

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 6 APRIL 2016

PRESENT: Peter Beer - Chairman

Melanie Barrett	Lee Parker
Sue Burgoyne	Stephen Plumb
David Busby	David Rose
Michael Creffield	Nick Ridley
Derek Davis	Ray Smith
Michael Holt	Stephen Williams
Adrian Osborne	

Clive Arthey, Ward Member for North Cosford, was present at the meeting and spoke on Application No. B/15/00525/FUL – Item 1 and B/16/00036/FUL – Item 2 of Paper R108 with the consent of the Chairman.

124 DECLARATION OF INTERESTS

None declared.

125 MINUTES

Members had before them the Minutes of the meeting held on [9 March 2016](#), circulated prior to the day of the meeting.

RESOLVED

That the Minutes of the meeting held on 9 March 2016 be confirmed and signed as a correct record.

126 PETITIONS

None received.

127 QUESTIONS FROM MEMBERS

None received.

128 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to [Paper R108](#) (circulated to Members prior to the commencement of the meeting) summarising additional representations and further information 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 [Item 1 of Paper R108](#) were reported to the meeting 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 1](#) and [2](#) of [Paper R108](#), and speakers responded to questions put to them as provided for in the Charter.

<u>Application No.</u>	<u>Representations from</u>
B/15/00525/FUL	Andrew Meikle (Applicant)
B/16/00036/FUL	Vicki Stanton (Objector) Hugh Bunbury (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 R108 be made as follows:-

(a) PRESTON ST MARY

Application No. B/15/00525/FUL <u>Paper R108 – Item 1</u>	Full application - refurbishment and extension to Swifts Manor Farm Riding Centre, including demolition of dilapidated stables, new stable buildings, change of use of existing stable buildings to 4 no. holiday lets; Enclosure of main barn and open hay store with new cladding and roof finishes providing additional accommodation related to the riding centre and an on-site management dwelling (linked to the centre). Provision for container storage adjacent to the menage, Swifts Manor Farm Riding Centre, Whelp Street.
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During the course of the debate, Members considered various matters including the regeneration plans for the riding school, the potential impact of the proposed development on the residential amenity of the neighbouring Grade II listed property, the use and management of the holiday accommodation, local highway matters and the consultation response from Suffolk Fire and Rescue Service.

RESOLVED

- (1) That planning permission be granted subject to conditions including:**
- **Standard time limit,**
 - **Facing materials,**
 - **Hours of Use of clubroom limited to no later than 10.30pm,**
 - **Clubroom only to be used in connection with the riding school and for no other purposes,**
 - **Holiday accommodation restricted to holiday lettings only,**

- **Manager’s flat limited to occupation only in connection with riding centre,**
 - **Extract ventilation to club room kitchen,**
 - **No external amplified music at the site,**
 - **Construction Management Plan,**
 - **External lighting condition,**
 - **Visitor access management plan,**
 - **Ecology,**
 - **Flood management.**
- (2) **That an informative note to the applicant be issued regarding advisory comments made by Suffolk Fire and Rescue Service in respect of access to the buildings by firefighters to be taken into account.**

(b) MONKS ELEIGH

<p>Application No. B/16/00036/FUL <u>Paper R108 – Item 2</u></p>	<p>Full application - change of Use of land and buildings from horticultural Nursery and ancillary shop to C3 Use Class, 1 no. dwelling and domestic garden curtilage; demolition of existing rear range attached to principle barn; extension and alteration of existing barn to form 1 no. two-storey dwelling; erection of single-storey detached three-bay garage building; and construction of new vehicular access (existing access to be stopped up), former Rushbrooks Nursery Site, The Street.</p>
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The Case Officer reported the receipt of two further letters of representation, expressing concerns in relation to the building materials, and informed Members that the Heritage Officer had not expressed any concerns on this aspect.

Members were informed that Recommendation (3) did not apply to this application.

During the course of the discussion, Members considered the concessions offered by the Applicant, the altered proposal as a result of these concessions and negotiations and various matters including the potential effect of the proposed development on the residential amenity of the neighbouring property and the street view.

RESOLVED

- (1) **That in the event that planning permission is issued before 11 April 2016, it be granted subject to conditions including:-**
- **Standard time limit;**
 - **Standard list of approved plans and documents;**
 - **Those required by the highway authority;**
 - **Details (and samples if required) of external facing and roofing materials;**

- **Details of external colour finishes;**
 - **Precise details of external cladding to be applied;**
 - **Large scale drawing of all new external windows and doors;**
 - **Landscaping and aftercare;**
 - **Precise details of siting and design of new boundary treatments;**
 - **Precise details of any external lighting to be provided;**
 - **Strategy for investigating land contamination and remediation works prior to commencement;**
 - **Development to be carried out in accordance with the recommendations of the ecological report submitted with the application;**
 - **Removal of permitted development rights for extension and alteration to the approved buildings and for the provision of gates, walls, fences and outbuildings.**
- (2) **That in the event that the planning application is issued after 10 April 2016, the Professional Lead – Growth and Sustainable Planning be authorised to secure funding for infrastructure items under the CIL charging schedule and to grant planning permission, subject to conditions including those referred to in Resolution (1) above.**

The business of the meeting was concluded at 10:55 am.

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Chairman