEGIC MASTER PLAN DOCUMENT: BABERGH IPSWICH FRINGE

The Corporate Manager – Community Planning, Heritage and Design presented [Paper R25](#) setting out the provisions of a document submitted by Taylor Wimpey and Building Partnership. Together with the Corporate Manager – Spatial Planning Policy, he answered Members’ questions on specific matters covered by the document.

RESOLVED

That the content of the Strategic Master Plan Document, Babergh Ipswich Fringe, be noted as an informal planning document that will be used with immediate effect to guide the consideration of future planning applications on the site shown in Appendix 1 to Paper R25.

31 PLANNING PERFORMANCE – 1 APRIL 2015 TO 30 JUNE 2015

The Corporate Manager – Development Management introduced [Paper R26](#) providing an overview of performance against various measures for the previous quarter. She referred to the key areas covered and responded to Members’ questions.

RESOLVED

That the information contained in Paper R26 be noted.

Note: The meeting adjourned for refreshments between 11.00 a.m. and 11.20 a.m.

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

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Chairman