

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 9 DECEMBER 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	

Jennie Jenkins, Ward Member for Leavenheath was present at the meeting and spoke on Items 1 and 4 of Paper R75 (Application Nos B/15/01348/FUL and B/15/00975/FUL) with the consent of the Chairman.

Bryn Hurren, Ward Member for Boxford, was present at the meeting and spoke on Item 3 of paper R75 (Application No B/15/01078/FUL) with the consent of the Chairman.

78 DECLARATION OF INTERESTS

None received.

79 MINUTES

RESOLVED

That the minutes of the meeting held on 11 November 2015 (circulated prior to the commencement of the meeting) be confirmed and signed as a correct record.

80 PETITIONS

Linda Sheppard, Senior Governance Support Officer reported, in accordance with Council Procedure Rule No 13, the receipt of the following petition:

Application No B/15/01078/FUL – Cygnet Court, Swan Street, Boxford

Petition signed by approximately 33 residents of Boxford objecting to the erection of 4 dwellings at Cygnet Court.

It was confirmed the petition would be taken into account in determining the application and its receipt would be reported to Council on 15 December, in accordance with Council Procedure Rules.

81 QUESTIONS FROM MEMBERS

None received.

82 SITE INSPECTIONS

The Corporate Manager – Development Management requested site inspections in respect of the following applications:-

Application No. B/15/00673/FUL – Erection of 144 dwellings including 360 sqm of single storey courtyard development to contain 4 B1 (business) units, public open space, associated landscaping and infrastructure, land north west of Moores Lane, East Bergholt.

Application No. B/15/00263/FUL - Hybrid application for regeneration of existing industrial estate and development of adjoining land, Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, Brantham.

Reasons for site visits

B/15/00673/FUL – to assess the impact of the development in landscape and visual terms.

B/15/00263/FUL – to assess the visual impact on the landscape, impact on the local highway network and highway safety.

Derek Davis, Ward Member for Berners, requested a site inspection in respect of the following application:-

Application No B/15/01339/ROC – Application under section 73 of the Town and Country Planning Act (1990) to vary condition 4 attached to P. P. B/15/00758/FUL - Remove the requirement for the ground floor window on the eastern elevation of the dwelling to be non-opening, Curium, The Street, Freston.

Reason for site visit – to assess the impact of the proposed variation on the neighbouring property.

Before Members were asked to vote on the requests, the Chairman asked the case officers to make short presentations to enable the Committee to decide whether there was sufficient information available to Members to determine the applications.

RESOLVED

- (1) That site inspections be held on Wednesday 16 December 2015 in respect of applications No. B/15/00673/FUL and No. B/15/00263/FUL 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
Sue Burgoyne
David Busby
Derek Davis
Michael Holt**

**Adrian Osborne
Lee Parker
Stephen Plumb
Nick Ridley
Stephen Williams**

- (3) That a site inspection be not held in respect of the Application No. B/15/01339/ROC.

83 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper R75](#) (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 a further representation in respect of [Item 4 of Paper R75](#) were reported to the meeting 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, 2, 3 and 4 of Paper R75, and speakers responded to questions put to them as provided for in the Charter.

<u>Application No.</u>	<u>Representations from</u>
B/15/01348/FUL	Mr Stephen King (Parish Council) Ms Katie White (Objector)
B/15/00813/FUL	Mr Nick Hammond (Objector) Mr Mark Swift (Agent for Applicant)
B/15/01078/FUL	Mr David Talbot-Clarke (Parish Council) Ms Margaret Thorpe (Objector) Mr Stuart Willsher (Agent for Applicant)
B/15/00975/FUL	Mrs Barbara Rowe (Parish Council)

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 R75 be made as follows:-

(a) ASSINGTON

<p>Application No B/15/01348/FUL Paper R75 – Item 1</p>	<p>Full application – Change of use to Caravan and Camping site including provision for static, seasonal and touring caravans, tented camping and winter storage of caravans, The Barn at Assington, The Street.</p>
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During the course of the debate on this proposal, and notwithstanding the officer recommendation to grant planning permission subject to the conditions set out in the report, Members generally concluded that they required further details to enable them to determine the application. The information sought by Members could not be provided at the meeting.

However, claims relating to the ownership of adjoining land which were disclosed at the meeting were noted by Members and the Case Officer.

A motion was moved to defer consideration to enable officers to obtain additional information relating to

- the expected number of visitors to the site,
- its maximum capacity and
- the level of additional traffic movements which might be generated

The officers were also asked to investigate the possible inclusion of

- a buffer zone between the caravan site and the neighbouring residential properties
- appropriate footpath improvements.

RESOLVED

That consideration of this application be deferred to a future meeting to enable the Corporate Manager – Development Management to obtain the further information requested by Members and to investigate the possible inclusion of the additional items, all as set out above.

(b) LITTLE CORNARD

**Application No. B/15/00813/FUL
Paper R75 – Item 2**

Full application – Erection of three bungalows and associated garages together with new garage and vehicular access, land north of the Bungalow, Bures Road.

During the course of the debate on this item, Members formed the view that, notwithstanding the Corporate Manager's recommendation of refusal for reasons relating to the principle of residential development in the countryside contrary to Policies CS2 and CS15 of the Core Strategy and paragraph 55 of the NPPF, there were exceptional circumstances for approving this application. A motion to grant permission was moved and carried on being put to the vote on the grounds that the proposed development was sustainable in this instance, was not an isolated dwelling and was therefore not contrary to paragraph 55 of the NPPF.

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:-

- a financial contribution of £25,000 for off-site affordable housing
- provision of visibility splays

(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:-

- Time limit
- Materials
- Levels
- As required by the LHA
- Archaeological Investigation
- Contamination – Phase 1 investigation
- Ecology
- Landscaping
- Boundary treatment.

Note: The Corporate Manager – Development Management to discuss with Suffolk County Council highways whether it might be possible to provide a footpath across the frontage of the site.

(c) BOXFORD

**Application No. B/15/01078/FUL
Paper R75 – Item 3**

Full application – Erection of 4 dwellings, associated landscaping and sustainable urban drainage system, Cygnet Court, Swan Street.

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:-

- Provision of one affordable housing unit on the site.

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

- Time limit;
- Details of materials;
- Levels;
- Hard and soft landscaping;
- Archaeological investigation of the site;
- Investigation of site for potential contamination;
- Construction Management Plan;
- As required by LHA.

(3) That, in the event of the Planning Obligation referred to in Resolution (1) 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 Babergh Core Strategy Policy CS19.

(d) LEAVENHEATH

**Application No. B/15/00975/FUL
Paper R75 – Item 4**

Full application – Erection of chalet style dwelling with parking and associated works, as amended by Drawing No 2415-02B received 9 September 2015 to show amended site plan (red line) and as further amended by Drawing Nos 2415-03B, 04A and 05C received 12 October 2015 to show amended design, 29 Edies Lane.

The Case Officer referred to the revised recommendation in the Addendum to Paper R75 to allow for the extended consultation period. The Case Officer also reported an objection from the Parish Council which had been received after publication of the Addendum.

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) to the satisfaction of the Corporate Manager – Development Management and subject to no new issues arising as a result of the further public consultation period undertaken, 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;
 - Provision of parking/turning areas;
 - Samples of external facing and roofing materials;
 - Levels;
 - Landscaping and aftercare;
 - Precise details of any external lighting to be provided.
- (3) That, in the event of the Planning Obligation referred to in Resolution (1) 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 Babergh Core Strategy Policy CS19.

(e) HOLBROOK

**Application No. B/15/01450/DPA
Paper R75 – Item 5**

**Application under Regulation 3 of
the Town and Country Planning
General Regulations 1992 –
Installation of low level oil tank in
front garden, 49 Clench Road.**

RESOLVED

That planning permission be granted subject to conditions including:-

- **Standard time limit;**
- **List of approved drawings and documents.**

- Notes:(1) The meeting adjourned for refreshments between 11.25 a.m. and 11:40 a.m.
- (2) Stephen Williams left the meeting during the public speaking on item 4 of Paper R75 and did not return.

The business of the meeting was concluded at 1:30 pm.

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Chairman