

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 14 OCTOBER 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:

56 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)

57 DECLARATION OF INTERESTS

None declared.

58 MINUTES

RESOLVED

That the minutes of the meeting held on 30 September 2015 be confirmed and signed as a correct record.

59 PETITIONS

None received.

60 QUESTIONS FROM MEMBERS

None received.

61 SITE INSPECTIONS

Councillor Dave Busby, Ward Member for Pinewood, requested a site inspection in respect of Application Nos B/14/01375/FUL, B/14/01376/LBC B/14/01377/OUT (change of use and conversion of Belstead House Pinewood and application for residential development and care home), and B/15/00993/FUL (hybrid planning application for mixed use development, land to the north and south of Poplar Lane, Sproughton), for the following reasons:

- To assess highway safety and cumulative impact in highway safety terms with particular regard to the Copdock Interchange Roundabout (both sites).
- Loss of public open space (Belstead House only)

RESOLVED

- (1) That site inspections be held on Wednesday 21 October 2015 in respect of the above applications, prior to their consideration by the Committee.
- (2) That a Panel comprising the following Members be appointed to inspect the sites:

Melanie Barrett
Peter Beer
David Busby
Michael Creffield
Derek Davis
Michael Holt
Adrian Osborne

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

62 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper R55](#) (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 Item 2 contained in Paper R55, 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 items 1 and 2 contained in [Paper R55](#) 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/15/00735/ROC	Mr R Baker (Applicant)
B/15/01109/FUL	Mrs F Self (Parish Councillor) Mr L O'Toole (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 R55 be made as follows:-

(a) HADLEIGH

Application No. B/15/00735/ROC
[Paper R55 – item 1](#)

Application under section 73 of the Town and Country Planning Act (1990) to vary conditions attached to planning permission B/09/01402 - Variation of Conditions 01 and 06, to allow operating hours in the hay and straw building to be without interruption from 7 a.m. on Mondays to 2 p.m. on Saturdays, Supreme Petfoods Ltd, Stone Street Farm, Stone Street

RESOLVED

That planning permission be granted subject to conditions including:-

- **Control on noise emissions;**
- **Restriction of extended hours to identified buildings;**
- **Continued use of new car parking area prior to commencement of extended hours;**
- **Restricting the use of existing car park not permitted during the extended hours;**
- **Implementation of and restriction of use to the outdoor staff break area;**
- **Retention of boundary treatments;**
- **Loading/unloading of vehicles;**
- **Restriction on movements of fork lift trucks and similar vehicles or equipment;**
- **Doors and windows to remain shut during extended hours;**
- **Hours of Lorry movements;**
- **Lighting and illumination limits.**

(b) HINTLESHAM

Application No. B/15/01109/FUL
[Paper R55 – Item 2](#)

Full application - Policy CS11 - Residential Development - Erection of 2 no. two-storey, semi-detached, three bedroom dwellings; construction of parking and manoeuvring area; and construction of new shared vehicular access, Barn House, Duke Street.

During the course of the debate on this application, the Case Officer referred to the requirements of Environmental Protection, as reported in the Addendum.

Notwithstanding the recommendation of the Corporate Manager – Development Management to grant planning permission subject to conditions, a motion to refuse permission was moved for reasons relating to the loss of an important gap and lack of evidence of localised housing need and therefore not compliant with Policy CS11. The motion was lost on being put to the vote, and the recommendation of the Corporate Manager – Development Management was then proposed and seconded.

RESOLVED

That planning permission be granted, subject to conditions including:-

- **Standard time limit;**
- **Standard list of approved plans and documents;**
- **Those required by the County Highway Authority with regards:-**
 - **Provision and retention of visibility splays for the new access;**
 - **Provision and retention of on-site turning and parking areas.**
- **Samples of external facing and roofing materials;**
- **Landscaping scheme and aftercare;**
- **Removal of 'permitted development rights' for extension and alteration to the approved building;**
- **Removal of 'permitted development rights' for outbuildings and other structures.**

The business of the meeting was concluded at 11.15 am.

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Chairman