

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 1 JUNE 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
Derek Davis	David Rose
Michael Holt	Ray Smith

Tina Campbell was unable to be present.

13 DECLARATION OF INTERESTS

Adrian Osborne stated that he would leave the Council Chamber when Application No. B/16/00392/FHA was under consideration and did so by reason of being a member of Sudbury Town Council Planning Committee and to avoid any perception of having fettered his discretion.

14 MINUTES

RESOLVED

That the minutes of the meeting held on [4 May 2016](#) be confirmed and signed as a correct record.

15 PETITIONS

None received.

16 QUESTIONS FROM MEMBERS

None received.

17 SITE INSPECTIONS

Stephen Plumb, Ward Member for Glemsford and Stanstead, requested a site inspection in respect of Application Nos. B/16/00289/FUL – erection of an agricultural building and B/16/00339/FUL – erection of a wall with the insertion of a window and double timber doors to existing outbuilding (following demolition of existing wall and stable door), Audley End Farm, Melford Road, Lawshall, to assess the impact of the proposal on the open landscape of the area.

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, the Committee voted not to hold a site visit.

RESOLVED

That a site inspection be not held in respect of Application Nos. B/16/00289/FUL and B/16/00339/FUL.

18 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Details of further representations received in respect of Items 1 and 2 contained in Paper S15 were reported to the meeting and considered and taken into account before decisions were made on these 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 S15:-

<u>Application No.</u>	<u>Representations from</u>
B/16/00392/FHA	Mrs J Brett (Objector)

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 S15 be made as follows:-

(a) SUDBURY

Application No. B/16/00392/FHA <u>Paper S15 – Item 1</u>	Full application – 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.
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RESOLVED

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

- **Standard Time Limit;**
- **List of Approved Drawings and Documents.**

(b) CHELMONDISTON

Application No. B/16/00508/FHA <u>Paper S15 – Item 2</u>	Full application - installation of oil tank forward of dwelling, 23 St Andrews Drive.
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RESOLVED

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

- **Standard Time Limit;**
- **List of Approved Drawings and Documents.**

19 NOTIFICATION UNDER PART 3 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 - PRIOR APPROVAL UNDER CLASS Q (A & B) CHANGE OF USE FROM AGRICULTURAL BUILDING TO 2 NO. DWELLINGS AND FOR OPERATIONAL DEVELOPMENT (C3) AT LODGE FARM, KERSEY ROAD, LINDSEY (REFERENCE B/16/00386/AGDW)

Ben Elvin, Senior Development Management Officer, introduced [Paper S16](#) relating to a Notification under General Permitted Development legislation. Members were asked to determine whether prior approval is required to this development proposal and if so, whether such approval should be given subject to the conditions listed in the report.

In response to a question, Mr Elvin drew Members' attention to the Legislative Background as outlined in paragraphs 10.1-10.4 of the report.

RESOLVED

- (1) **That prior approval is required.**
- (2) **That prior approval be granted, subject to conditions as set out in paragraph 10.18 of Paper S16.**

20 FOOD ENTERPRISE ZONES

Dawn Easter, Economic Development Officer, presented the report ([Paper S17](#)) of the Corporate Manager – Open for Business, seeking Member approval to a public consultation on the first Local Development Order for the Orwell Food Enterprise Zone.

During the course of their consideration, the arrangements for consultation with elected Members were clarified.

RESOLVED

That the draft Local Development Order as contained in Appendix A to Paper S17 be adopted for the purposes of public consultation to run for a period of 28 days in relation to Jimmy's Farm, Pannington Hall Lane, Wherstead.

The business of the meeting was concluded at 11.00 a.m.

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Chairman