

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 16 SEPTEMBER 2015

PRESENT: Peter Beer - Chairman

Melanie Barrett	Adrian Osborne
Simon Barrett	Lee Parker
Sue Burgoyne	Stephen Plumb
David Busby	Nick Ridley
Derek Davis	David Rose
John Hinton	Stephen Williams
Margaret Maybury	

The following Members were unable to be present:-

Michael Creffield, Michael Holt and Ray Smith.

Jan Osborne, Ward Member for Sudbury (East), was present at the meeting and spoke on [Item 1 of Paper R45](#) with the consent of the Chairman.

45 SUBSTITUTES AND APOLOGIES

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

Simon Barrett (substituting for Michael Holt)
John Hinton (substituting for Ray Smith)
Margaret Maybury (substituting for Michael Creffield)

46 DECLARATION OF INTERESTS

Lee Parker declared a pecuniary interest in Item 1 of Paper R45 by reason of a business relationship with an objector and was not present in the Chamber for consideration of this item.

Adrian Osborne declared a non-pecuniary interest in Application Nos B/14/00499/FUL and B/14/00585/FUL (Items 2 and 3 of Paper R45) by reason of his wife's involvement with the West Suffolk NHS Foundation Trust. He indicated that he was able to speak and vote on the items.

Margaret Maybury subsequently declared a non-pecuniary interest in Item 1 of Paper R45 by reason of an acquaintance with a nearby resident. She did not speak or vote on the item.

47 PETITIONS

None received.

48 QUESTIONS FROM MEMBERS

None received.

49 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper R45](#) (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 R45, 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 Charter on Public Speaking at Planning Committee, representations were made as detailed below relating to item 1 contained in Paper R45 and Members were given the opportunity to ask questions of the speaker as provided for in the Charter:-

<u>Application No.</u>	<u>Representations from</u>
B/15/00770/FUL	Mrs Brown(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 R45 be made as follows:-

(a) SUDBURY

<p>Application No. B/15/00770/FUL Paper R45 – Item 1</p>	<p>Full application – Erection of detached one and a half storey dwelling. As amended by agent's email dated 28 July 2015 and amended plans 1372/14/01G and 04D showing ground retaining works to rear of plots fronting Queens Close. As amended by agent’s email and amended plan 1372/14/01 Rev.H showing additional parking provision, Land south of Deepside, Queens Close.</p>
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During the course of the debate on this application, the Case Officer clarified the points reported in the Addendum and Members requested additional conditions, which were included when the officer recommendations were moved.

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 affordable housing.**

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

- Standard time limit
- Facing materials
- Existing and Proposed Slab levels
- Hard and soft Landscaping scheme
- Construction Management Plan
- Barrier to prevent use of access to East Street
- Structural survey of Footpath boundary and of area to boundary with Bridge Terrace – any remedial works to be carried out before development commences
- As required by LHA
- Addition of a sprinkler system
- Contamination
- Removal of PD rights

(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 affordable housing contrary to Core Strategy Policy CS19 and adopted SPD on affordable housing.

(b) **SUDBURY**

Application No. B/14/00585/FUL
[Paper R45 – Item 2](#)

Full application – Redevelopment to provide total of 12 new dwellings - Consisting of conversion of existing original hospital building to provide 3 No. 4 Bed houses (including erection of 2 No. two storey extensions to rear) and erection of 9 new dwellings - consisting of 3 No. 3 Bed houses (2 No. 3 Bed Semi-Detached and 1 No. 3 Bed detached house) on Burroughs Piece Road frontage and 6 new dwellings across remainder of site - Consisting of 3 No. 3 Bed houses (1 detached and 2 semi-detached units), 2 No. 2 Bed, 1 No. 1½ storey chalet-style bungalows and 1 No. 1 bed flat over garage block. Demolition of existing structures; Alterations to existing accesses and associated landscaping works, St Leonards Hospital, Newton Road.

Members noted the corrections to the report, as set out in the Addendum. They debated at some length the viability issues as described in the report as a result of which it was concluded that the way forward proposed was acceptable in the circumstances.

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 viability assessment is undertaken prior to the occupation of the final unit of the development to assess the viability of the scheme. If a profit level in excess of 25% profit on cost is achieved then 50% of the proceeds above this level will accrue to the Council”.**

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

- **Agreement of external finishing materials for new housing;**
- **Agreement of external finishing materials for conversion of historic hospital building, including details of all new/replacement windows, doors and other openings;**
- **As recommended by the Highway Authority;**
- **Archaeological investigation as recommended by SCC Archaeological Service;**
- **Surface Water Strategy;**
- **Landscaping proposals (including all new hard-surfacing and equipment specification for LAP);**
- **Full arboricultural assessment - including schedule identifying all works to trees, the reasons for the works (including removal where proposed), method of protection during construction, proposals for new tree planting;**
- **Ecology - resurvey of site to establish extent of grape hyacinth, demolition of buildings and removal of trees only in autumn and winter;**
- **10% energy to be provided by renewable, low carbon or decentralised means - new build;**
- **Details of measures to upgrade the thermal efficiency of original hospital building and minimise its carbon footprint;**
- **Retention of Existing Trees on the Site (including protection of all existing trees/vegetation on site during construction);**

- **Construction Management Plan for construction/conversion works;**
- **Contamination - as advised by Environment Agency;**
- **Sustainable drainage details;**
- **Development Phasing Plan;**

Plus:

- **Informative relating to bats.**

(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):-

- **Failure to provide safeguards in terms of compensatory benefits in lieu of provision of affordable housing and other social and physical infrastructure;**
- **Failure to secure the delivery of the conversion of the historic original hospital building on the site.**
- **Contrary to Core Strategy Policies CS15, CS19 and CS21 and Saved Local Plan Policies HS32.**
- **Inadequate provision of public open space and play equipment contrary to Local Plan Policy HS32.**

(c) SUDBURY

**Application No. B/14/00499/FUL
[Paper R45 – Item 3](#)**

Full application – Conversion of former hospital buildings to 42 residential units and erection of 7 town houses and demolition of redundant buildings. Alterations to access and footpaths and associated landscaping works, Walnut Tree Hospital, Walnut Tree Lane.

Members accepted the way forward on the viability issues in line with their earlier consideration of Item 2 of Paper R45.

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 for the following:-

- **“A viability assessment is undertaken prior to the occupation of the final unit of the development to assess the viability of the scheme. If a profit level in excess of 25% profit on cost is achieved then 50% of the proceeds above this level will accrue to the Council”.**

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

- **Agreement of external finishing materials for new housing;**
- **Agreement of external finishing materials for conversion of historic hospital building, including details of all new/replacement windows, doors and other openings;**
- **As recommended by the Highway Authority;**
- **Archaeological investigation as recommended by SCC Archaeological Service;**
- **Surface Water Strategy;**
- **Landscaping proposals (including all new hard-surfacing and equipment specification for LAP);**
- **10% energy to be provided by renewable, low carbon or decentralised means;**
- **Retention of Existing Trees on the Site (including protection of all existing trees/vegetation on site during construction);**
- **Construction Management Plan for construction/conversion works;**
- **Contamination;**
- **Development Phasing Plan.**

(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):-

- **Failure to provide safeguards in terms of compensatory benefits in lieu of provision of affordable housing and other social and physical infrastructure;**
- **Failure to secure the delivery of the conversion of the historic locally listed building;**
- **Contrary to Core Strategy Policies CS15, CS19 and CS21 and Saved Local Plan Policies HS32, SD13.**

Plus:

- **Informative relating to bats.**

The business of the meeting was concluded at 4.20 pm.

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Chairman