

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 24 FEBRUARY 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	

John Hinton, Ward Member for Dodnash, was present at the meeting and spoke on Application No. B/15/01686/FHA – [Item 2 of Paper R104](#) with the consent of the Chairman.

104 DECLARATION OF INTERESTS

None received.

105 MINUTES

**That the Minutes of the meeting held on [27 January 2016](#) be confirmed and signed as a correct record.**

106 PETITIONS

None received.

107 QUESTIONS FROM MEMBERS

None received.

108 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper R104](#) (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](#) and [2 of Paper R104](#) were reported to the meeting and taken into account before decisions were made on the relevant items.

In accordance with the Council's Charter on Public Speaking at Planning Committee, representations were made as detailed below, relating to 2 out of 3 items of Paper R104, and speakers responded to questions put to them as provided for in the Charter.



- (2) That in the event that the applicant fails to provide an executed Section 106 Planning Obligation on terms to the satisfaction of the Corporate Manager – Development Management by 10th April 2016 she be delegated authority to proceed to determine the application and secure appropriate developer contributions by a combination of Section 106 Planning Obligation (for on-site contributions) and the Council's CIL charging schedule. To prevent duplication of developer contributions this is achieved by:-
- [a] having regard to those matters which would have been Planning Obligations under Section 106 and which are detailed in the Council's CIL charging regulation 123 infrastructure list, to omit those from the requisite Section 106;
  - [b] to secure funding for those remaining infrastructure items removed from the Section 106 Planning Obligations under the CIL charging schedule, and;
  - [c] to secure those matters which are not infrastructure items by the requisite Section 106.
- (3) That, subject to the completion of the Planning Obligation referred to in Resolution (1) or CIL in Resolution (2) above to the satisfaction of the Corporate Manager – Development Management, she be authorised to grant outline planning permission subject to conditions including:-
- Submission of reserved matters;
  - Commencement within 3 years;
  - Development to be implemented in accordance with submitted details;
  - Foul drainage to public sewer;
  - Surface water to be a SuDS system, with details and management to be approved;
  - Adoption of pumping station prior to 51% occupation of the site;
  - Replacement of those parts of the frontage boundary hedge removed, with details to be approved including a management buffer strip;
  - A pavement connecting the site to Rotheram Road prior to occupation;
  - 10% reduction in predicted carbon to be achieved with details to be approved;
  - Fire hydrants to be provided;
  - Tree and hedgerow protection fencing to be installed with details to be approved;
  - As recommended by SCC Archaeology;
  - Parking to be in accordance with the Suffolk Parking Standards;

- All external lighting, including any street lighting, to be approved;
- Tree planting plan to be submitted and approved along with reserved matters relating to landscaping (with space identified for feature trees to mature);
- Boundary hedge management plan;
- Scale of houses to be two storey's with the height limited to 9m;
- Ecological enhancement strategy to be approved;
- Land contamination assessment and remediation if required;
- Provision and management of public open space including boundary hedge to the east and south;
- As recommended by the LHA.

(4) That, in the event of the Planning Obligation and/or CIL regulation referred to in Resolution (1) or (2) above not being secured the Corporate Manager – Development Management be authorised to refuse outline planning permission, for reason(s) including:-

- Inadequate provision of public open space and/or infrastructure contrary to Local Plan Policy HS31 of the Local Plan and/or Policy CS21 of the Core Strategy without the requisite S106 Planning Obligation or CIL being in place.

**(b) EAST BERGHOLT**

**Application No. B/15/01686/FHA Paper R104 – Item 2** Full application – Part retention of side extension, replacement of hip roof and flat roof with gable roof to form living accommodation at first floor, Chadacre, Whitesfield.

The Case Officer confirmed that the additional comments (as set out in the Addendum) from the East Bergholt Parish Council, were addressed within the report.

Notwithstanding the Corporate Manager's recommendation to grant planning permission, a motion to refuse permission for reasons relating to Policies CN01 and HS33 was proposed, but not seconded, following which the officer recommendation for approval was moved.

**RESOLVED**

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

- Shortened commencement time limit of six months;
- Development to be carried out in accordance with approved plans;
- Materials to be used in development shall accord with those details as previously agreed;
- As previously imposed by the Planning Inspector in 2011, where relevant.

**(c) GLEMSFORD**

**Application No. B/16/00091/FHA  
Paper R104 – Item 3**

**Full application – Erection of first  
floor side extension, 11 New Cut.**

The Case Officer confirmed that as set out in the Addendum, the Deputy Monitoring Officer had reviewed the application file.

**RESOLVED**

**That planning permission be granted.**

The business of the meeting was concluded at 12.05 p.m.

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Chairman