

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 5 AUGUST 2015

PRESENT: Peter Beer – Chairman

Melanie Barrett	Margaret Maybury
Sue Burgoyne	Adrian Osborne
David Busby	Stephen Plumb
Michael Creffield	Nick Ridley
Derek Davis	David Rose
Kathryn Grandon	Ray Smith
John Hinton	

The following Members were unable to be present:-

Michael Holt, Lee Parker and Stephen Williams.

32 SUBSTITUTES

It was noted that in accordance with Council procedure Rule No 5, substitutes were in attendance as follows:-

Margaret Maybury (substituting for Michael Holt)
Kathryn Grandon (substituting for Lee Parker)
John Hinton (substituting for Stephen Williams)

33 DECLARATION OF INTERESTS

None declared.

34 MINUTES

RESOLVED

That the minutes of the meeting held on 8 July 2015 be confirmed and signed as a correct record.

35 PETITIONS

None received.

36 QUESTIONS FROM MEMBERS

None received.

37 SITE INSPECTIONS

Adrian Osborne, Ward Member for Sudbury (East) 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.

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.

Stephen Williams, Ward Member for Dodnash, requested a site inspection in respect of Application No B/15 /00655/FUL - erection of 1 detached two storey house with attached single story garage (on site of former bungalow and single garage, now demolished) The Manse, Cemetery Lane, East Bergholt to enable Members to assess the impact on local heritage assets, the setting of an important part of an historic village and the potential effect on loss of residential amenity in line with national and local planning policies.

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 to visit the site, following which Members decided that a site visit was not necessary for this application.

Members were aware that a site visit for Millstone, Brent Eleigh had been approved at the previous meeting.

RESOLVED

- (1) **That site inspections be held on Wednesday 12 August 2015 in respect of the following applications, prior to their consideration by the Committee:-**

Application No B/15/00213/FUL, land rear of Millstone, Brent Mill Drive, Brent Eleigh

Application No B/15/00770/FUL, land south of Deepside, Queens Close, Sudbury

- (2) **That a Panel comprising the following Members be appointed to inspect the sites:-**

**Peter Beer
Sue Burgoyne
Dave Busby
Michael Creffield
Derek Davis
Michael Holt
Adrian Osborne**

**Lee Parker
Stephen Plumb
Nick Ridley
David Rose
Ray Smith
Stephen Williams**

38 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper R33](#) (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 R33 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 Item 1 of Paper R33:-

<u>Application No.</u>	<u>Representations from</u>
B/15/00526/ROC	Mr M Watling (Parish Council) Mr S Clarke (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 R33 be made as follows:-

(a) COPDOCK AND WASHBROOK

Application No. B/15/00526/ROC <u>Paper R33 – Item 1</u>	Application under section 73 of the Town and Country Planning Act (1990) to vary conditions attached to planning permission B/03/1394/FUL – Variation of condition 3 – Hours of work to be permitted between 0500-1900 Monday to Friday and 0500-1700 Saturday – Restriction in transporting employees to site by means of passenger vehicles only – Restriction of no vans/heavy goods vehicles before 0800, Apple Tree barn, Folly Lane.
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The Case Officer in his presentation made reference to the amended recommendation in the Addendum paper, requiring an amended red line site plan to be submitted showing land required for access to public highway. (Noted that the applicant had shown all land in his ownership edged in blue which included said land).

During the course of the discussion on the application, Members expressed concern about the potential effect of the proposed extension of working hours on highway safety along Folly Lane, and on residential amenity. Notwithstanding the Corporate Manager's recommendation of approval, subject to receipt of an amended site plan and various conditions, a motion to refuse permission was moved on grounds relating to impact on the amenities of neighbouring properties along Folly Lane and impact on highway safety of Folly Lane.

After further discussion, the motion was withdrawn in favour of a proposal to defer consideration to enable further information to be sought, including details regarding ownership of the land over which byway/bridleway No 25 runs, and whether the applicant might be prepared to reduce the hours applied for and to gain information and understanding on Enforcement and Environmental complaints and issues and further knowledge on the way the business operates.

The motion to defer was carried on being put to the vote.

RESOLVED

That consideration of the application be deferred to a future meeting of the Committee, pending the receipt of further information.

(b) SPROUGHTON

**Application No B/15/00663/FHA
Paper R33 – Item 2**

Full application – erection of single-story front extension, 9 Lower Street.

RESOLVED

That planning permission be granted subject to conditions including:-

- **Standard time limit**
- **Development to be implemented in accordance with the approved plans**
- **The external facing elevations shall be finished with natural slate – details and a sample to be submitted to and agreed in writing by the Local Planning Authority prior to commencement of works**

The business of the meeting was concluded at 10.40 a.m.

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Chairman