

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 27 JANUARY 2016

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	

Richard Kemp and John Nunn, Ward Members for Long Melford, were present at the meeting and spoke on Application Nos B/15/01043/FUL – [Item 1 of Paper R87](#) with the consent of the Chairman.

Sue Carpendale, Ward Member for Mid Samford, was present at the meeting and spoke on Application No B/15/01557/FUL – [Item 2 of Paper R87](#) with the consent of the Chairman.

Margaret Maybury, Ward Member for Waldingfield, was present at the meeting and spoke on Application B/15/01638/FHA with the consent of the Chairman.

91 DECLARATION OF INTERESTS

None received.

92 MINUTES

That the Minutes of the meetings held on [25 November](#), [9 December](#) and [23 December](#) be confirmed and signed as correct records.

93 PETITIONS

None received.

94 QUESTIONS FROM MEMBERS

None received.

95 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

In accordance with the Council's Charter on Public Speaking at Planning Committee, representations were made as detailed below, relating to all items of [Paper R87](#), and speakers responded to questions put to them as provided for in the Charter.

Application No.

Representations from

B/15/01043/FUL

Mr D Watts (Objector)
Mr R Evans (Agent for Applicant)

B/15/01638/FHA

Mr Sheppard (Applicant)

B/15/01557/FUL

Mr M Goodwin (Agent for 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 R87 be made as follows:-

(a) LONG MELFORD

Application No. B/15/01043/FUL
Paper R87 – Item 1

Full application - Erection of 44 dwellings (including 13 sheltered units) with associated parking, access, landscape, open space, drainage and infrastructure, former Fleetwood Caravan Site.

Mark Powers, Highways Engineer, Systra Highways Consultants, was present at the meeting to answer questions relating to highway matters.

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:

- **Commuted sum of £153,642 towards affordable housing.**
- **The provision of an open space and LAP+1 to the Councils standard and ongoing maintenance and public access.**
- **Other infrastructure requirements, including £125,225 contributions to primary school provision, early years childcare and libraries.**
- **Confirmation of liability for safety and future maintenance of internal estate roads and signage and for parking enforcement**
- **Such other obligation as the Corporate Manager – Development Management considers appropriate.**

(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:-

- **Implementation within 3 years.**
- **Submission and approval of window details.**
- **Submission and approval of all external materials.**
- **Submission and approval of details including mortar mix, joinery colour and render colour.**

- **Precise details of boundary treatments and retention thereof**
 - **Submission and approval of location and detail of solar panels.**
 - **Submission and approval of lighting details.**
 - **Submission of signage proposed to Hall Street and inside site.**
 - **Submission of biodiversity enhancement measures, to include locations of bat and swift boxes**
 - **Conditions as agreed with the County Archaeologist.**
 - **Sheltered Housing to be provided in accordance with paragraphs 2.9 and 2.10 of the submitted Housing Needs Statement, for no other use within use class C3 and to thereafter be retained as such.**
 - **Sheltered Housing only to be occupied by persons over the age of 55.**
 - **Provision of fire hydrants.**
 - **Submission of waste minimisation and recycling strategy.**
 - **Implementation in accordance with construction management plan.**
 - **As recommended by the LHA including provision of cross over, footpath realignment, maintenance of visibility splays, prior approval of arrangements for discharge of surface water.**
 - **As recommended by the EA, including contamination risk assessment, verification reporting and long-term monitoring and maintenance plan and surface water management/drainage details.**
 - **Precise details of soft landscaping, open space and play equipment.**
 - **Implementation of soft landscaping, open space and play equipment.**
 - **Precise details of boundary treatment with erection prior to occupation.**
 - **As recommended by the Arboriculture Officer in relation to protection of existing trees.**
 - **Removal of PD rights for conversion of garages**
 - **Retention of estate roads and retention of internal layout as agreed (unless otherwise agreed in writing).**
 - **Retention of private visitor and parking, including two spaces available for local businesses**
 - **Access on Cock and Bell Lane to be pedestrian, cycles and emergency vehicle provision only; no regular day to day vehicle access.**
 - **Obscure glazing and non-opening side window to plot 1.**
- (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 public open space, affordable housing and infrastructure contrary to CS21.**

(b) LITTLE WALDINGFIELD

Application No. B/15/01638/FHA **Erection of side conservatory,
Paper R87 – Item 3** **School House, Church Road.**

Notwithstanding the Corporate Manager's recommendation of refusal for reasons relating to size and form of the proposed conservatory resulting in a harmful impact on the street scene and on the wider Conservation Area, Members considered that the proposal was of an acceptable design and would not have an adverse impact on the building, residential amenity or the Conservation Area, and therefore would not be in conflict with Policies HS33, CN01 and CN08. A condition was requested to prevent the current external wall from being rendered or painted so that it could be restored to its current appearance in the event of the conservatory being removed in the future. A motion to grant permission was moved and carried on being put to the vote.

RESOLVED

That planning permission be granted subject to conditions including:-

- **no rendering or paint to internal walls**
- **Any as determined by the Corporate Manager – Development Management under delegated powers.**

(c) CAPEL ST MARY

Application No. B/15/01557/FUL **Full application – Erection of a
Paper R87 – Item 2** **dwelling and associated works.
Land adjacent to No 1, Playfield
Road.**

Notwithstanding the Corporate Manager's recommendation to refuse planning permission for reasons relating to the proposed design and the impact on the spatial layout of the vicinity, a motion to grant permission was moved on the grounds that the proposal represented acceptable infill which would not have an adverse impact on the street scene and would therefore be compliant with Policies CS1, CN01 and HS28. A motion to grant permission subject to a Section 106 agreement and appropriate conditions was moved and carried on being put to the vote.

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:

- **Affordable housing contribution**

- (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 appropriate conditions.**

The business of the meeting was concluded at 12:45 a.m.

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Chairman