

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 11 NOVEMBER 2015

PRESENT: Peter Beer - Chairman

Sue Ayres	Alastair McCraw
Sue Burgoyne	Adrian Osborne
David Busby	Lee Parker
Michael Creffield	Stephen Plumb
Derek Davis	Nick Ridley
Jennie Jenkins	Fenella Swan

The following Members were unable to be present:

Melanie Barrett, Michael Holt, David Rose, Ray Smith and Stephen Williams.

64 SUBSTITUTES AND APOLOGIES

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

Jennie Jenkins (substituting for Ray Smith)  
Alastair McCraw (substituting for David Rose)  
Sue Ayres (substituting for Melanie Barrett)  
Fenella Swan (substituting for Michael Holt).

65 DECLARATION OF INTERESTS

Adrian Osborne declared a non-pecuniary interest in [Item 1 of Paper R60](#) by reason of sitting on Sudbury Town Council Planning Committee but confirmed that he was able to speak and vote on the matter.

66 MINUTES

**RESOLVED**

**That the minutes of the meeting held on [14 October 2015](#) be confirmed and signed as a correct record.**

67 PETITIONS

None received.

68 QUESTIONS FROM MEMBERS

None received.

69 SITE INSPECTIONS

Stephen Williams, Ward Member for Dodnash, requested site inspections in respect of Applications No B/15/00956 - Etheldene, Dazeleys Lane, East Bergholt and No B/15/01336 - Westmead House, Gaston End, East Bergholt.

Reasons for site visits:-

- B/15/00956/FUL - to assess the impact of the proposed development on the landscape character of the area of outstanding natural beauty
- B/15/01336/FUL - to assess the impact of the proposed development on the neighbouring properties and the surrounding area.

Lee Parker, Ward Member for Bures St Mary, requested a site inspection in respect of Applications No B/15/01379/FUL - Kedington Gate, Bures Road, Little Cornard and No B/15/00813/FUL - Land north of The Bungalow, Bures Road, Little Cornard.

Reasons for site visits:-

- B/15/01379 - to assess the impact of the proposed development on the surrounding countryside
- B/15/00813 - to assess the road safety issues in relation to access on to Bures Road and the impact of the proposal in relation to the existing pattern of development.

Prior to asking Members to vote on the requests, the Chairman asked the Case Officers to make brief presentations with photographs to enable Members to decide whether they considered it necessary to visit the sites.

Following the presentations it was agreed to hold site inspections.

**RESOLVED**

- (1) **That consideration of Application No B/15/01379/FUL ([Item 2 of Paper R60](#)) be deferred.**
- (2) **That site inspections be held on Wednesday 18 November 2015 in respect of the four applications referred to above, prior to their consideration by the Committee.**
- (3) **That a Panel comprising the following Members be appointed to inspect the sites:**

**Melanie Barrett  
Peter Beer  
Sue Burgoyne  
Michael Creffield  
Derek Davis  
Michael Holt  
Adrian Osborne**

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

70 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper R60](#) (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 in respect of Items 1, 3 and 4 of Paper R60 were reported to the meeting and taken into account before decisions were 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 3 and 4 of Paper R60, and speakers responded to questions put to them as provided for in the Charter.

<u>Application No.</u>	<u>Representations from</u>
B/15/01110/FUL	Mr David Law (Applicant)
B/15/01074/FUL	Mr Staszek Stuart-Thompson (Agent)

**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 R60 be made as follows:-**

**(a) BILDESTON**

<b>Application No. B/15/01110/FUL</b> <b><a href="#">Paper R60 – Item 3</a></b>	<b>Full application – Erection of 1 two-storey dwelling following demolition of existing buildings and structures, Redwick House, High Street.</b>
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**RESOLVED**

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

- **Standard time limit;**
- **Standard list of approved plans and documents;**
- **Provision and retention of proposed on-site turning and parking areas;**
- **Samples of external facing and roofing materials;**
- **Samples of external colour finishes to be applied;**
- **Large Scale drawings of proposed eaves detailing;**
- **Large scale elevation and cross section drawings of all external windows and doors;**
- **Landscaping and aftercare;**
- **Programme of archaeological works;**
- **Removal of ‘permitted development rights’ for extension and alteration to the approved building.**

Note: As referred to in the Addendum to Paper R60, Environmental Health will be contacted in the event of unexpected ground conditions being encountered during construction and the developer will be made aware that the responsibility for the safe development of the site lies with them.

**(b) KERSEY**

**Application No. B/15/01074/FUL  
and B/15/01075/LBC  
Paper R60 – Item 4**

**Full application – Change of use of principle barn to residential dwelling (Class C3) and associated alterations; extension and alteration of existing smaller barn building to form garage and annexe in relation to proposed dwelling; and removal of another smaller timber barn building to form car parking area, and**

**Application For Listed Building Consent – Alterations and extensions to existing principle barn, and existing smaller barn, buildings to facilitate conversion to new residential dwelling and associated garage and annexe; and removal of another smaller timber barn building to form car parking area, River House Farm, Church Hill.**

**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 public open space and play equipment provision, with the Corporate Manager – Development Management given delegated authority to negotiate the final level, subject to CIL regulations;**
- A financial contribution towards affordable housing, with the Corporate Manager – Development Management given delegated authority to negotiate the final level, subject to a viability case being made.**

**(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;**
- Standard - list of approved plans and documents;**
- Samples of external facing and roofing materials;**

- Precise details of external colour finishes to be applied;
- Large scale elevation and cross section drawings of all new windows and doors;
- Landscaping and aftercare;
- Ecological mitigation;
- Those required by the County Highways Authority;
- Precise details of proposed foul water disposal and surface water drainage.

(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 financial contribution towards public open space and play equipment, contrary to development plan policies CS21 and HS32; and/or
- Inadequate financial contribution towards affordable housing, contrary to development plan policy CS19.

(4) That listed building consent be granted.

**(c) SUDBURY**

Application No. B/15/01035/FUL  
Paper R60 – Item 1

Full application – Erection of detached dwelling, Deepside, Queens 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:

- 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
- As required by the LHA
- As required by the Environmental Protection Team

**(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.**

Note: Ben Elvin, Senior Development Management Planning Officer – Key Growth Projects, was not present when Members considered Item 3 of Paper R60 by reason of knowing the Agent.

The business of the meeting was concluded at 11:15 am.

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Chairman