

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 4 MAY 2016 AT 9:30 A.M.

PRESENT: Peter Beer – Chairman

Melanie Barrett	Adrian Osborne
Sue Burgoyne	Stephen Plumb
David Busby	Nick Ridley
Tina Campbell	David Rose
Derek Davis	Ray Smith
Michael Holt	Fenella Swan

Sue Ayres and Lee Parker were unable to be present.

1 SUBSTITUTES

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

Fenella Swan (substituting for Sue Ayres).

2 DECLARATION OF INTERESTS

None declared.

3 MINUTES

During the course of a discussion on the minutes, Members queried the wording of the affordable housing Obligation and agreed that Minute No 121 (a) in relation to the resolution on Application No. B/15/00673/FUL should be amended by addition of the words in italics:

- Affordable housing (*as recommended*).

RESOLVED

That the minutes of the meeting held on 23 March 2016 be confirmed and signed as a correct record subject to amending the Planning Obligation on affordable housing to read as follows: “Affordable housing as recommended”. Further that the minutes of the meeting held on 6 April 2016 be confirmed and signed as a correct record.

4 PETITIONS

None received.

5 QUESTIONS FROM MEMBERS

None received.

6 SITE INSPECTIONS

Ray Smith, Ward Member for Sudbury (North), requested a site inspection in respect of Application No. B/16/00392/FHA – erection of single-storey side/rear extension to dwelling and single-storey extension to form annex (amended design to that approved under Planning Permission B/15/01669/FHA), 5 Chaucer Road, Sudbury, to assess the impact of the proposal on the amenity of the neighbouring residential property.

Prior to asking Members to vote on the request, the Chairman asked the Case Officer to make a brief presentation with photographs to enable them to decide whether they considered it necessary to visit the site.

Following the presentation, it was agreed to hold a site visit.

RESOLVED

- (1) **That a site inspection be held on Wednesday 11 May 2016 in respect of Application No. B/16/00392/FHA, prior to its consideration by the Committee.**
- (2) **That a Panel comprising the following Members be appointed to inspect the sites:-**

**Sue Ayres
Melanie Barrett
Peter Beer
Sue Burgoyne
David Busby
Tina Campbell
Derek Davis**

**Michael Holt
Adrian Osborne
Lee Parker
Stephen Plumb
Nick Ridley
David Rose
Ray Smith**

7 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper S9](#) (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 received in respect of [Item 1 contained in Paper S9](#) were reported to the meeting and considered and taken into account before a decision was made on that item.

In accordance with the Council's procedure for public speaking on planning applications, representations were made as detailed below relating to Item 1 of Paper S9:-

<u>Application No.</u>	<u>Representations from</u>
B/15/00211/FUL	Mr M Smith (Supporter) Mr P Cobbold (Agent)

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 item referred to in Paper S9 be made as follows:-

(a) NEDGING-WITH-NAUGHTON

Application No. B/15/00211/FUL Paper S9 – Item 1	Full application - use of part of farmyard for parking and maintenance of 5 buses, Hill Farm, Nedging Road.
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The Case Officer in his presentation made reference to the amended recommendation (2) as set out in the Addendum paper to include the words “subject to no new material issues being raised” following a re-consultation with Nedging-with-Naughton Parish Council.

During the course of the discussion on the application, Members agreed to include an additional condition regarding pollution control measures. Members further agreed that the condition relating to the number of buses to be parked on site should specify 5 operational and 1 non-operational.

RESOLVED

(1) That the Professional Lead – Growth and Sustainable Planning be authorised to secure a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to provide:

- **Control over the occupation of Hill Farm House to those connected to the coach business (a manager, owner or member of staff);**
- **Prohibit use of the southern section of Nedging Road by coaches.**

(2) That, subject to (a) no new material issues being raised as a result of the re-consultation with Nedging-with-Naughton Parish Council and (b) the completion of the Planning Obligation in Resolution (1) above to the satisfaction of the Professional Lead – Growth and Sustainable Planning, the Professional Lead – Growth and Sustainable Planning be authorised to grant planning permission subject to conditions including:

- **Coaches to be maintained, washed down and parked in the areas specified in the submitted plan**
- **Hours of operation to be:-**
 - **Monday – Friday - 06:45 – 22:00 but with only one movement between 06:45 and 07:00 and one between 19:00 and 22:00 with maintenance to cease at 19:00 with no power tools used after 17:00;**

- Saturdays 07:00 – 22:00 with only one movement between 19:00 and 22:00 with maintenance to cease at 19:00 with no power tools used after 17:00;
 - Operations to be on only two Sundays or Bank Holidays in any calendar month with movements to be limited to four with hours of operation to be 9am – 6pm.
 - The applicant to keep a log of all coach movements – date and time, which can be inspected by the LPA upon request;
 - No more than five operational coaches and one non-operational coach to be parked on site;
 - Maximum number of coach movements in any day to be limited to 10 (a movement is a coach exiting or re-entering the site).
 - Pollution control measures.
- (3) That, in the event of the Planning Obligation referred to in Resolution (1) above not being secured the Professional Lead – Growth and Sustainable Planning be authorised to refuse planning permission, for reason(s) including:-
- Unacceptable impact on residential amenity and/or highway safety, contrary to the NPPF and Policy CS15 of the Core Strategy.

The business of the meeting was concluded at 10.40 a.m.

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Chairman