

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 18 MAY 2016 AT 9:30 A.M.

PRESENT: Peter Beer – Chairman

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

Harriet Steer and Alastair McCraw, Ward Members for Alton, were present at the meeting and spoke on [Item 1 of Paper S13](#) (Application No. B/15/00263/OUT) with the consent of the Chairman.

8 DECLARATION OF INTERESTS

David Rose declared a local non-pecuniary interest in Item 1 of Paper S13 by reason of being the Council's representative on the Suffolk Coast and Heaths AONB Joint Advisory Committee and Partnership.

9 PETITIONS

None received.

10 QUESTIONS FROM MEMBERS

None received.

11 SITE INSPECTIONS

Kathryn Grandon, Ward Member for Hadleigh (South), requested a site inspection in respect of Application No. B/16/00322/FUL – erection of detached dwelling, including change of use and associated works for the conversion of an existing storage 'folly' building, to form an ancillary (link attached) unit of residential accommodation, as amended, Cross Maltings Folly, High Street, Hadleigh, to view the historical and natural context of the site and to assess the impact of the proposal on the character and 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 25 May 2016 in respect of Application No. B/16/00322/FUL, prior to its consideration by the Committee.
- (2) That a Panel comprising the following Members be appointed to inspect the site:-

**Sue Ayres  
Melanie Barrett  
Peter Beer  
David Busby  
Derek Davis  
Michael Holt**

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

12 PLANNING APPLICATION FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper S13](#) (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 [S13](#) 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 and the special public speaking arrangements for consideration of Application No. B15/00263/OUT adopted under Planning Committee Minute No. 123 (dated 23 March 2016), representations were made as detailed below relating to Item 1 of Paper S13:-

<u>Application No.</u>	<u>Representations from</u>
B/15/00263/OUT	Liz Dunnett (Brantham Parish Council) David Wood (Tattingstone Parish Council) John Richardson (HOGS) Tony Roberts (Objector) Andy Plant (on behalf of the 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 item referred to in Paper S13 be made as follows:-**

**BRANTHAM**

**Application No. B/15/00263/OUT  
Paper S13 – Item 1**

**Outline application – hybrid application for regeneration of existing industrial estate and development of adjoining land. Outline: Mixed use development to comprise approximately 320 dwellings; approximately 44,123 sqm of Class B1, B2 and B8 employment uses; approximately 720sqm of Class A1, A3, A4 and A5 retail uses and Class D1 community uses; provision of public open space and new playing pitches (Class D2). Full: Proposed new access from Brooklands Road; improvements to Factory Lane; new on site road network and structural landscaping; and foul and storm water drainage infrastructure (as amplified by Transport Assessment (Rev B dated April 2015) received on 7 May 2015, Brantham Industrial Estate and land to the north and peninsula (part of), Factory Lane.**

The Case Officer in his presentation made reference to the updates and representations as set out in the Addendum to Paper S13, with particular reference to the additional overarching Planning Obligation triggers, 'clawback' clause and additional condition regarding phased remediation and provision of infrastructure which were recommended for inclusion in the event that the Committee was minded to grant planning permission in accordance with the Officer recommendation.

Following the representations from the public and the Ward Members, the Case Officer and other relevant Officers provided clarification on matters raised, including in relation to the history of the site and its designation; viability issues; affordable housing; potential impact on the local landscape as well as on the neighbouring AONB, SPA and the natural wildlife habitat; potential impact on and improvements to the local highways network; public transport infrastructure and travel plan; potential noise levels during and after construction and their impact on the residential properties and methodologies and timescales for the site decontamination.

During the debate that followed, Members considered the matters raised by the representations in relation to the proposed development, as well as access to and the route from Manningtree train station, constraints of the site and the potential opportunity for economic growth in the area that the proposed development could create.

**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 the obligations and triggers outlined in the Planning Obligations section of the report (triggers may be subject of amendment), including:

- Ecology - Appropriate Assessment mitigation £19,960
- Overage clause for affordable housing
- Education - £950,118
- Play facilities - £60,000
- Adoption of Public Open Space
- Public Open Space Maintenance - £400,000
- Libraries - £69,120
- NHS - £71,760
- Highway mitigation - £90,000
- Improvements to bus stops - £72,000
- Travel Plan
 

Travel Plan Co-ordinator	£83,475
Car Club Car and Membership	£28,500
Website for Development	£1,900
Public transport voucher	£64,000
Cycle incentives	£3,500
Survey incentives	£250
Green Travel Maps	£3,140
Design and printing of RTP	£1,850
Personalised Travel Plans	£3,200
Travel Plan Monitoring	<u>£10,000</u>
<b>Total for Travel Plan</b>	<b>£199,815</b>
- Rights of Way - £70,224
- Timetable for pro rata obligations, relative to the development build out, to be agreed. Timetable to safeguard proportionate delivery of obligations and infrastructure, including on site open space and maintenance, with “longstop” pro rata delivery not later than 12 months after last relevant dwelling occupation in the event that development does not proceed beyond identified trigger stages

(2) That, subject to the completion of the Planning Obligation in Resolution (1) above to the satisfaction of the Professional Lead – Growth and Sustainable Planning, he be authorised to grant planning permission subject to conditions including:

**Full element of the application**

Proposed new access from Brooklands Road; improvements to Factory Lane; new on site road network and structural landscaping; and foul and storm water drainage infrastructure (As amplified by Transport Assessment (Rev B dated April 2015) received on 7 May 2015).

- Time limit - Full
- Approved plans
- Grampian conditions to address LHA issues
- Archaeological scheme of investigation and recording
- Surface water drainage scheme for phase
- Foul water drainage strategy
- Arboricultural Implications Assessment
- Arboricultural method statement and monitoring details
- Soft and hard landscaping
- Structural landscaping scheme and implementation
- Tree protection including method statement and monitoring schedule
- External Lighting scheme
- Ecology – Appointment of ecologist, Construction (and ecological) Management Plan, Timing of works for peninsula land, reptile management
- Construction management plan for Full element
- Construction working hours TBA
- HGV movements subject to Deliveries Management Plan
- Phased provision roads and footpaths
- Phased provision of foul and surface water drainage infrastructure
- Details to show means to prevent discharge of surface water onto the highway
- Contamination
- Phased remediation of contaminated industrial estate land and provision of infrastructure to enable sequential delivery of serviced plots for employment and other uses contemporaneously with the phased delivery of residential development shall be required to be submitted and agreed in writing by the LPA at key stages relative to (a) not later than occupation of the 100<sup>th</sup> dwelling (b) not later than occupation of the 200<sup>th</sup> dwelling and (c) not later than occupation of the 300<sup>th</sup> dwelling. In the event that the development does not proceed to any of the three key stages referred above, then pro rata remediation and infrastructure shall be carried out to an agreed standard to be agreed in writing by the LPA

#### Outline element of the application

Development to comprise up to 320 dwellings; up to 44,123 sqm of Class B1, B2 and B8 employment uses; up to 720sqm of Class A1, A3, A4 and A5 retail uses and Class D1 community uses; provision of public open space and new playing pitches (Class D2).

- Time limit for submission of reserved matters
- Approved plans
- Reserved matters
- Phased submission of reserved matters
- Phasing plan
- Contamination and remediation method statement to include methodology, measures and timetabling by phase

- **Ground water and land contamination measures to include methodology and timetabling by phase**
- **Scheme of sustainability measures by phase**
- **Archaeological scheme of investigation and recording**
- **Flood Risk Assessment**
- **Site wide strategy for disposal of surface water to be agreed**
- **Site wide foul water drainage strategy & mitigation measures**
- **Ecological mitigation measures**
- **Timing of demolition works etc.**
- **Structural landscape management and maintenance plan**
- **Energy use evaluation by phase**
- **Highways mitigation design measures to be agreed notwithstanding submitted application detail**
- **Highways mitigation – A137/B1070 roundabout junction details TBA**
- **Highways mitigation – shared use footway / cycleway to A137 north of railway crossing TBA**
- **Highways mitigation – central refuge island A137**
- **Highways mitigation – footway between central refuge island and A137 railway underpass**
- **Highways mitigation – footway, carriageway, surfacing, kerbing & protection works through underpass**
- **Highways mitigation – street lighting to A137**
- **Highways mitigation – pedestrian & cycling safety improvement scheme for Factory Lane**
- **Highways mitigation – new footway south side of B1070**
- **Phased provision of highway mitigation measures TBA in consultation with Essex and Suffolk County Council highway authorities**
- **Noise assessment on existing properties**
- **Outdoor pitches details**
- **Waste**
- **Cycle provision**
- **Management of POS**

#### **Residential uses**

- **Surface water drainage scheme TBA for each phase**
- **Foul water drainage scheme TBA for each phase**
- **Lighting scheme**
- **Ecological mitigation strategy, including reptile mitigation strategy, and management plan TBA**
- **Arboricultural Implications Assessment**
- **Arboricultural method statement and monitoring details**
- **Retention of TPO tree and tree protection plan**
- **Waste Strategy**
- **Ecology – lighting scheme for biodiversity, ecological surveys for land affected by each phase, landscape and Ecological Management plan (LEMP)**
- **Cycle storage**
- **Fencing**

- **Building for Life 12 Standard, evidence to be submitted and agreed prior to occupation of related unit**
- **Odour dispersion study and mitigation**
- **Noise assessment and mitigation measures by phase**
- **Materials**
- **Fire hydrants**
- **Levels TBA**
- **Phased provision roads and footpaths**
- **Garaging and parking spaces provided and made functionally available prior to first occupation of related unit**
- **Details to show means to prevent discharge of surface water onto the highway**
- **Phased provision of open space, play areas and equipment, decoy pond and sports pitch**
- **Management strategy for open space, play areas and equipment, decoy pond and sports pitch**
- **Construction working hours**
- **Construction Management Plan**
- **HGV movements subject to Deliveries Management Plan**
- **Soft and hard landscaping**
- **Boundary treatment**

#### **Outline - Employment and other uses**

- **Employment uses limited to Use Class B1, B2 and B8.**
- **Retail uses limited to Use Class A1, A3, A4 and A5**
- **Construction Management Plan**
- **Noise assessment and mitigation measures for detailed layout TBA**
- **Improvements to FP13 (widening and potentially moving the fence back to allow more room)**
- **Diversion of restricted byway 14**
- **Details of outside working at related unit TBA**
- **Details of kitchen extract ventilation and odour abatement for any commercial kitchen**
- **Noise assessment of commercial/residential interface**
- **Lighting assessment of proposed employment premises impact on residential dwellings**
- **Sports pitch design & lighting, use and management TBA**
- **Waste minimisation and recycling strategy**
- **Bin presentation areas**
- **Hard and soft landscaping scheme and implementation**
- **Tree protection including method statement and monitoring schedule**
- **Arboricultural Implications Assessment**
- **Arboricultural method statement, including works and monitoring details**
- **Retention of TPO tree and tree protection plan**
- **Retention of English Oak T2383 and tree protection measures to protect it**
- **Surface water drainage scheme TBA for each phase**

- **Foul water drainage scheme TBA for each phase**
- **Ecological management plan**
- **Employment buildings to demonstrate BREEAM standard to be achieved prior to commencement of related unit and to be constructed in accordance with approved details**
- **Energy Statement**
- **No employment and building to be occupied until hours of operation are agreed for that user**
- **Materials**
- **Fire hydrants**
- **Levels TBA**
- **Green Travel Plan**
- **Street lighting**
- **Road layout to be agreed**
- **Phased provision roads and footpaths**
- **Vehicle loading parking manoeuvring and turning areas**
- **Areas for loading, unloading, parking and manoeuvring to be agreed**
- **Parking/cycling spaces provided and made functionally available prior to first occupation of related unit**
- **Footpath improvements**
- **Archaeology – recording of Xylonite Factory**
- **Parking area details near Decoy Pond**
- **Details of skylark mitigation**

**(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:-**

- **Inadequate provision of appropriate mitigation requirements as set out in Resolution (1) above and therefore being contrary to Babergh Core Strategy Policy CS19.**

The business of the meeting was concluded at 12.00 noon.

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Chairman