

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 10 FEBRUARY 2016

PRESENT:

Clive Arthey	David Holland
Sue Ayres	Margaret Maybury
Tina Campbell	Alastair McCraw
Sue Carpendale	Peter Patrick
Siân Dawson	Fenella Swan
Alan Ferguson	John Ward

Tom Burrows and Bryn Hurren were unable to be present.

David Busby, County Councillor for Belstead Brook, was present at the meeting and spoke on Application No. B/15/00993/FUL – ([Paper R96](#) refers) with the consent of the Chairman. After speaking he left the meeting and did not return.

Nick Ridley, Ward Member for Brook, was present at the meeting and spoke on Application No. B/15/00993/FUL – (Paper R96 refers) with the consent of the Chairman. After speaking he left the meeting and did not return.

96 ELECTION OF CHAIRMAN FOR THE MEETING

It was proposed and seconded that Clive Arthey be elected Chairman for this meeting.

**RESOLVED**

**That Clive Arthey be elected Chairman for the meeting.**

97 ELECTION OF VICE-CHAIRMAN FOR THE MEETING

It was proposed and seconded that Alan Ferguson be elected Vice-Chairman for this meeting.

**RESOLVED**

**That Alan Ferguson be elected Vice-Chairman for the meeting.**

98 SUBSTITUTES

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

Sue Carpendale (substituting for Bryn Hurren).

99 DECLARATION OF INTERESTS

None received.

100 PETITIONS

None received.

101 QUESTIONS FROM MEMBERS

None received.

102 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them Paper R66, together with a covering report (Paper R96) and Paper R97 circulated with the agenda for the meeting. They also had an Addendum to each of Papers R96 and R97 (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.

An additional representation received from an Objector, Mr C Harris which was read out by the Case Officer.

Details of further representations received in respect of the item referred to in Paper R96 were reported to the meeting and considered and taken into account before a decision was made on the item.

In accordance with the Council's Charter on Public Speaking at Planning Committee, representations were made as detailed below relating to items contained in Papers R96 and R97, and speakers responded to questions put to them as provided for in the Charter:-

Application No.                      Representations from

Paper R96

B/15/00993/FUL	Ms H Davies (Sproughton Parish Council) Mr P Eaton (Chattisham and Hintlesham Parish Councils) Mr D Plowman (Pinewood Parish Council) Ms A Brennand (Objector) Mr C Atkinson (Supporter) Ms H Pattinson (on behalf of the Applicant)
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Paper R97

B/15/00892/OUT	Mr A Morgan (Parish Council) Mr M Lee (Supporter) Mr P Cobbold (Agent for Applicant)
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**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 R96 be made as follows:-**

**(a) SPROUGHTON**

**Application No. B/15/00993/FUL  
Paper R66 – Item 1**

**Full Application - Hybrid planning application in relation to: Outline planning consent (all matters reserved) for 29.7ha of mixed use development, comprising: - the erection of up to 475 dwellings (10.74ha); - 4ha of employment land, to include A3, A4, A5, D1, D2 and Sui Generis use classes; - 1.2ha of land for primary education use; - public open space, including childrens play areas; and, - associated landscaping, sustainable urban drainage systems and highway improvements. Full planning consent for residential development of 11.83ha of the outline application site, comprising: - the erection of 145 dwellings; - public open space and children's play areas (LEAP+); - green infrastructure, hard and soft landscaping, and boundary treatments; - sustainable urban drainage systems and pumping station; - highway improvements; and, - an electricity substation, Land to the north and south of Poplar Lane.**

It was noted that all Members had received at least one communication from Curtin and Company on behalf of the applicant, and a letter via email from a group of Parish Councils which was subsequently included as a late representation and summarised by Philip Isbell, who advised Members that it reiterated the views of the Parishes concerned previously submitted.

Andrew Pearce, Senior Development Management Engineer, Suffolk County Council, together with Tony Williams, Head of Viability from the District Valuer's Office and Neil McManus, Development Contributions Manager for Suffolk County Council were present to answer questions relating to highway matters, viability and education issues respectively.

In addition to Philip Isbell, Corporate Manager – Development Management who was present at the meeting, the Corporate Managers for Spatial Planning Policy, Community Planning, Heritage and Design and Asset Utilisation were also in attendance together with Sue Jackman, Housing Development Officer.

At the outset of his presentation, the Case Officer drew Members' attention to the additional information set out in the Addendum to Paper R96:

- The Habitats Regulation Assessment Screening Report
- The Plan of the Site

Members concluded that as a result of a very full debate they had taken into account all relevant considerations and that a number of matters had been clarified to their satisfaction, including the following:

- Travel Plan – this will include bus provision requirements
- LHA position regarding its advice
- The mix of affordable housing proposed
- The amount of affording housing

In addition, Members agreed that the following should be included in the officer recommendations set out in Paper R66:-

- Section 106 Travel Plan to include bus provision requirements
- Section 106 obligation to secure an undertaking that no viability review will be sought within 5 years of date of grant of planning permission
- Amend Outline condition on page 50 of Paper R66 – Acoustic barrier details to be agreed to A14 and to be delivered not later than the 73<sup>rd</sup> dwelling occupation in Phase 1

The recommendations amended as above were proposed and seconded and carried on being put to the vote, with no one voting against.

## **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:**

- **Phasing to secure implementation of infrastructure and overall phasing of the development**
- **Estate management**
- **Provision of public open space**
- **Affordable housing**
- **Diversion of footpath 16 onto proposed footway**
- **Travel Plan including bus provision requirements**
- **Transport Management Association or Travel Plan Management Group for coordination of travel plan**
- **Welcome pack for employees and residential dwellings on occupation**
- **Smarter Choices scheme to provide for residents and workplaces close to the development**
- **Section 278 and Section 38 Agreements**
- **Right to transfer of school land at occupation of 150<sup>th</sup> dwelling**
- **Bond of £250,000 contingency for monitoring and addressing unmitigated problems if they occur, returned after 10 years if not used for this purpose**

- Bond to provide bus service of £250,000, reduced by £50,000 per year, limited to 5 years
- Travel Plan implementation bond to cover the full residential element of the development £787,526. This was reduced following clarification of requirements from Suffolk County Council Highways Department
- (Bonds in respect of any parties to the S106 Agreement shall be in the form of Parent Company Guarantees and that the monies attributable to these sums will be on a take up basis)
- An undertaking that no viability review will be sought within 5 years of date of grant of planning permission
- Contributions to Education, Healthcare, Libraries, Public Rights of Way, Highways and Special Protection Area Orwell and Stour Estuaries as below:

Trigger Points	Amount and Reason
Prior to first occupation	£33,916 Public Rights of Way £30,000 for HRA £20,000 for bus shelters and RTPI screen  £1,000 First payment of Travel Plan Evaluation and Support Contribution (then to be paid annually until 5 years post completion)
The occupation of 100 <sup>th</sup> dwelling or on a pro rata basis September 2020	£29,976 1 <sup>st</sup> instalment healthcare £20,520 1 <sup>st</sup> instalment library £473,866.60 1 <sup>st</sup> instalment education £55,384.80 1 <sup>st</sup> instalment early years
Prior to first occupation of 2 <sup>nd</sup> phase residential development/ 146 <sup>th</sup> dwelling	£15,000 for additional bus shelter and RTPI screen
The occupation of 175 <sup>th</sup> dwelling or on a pro rata basis September 2022	£29,976 2 <sup>nd</sup> instalment healthcare £20,520 2 <sup>nd</sup> instalment library £473,866.60 2 <sup>nd</sup> instalment education £55,384.80 2 <sup>nd</sup> instalment early years
The occupation of 250 <sup>th</sup> dwelling or on a pro rata basis September 2024	£29,976 3 <sup>rd</sup> instalment healthcare £20,520 3 <sup>rd</sup> instalment library £473,866.60 3 <sup>rd</sup> instalment education £55,384.80 3 <sup>rd</sup> instalment early years
The occupation of 325 <sup>th</sup> dwelling or on a pro rata basis September 2026	£29,976 4 <sup>th</sup> instalment healthcare £20,520 4 <sup>th</sup> instalment of library contribution £473,866.60 4 <sup>th</sup> instalment education £55,384.80 4 <sup>th</sup> instalment early years

Trigger Points	Amount and Reason
The occupation of 400 <sup>th</sup> dwelling or on a pro rata basis September 2028	£29,976 5 <sup>th</sup> instalment healthcare £20,520 5 <sup>th</sup> instalment library contribution £473,866.60 5 <sup>th</sup> instalment education £55,384.80 5 <sup>th</sup> instalment early years

- (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 outline planning permission subject to conditions including:

**Outline Application** - Up to 475 dwellings, 4ha employment land (A3, A4, A5, D1, D2 and sui generis), 1.2ha primary education, public open space including play areas, associated landscaping, SuDS and highway improvements

- Standard time limit
- Approved plans
- Reserved matters
- Archaeological scheme of investigation and recording
- Flood Risk Assessment and strategy for disposal of surface water to be agreed
- Surface water drainage scheme for each phase
- Foul water strategy
- Ecological mitigation measures
- Reptile mitigation plan to be agreed
- Additional skylark mitigation measures to be agreed
- Stag beetle protection measures
- Bat mitigation and enhancement including early landscaping scheme for bat commuting and foraging
- Lighting scheme
- Scheme for soil management
- Scheme for biodiversity enhancement
- Biodiversity management plan for long term management of open spaces for biodiversity
- Ecological management plan
- Remove permitted development rights for new houses, Schedule 2, Part 1, Class A, B, C, D and E and Part 2 Class A
- Remove permitted development rights for employment land, Schedule 2 Part 3 Class A
- Employment uses limited to Class A3, A4, A5, D1, D2 and sui generis uses limited to car showrooms, retail warehouse clubs, petrol station and garden centre.
- Site hoarding to be erected around construction site perimeter prior to commencement
- Construction working hours
- Construction Management Plan

- **Acoustic barrier details to be agreed to A14 and to be delivered not later than the 73<sup>rd</sup> dwelling occupation in Phase 1**
- **Glazing performance standards including scheme for testing**
- **Cumulative noise limit for commercial area**
- **Noise assessment on detailed layout**
- **Details of kitchen extract ventilation and odour abatement for any commercial kitchen**
- **Noise assessment of commercial/residential interface**
- **Noise assessment required for school**
- **School glazing to achieve internal noise levels**
- **Details of all extract ventilation, air handling and noisy plant at the school along with a scheme of attenuation and Noise Assessment**
- **Details of kitchen extract ventilation and odour abatement for the school**
- **Noise assessment required to assess impact of Thompson and Morgan and Holiday Inn on proposed dwellings**
- **Garden areas external noise limit**
- **Fencing**
- **Lighting assessment of existing and proposed commercial premises impact on proposed residential dwellings**
- **Scheme for fire hydrants and hardstanding for fire capacity**
- **Waste minimisation and recycling strategy**
- **Waste bins and garden composting bins to be provided**
- **Water butts**
- **Landscaping scheme and implementation**
- **Tree protection including method statement and monitoring schedule**
- **Commercial buildings to achieve BREEAM excellent standard to be achieved, with scheme submitted prior to first use**
- **Building for Life 12 Standard, evidence to be submitted prior to occupation**
- **Energy Statement to demonstrate renewable energy and carbon dioxide emissions**
- **No commercial building to be occupied until hours of operation are agreed for that user**
- **Materials**
- **Levels**
- **School Travel Plan**
- **Green Travel Plan**
- **Individual commercial units to comply with site wide travel plan**
- **Notwithstanding junction details submitted additional details shall be submitted to and approved in writing**
- **Bus turning details to be agreed, including metalled surface, 12m space to turn in forward gear, lighting and measures to prevent other vehicles using the space**
- **Footpath improvements**
- **Highways mitigation A1071/B1113 and A1071/Hadleigh Road prior to occupation of Phase 2**

- **Highways mitigation Tesco roundabout Prior to 300<sup>th</sup> occupation**
- **Highways mitigation A1214 prior to works starting on employment land**
- **Notwithstanding details submitted additional details to be submitted and agreed as follows:**
  - **Drg. 5244-SK-22 Rev F – A1214 new signal junction – changes to road markings and signs.**
  - **Drg. 5244-SK-25 Rev C – A1071 / B1113 Roundabout – Additional two lane entry**
  - **Drg. 5244-SK-26 Rev C – A1214 Scrivener Drive / Tesco Roundabout – additional mitigation may be required or further work to demonstrate not achievable.**
  - **Drg. 5244-SK-11 Rev G – A1071 / Haleigh Road signal – changes to pedestrian / cycle facilities**
  - **Drg. 5244-SK-20 Rev I – Poplar Lane improvements – changes to some details and additional footway**
  - **Drg. 5244-SK-21 Rev E – A1071 improvements**
- **Road layout to be agreed**
- **Provision roads and footpaths prior to occupation**
- **HGV movements subject to Deliveries Management Plan**
- **Areas for loading, unloading, parking and manoeuvring to be agreed**
- **Parking spaces provided and made functionally available prior to first occupation**
- **Details to show means to prevent discharge of surface water onto the highway**

**Full Application - 145 dwellings, public open space and play areas, green infrastructure, landscaping and boundary treatments, SuDS and pumping station, highway improvements and an electricity substation**

- **Standard time limit**
- **Approved plans**
- **Archaeological scheme of investigation and recording**
- **Surface water drainage scheme for phase**
- **Foul water strategy**
- **Ecological mitigation measures implemented in accordance with reports**
- **Reptile mitigation plan to be agreed**
- **Additional skylark mitigation measures to be agreed**
- **Stag beetle protection measures**
- **Lighting scheme**
- **Bat mitigation and enhancement including early landscaping scheme for bat commuting and foraging**
- **Scheme for soil management**
- **Scheme for biodiversity enhancement**
- **Biodiversity management plan for long term management of open spaces for biodiversity**



- **Ecological management plan**
  - **Remove permitted development rights for new houses, Schedule 2, Part 1, Class A, B, C, D and E**
  - **Site hoarding to be erected around site perimeter prior to commencement**
  - **Construction management plan**
  - **Construction working hours**
  - **Acoustic barrier details to be agreed to A1071**
  - **Glazing performance standards including scheme for testing**
  - **Provision of fencing prior to first occupation**
  - **Scheme for fire hydrants and hardstanding for fire capacity**
  - **Waste minimisation and recycling strategy**
  - **Waste bins and garden composting bins to be provided**
  - **Water butts**
  - **Tree protection including method statement and monitoring schedule**
  - **Landscaping scheme and implementation**
  - **Materials**
  - **Levels**
  - **Building for Life 12 standard**
  - **Energy Statement to demonstrate renewable energy and carbon dioxide emissions**
  - **Agree a scheme for extension of bus service which is to be provided prior to the occupation of the 100<sup>th</sup> dwelling and maintained for 5 years.**
  - **Notwithstanding junction details submitted additional details shall be submitted to and approved in writing**
  - **Highways mitigation to Poplar Lane, A1071 prior to first occupation**
  - **Provision road and footpaths prior to occupation**
  - **Visibility splay for Poplar Lane**
  - **Parking spaces provided and made functionally available prior to first occupation**
  - **Details to show means to prevent discharge of surface water onto the highway**
- (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 outline planning permission on appropriate grounds.**

Note:

During consideration of the above item, a Member of the Committee received a text message. The meeting was adjourned for refreshments from 11.30 a.m. to 11.40 a.m. after all the public speakers had been heard and the Deputy Monitoring Officer present at the meeting checked the text message during the break and spoke briefly with the sender. She confirmed that the text was completely unrelated to the Committee's determination of the application and the Chairman advised the meeting accordingly when the Committee resumed. He also reminded Members to ensure that their mobile phones were turned off for the duration of the meeting.

At this point, the meeting adjourned at 2.00 p.m. for refreshments. The meeting resumed at 2.25 p.m. when the following Members were present:-

Clive Arthey – in the Chair

Sue Ayres	Margaret Maybury
Tina Campbell	Alastair McCraw
Sue Carpendale	Peter Patrick
Siân Dawson	Fenella Swan
Alan Ferguson	John Ward
David Holland	

103 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE  
(continued)

**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 R97 be made as follows:-**

**(b) THORPE MORIEUX**

<b>Application No. B/15/00892/OUT Paper R97 – Item 1</b>	<b>Outline Application - Erection of agricultural workers dwelling, Land north west of Elm Tree Farm, Bury Road.</b>
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Notwithstanding the Officer recommendation to refuse planning permission for reasons relating to the creation of a new dwelling in the countryside subject to conditions, a motion to grant outline planning permission on grounds that the application is considered to demonstrate essential need for a rural worker to be resident at the site, was moved and carried on being put to the vote.

**RESOLVED**

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

- **Outline time limit**
- **Outline reserved matters**
- **Standard agricultural occupancy condition**
- **FW and SW drainage TBA**
- **Highways conditions**
- **Bin storage details TBA**
- **Scheme of biodiversity mitigation and enhancement TBA.**

**(c) SUDBURY**

**Application No. B/15/01637/FHA  
Paper R97 – Item 2**

**Full Application – Erection of a  
single-storey rear extension  
(retention of), 20 Corporal Lillie  
Close.**

The Case Officer confirmed details from the applicant had now been received on the flood risk as reported in the Addendum to Paper R97 – Item 2.

Notwithstanding the recommendation of the Corporate Manager – Development Management to grant permission, a motion to refuse permission was moved and carried on being put to the vote, for reasons relating to design and impact on residential amenity.

**RESOLVED**

**That planning permission be refused for the following reason:-**

- **The proposed development would be of an inappropriate design out of character with the existing design of the dwelling and would have an unacceptable effect upon residential amenity at the adjacent dwellings No. 21 and 19 Corporal Lillie Close. On that basis the extension would be contrary to policies CN01 of the Local Plan and contrary to policy CS15 of the Core Strategy and would not safeguard a good standard of design and amenity as required by paragraph 17 of the NPPF.**

**(d) GLEMSFORD**

**Application No. B/15/01682/FHA  
Paper R97 – Item 3**

**Full Application – Erection of a  
front extension, 18 Schoolfield.**

**RESOLVED**

**That Planning Permission be granted subject to conditions, including:-**

- **Standard time limit.**
- **Development to be carried out in accordance with approved plans.**
- **Materials to be used in development shall accord with those details within the application form, received 09/12/2015.**

Note: The meeting adjourned for refreshments between 11.30 a.m. and 11.40 a.m.

The business of the meeting was concluded at 3.55 p.m.

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Chairman