

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 15 JUNE 2016 AT 9:30 A.M.

PRESENT: Peter Beer – Chairman

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

Melanie Barrett was unable to be present.

Richard Kemp, Ward Member for Long Melford, was present at the meeting and spoke on [Items 1](#) and [2](#) of [Paper S25](#) (Application Nos. B/16/00289/FUL and B/16/00339/FUL) with the consent of the Chairman.

Bryn Hurren, Ward Member for Boxford, was present at the meeting and spoke on [Item 4](#) of Paper S25 (Application No. B/16/00542/FUL) with the consent of the Chairman.

21 SUBSTITUTES

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

Alan Ferguson (substituting for Melanie Barrett).

22 DECLARATION OF INTERESTS

Michael Holt declared a pecuniary interest in [Item 3](#) of Paper S25 by reason of being an employee of the Applicants and left the Council Chamber when Application No. B/16/00328/FUL was under consideration.

23 MINUTES

RESOLVED

That the Minutes of the meeting held on [18 May 2016](#) be confirmed and signed as a correct record.

24 PETITIONS

None received.

25 QUESTIONS FROM MEMBERS

None received.

26 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper S25](#) (circulated to Members prior to the commencement of the meeting) summarising additional correspondence and 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 received in respect of Items 1,3 and 4 contained in Paper S25 were reported to the meeting and considered and taken into account before a decision was made on each item.

In accordance with the Council's procedure for public speaking on planning applications, representations were made as detailed below relating to Items 1, 2 and 4 of Paper S25:

<u>Application No.</u>	<u>Representations from</u>
B/16/00289/FUL	Mia Masarella (Objector)
B/16/00339/FUL	Mia Masarella (Objector)
B/16/00542/FUL	Andrew Sturgeon (Lindsey Parish Council) Mrs Faulkner (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 S25 be made as follows:

(a) LAWSHALL

Application No. B/16/00289/FUL Paper S25 – Item 1	Full application – erection of an agricultural building, Audley End Farm, Melford Road.
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Notwithstanding the Officer recommendation in Item 1 of Paper S25 to grant planning permission subject to conditions, a motion to refuse planning permission was moved for reasons related to the proposed development having a detrimental effect on the neighbouring residential amenity and visual impact. The motion was lost on being put to the vote, following which the Officer recommendation was moved and carried.

RESOLVED

That planning permission be granted subject to conditions including:

- **Standard time limit;**
- **Development to be implemented in accordance with the approved plans;**
- **Only agricultural use; storage purposes only, not for livestock;**

- **Prior approval of any grain drying equipment;**
- **Prior approval of any external lighting;**
- **Building not to be used for maintenance and repair of vehicles/machinery;**
- **Landscaping scheme;**
- **Landscaping implementation;**
- **Ecological mitigation;**
- **Surface water drainage strategy.**

(b) LAWSHALL

**Application No. B/16/00339/FUL
Paper S25 – Item 2**

Full application – 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) (part retention of), Audley End Farm, Melford Road.

RESOLVED

That planning permission be granted subject to conditions including:

- **Standard time limit;**
- **Development to be implemented in accordance with the approved plans;**
- **Use; storage purposes only, not to be used for maintenance and repair of vehicles/machinery;**
- **Ecological Mitigation.**

(c) LINDSEY

**Application No. B/16/00542/FUL
Paper S25 – Item 4**

Full application – erection of 2 semi-detached one-and-a-half-storey dwellings and construction of new shared vehicular access, land adjacent to Birdsfild, Rose Green Road.

Notwithstanding the Officer recommendation in Item 4 of Paper S25 that planning permission be refused for reasons relating to the proposal constituting isolated residential development, a motion to grant planning permission subject to appropriate conditions was moved and carried on being put to the vote. Members considered that the location was not isolated and therefore the special circumstances required in paragraph 55 of the NPPF did not have to be satisfied. Furthermore, they were of the opinion that the proposed development would be sustainable and would maintain and enhance the vitality of the local community and that of the cluster.

RESOLVED

That planning permission be granted subject to conditions including:

- **Standard time limit;**
- **Development to be implemented in accordance with the approved plans;**
- **Landscaping Scheme, including protection of existing trees;**
- **Highways access;**
- **Turning and parking;**
- **Access surfacing;**
- **Access drainage.**

(d) LEAVENHEATH

**Application No. B/16/00328/FUL
Paper S25 – Item 3**

Full application – erection of 1 two-storey dwelling with an attached cart-lodge, improvements to existing vehicular access and reinstatement of former vehicular access to serve host dwelling, Stewards Barn, Stoke Road.

RESOLVED

That planning permission be granted subject to conditions including:

- **Development to commence within three years;**
- **In accordance with the approved plans;**
- **Material samples to be submitted and agreed;**
- **Dwelling shall not be occupied until parking and manoeuvring have been provided on site in accordance with drawing no. 16/014/02;**
- **Landscaping Scheme to be submitted and implemented;**
- **Enhancements detailed within Skilled Ecology Report shall be implemented and thereafter maintained;**
- **Sustainable Design – agreement of measures to improve sustainability of development during construction and occupation.**

27 NOTIFICATION UNDER PART 16 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 - ERECTION OF MAST AND ANCILLARY EQUIPMENT AT PARK FARM, CHURCHGATE, GLEMSFORD

John Davies, Development Management Officer, introduced [Paper S26](#) relating to a Notification under General Permitted Development legislation. Members were asked to determine whether prior approval was required to this development proposal and if so, whether such approval should be given.

During his presentation, Mr Davies drew Members' attention to additional information circulated prior to the commencement of the meeting as Paper S26A. In response to Members' questions, Officers provided further information including in relation to responses from the consultees, the prior consideration of alternative sites and timescales for consideration of the Notification.

RESOLVED

- (1) That prior approval is required.**
- (2) That prior approval be granted.**

Note: The meeting adjourned for refreshments between 11:25 and 11:45 a.m.

The business of the meeting was concluded at 12.30 p.m.

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Chairman