

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 29 JUNE 2016 AT 9:30 A.M.

PRESENT: Lee Parker – Vice-Chairman in the Chair

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

Peter Beer, John Hinton and Michael Holt were unable to be present.

Kathryn Grandon, Ward Member for Hadleigh (South), was present at the meeting and spoke on [Item 1 of Paper S37](#) (Application No. B/16/00322/FUL), with the consent of the Chairman.

28 SUBSTITUTES

It was noted that in accordance with Council Procedure Rule No 5 substitutes were in attendance as follows:-

Tina Campbell (substituting for Peter Beer)  
Michael Creffield (substituting for Michael Holt).

29 DECLARATION OF INTERESTS

Sue Burgoyne declared a non-pecuniary interest in Item 1 of Paper S37 by reason of being a friend of the Applicant and left the Council Chamber when Application No. B/16/00322/FUL was under consideration.

30 MINUTES

**RESOLVED**

**That the Minutes of the meeting held on [1 June 2016](#) be confirmed and signed as a correct record.**

31 PETITIONS

None received.

32 QUESTIONS FROM MEMBERS

None received.

33 SITE INSPECTIONS

Sue Burgoyne, Ward Member for Hadleigh (South), requested a site inspection in respect of Application No. B/16/00523/FUL – erection of two storey 'split level' private residential dwelling, including integral garage parking and turning area (resubmission of application reference B/16/00152/FUL), Cross Farm House, Station Road, Hadleigh, to assess the impact of the proposal and its size 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, the Committee voted not to hold a site visit.

**RESOLVED**

**That a site inspection be not held in respect of Application No. B/16/00523/FUL.**

34 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an [Addendum to Paper S37](#) (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 S37 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 Charter on Public Speaking at Planning Committee, representations were made as detailed below relating to items contained in Papers S37, and speakers responded to questions put to them as provided for in the Charter:-

<u>Application No.</u>	<u>Representations from</u>
B/16/00322/FUL	Neil Ward (on behalf of Mark Dawson, Objector) Morgan Lear (Supporter) Mr Panton (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 S37 be made as follows:**

**(a) HADLEIGH**

**Application No. B/16/00322/FUL  
Paper S37 – Item 1**

**Full application – 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 amplified/amended), Cross Maltings Folly, High Street.**

Philip Isbell, Professional Lead – Growth and Sustainable Planning, made reference to the heritage implications and the principle of development of this application within the context of the 'overall thrust' of the policies contained in the development plan (paragraph 34 of the report refers). During his presentation, the Case Officer clarified the comments made by the Council's Heritage Team, and by Neil Ward Associates on behalf of an objector, Mark Dawson, including representations which had been received from Neil Ward after the Addendum to Paper S37 had been circulated. The Case Officer confirmed that the issues raised had been addressed through the officer report. He also drew Members' attention to the comments of the Corporate Manager – Sustainable Environment (Land Contamination) as set out in the Addendum paper.

During the ensuing debate Members considered matters including the location of the proposal site in relation to the Conservation Area and the war memorial, the proposed materials, soft and hard landscaping scheme and screening of the folly, its future use and application of the NPPF principles and the Council's policies.

**RESOLVED**

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

- **Standard time limit;**
- **Development to be in accordance with the approved plans/ecology survey;**
- **Materials samples/development to accord with proposed materials;**
- **Full soft/hard landscaping strategy and screening details;**
- **Agreement of a surface water drainage scheme, with preference for SuDS;**
- **Folly building to only be used for purposes ancillary to dwelling.**
- **As requested by SCC – Archaeology.**
- **As requested by SCC – Local Highway Authority.**

**(b) SUDBURY**

**Application No. B/16/00272/FHA**  
**Paper S37 – Item 2**

**Full application – erection of a two storey rear extension, Meadow View House, 79 Cross Street.**

As contained in the Addendum to Paper S37, Members were asked to note that the application had been withdrawn by the applicant following receipt of additional comments from the Heritage Team on the latest amended plans.

**RESOLVED**

**That it be noted that Application No. B/16/00272/FHA has been withdrawn by the applicant.**

**(c) COPDOCK AND WASHBROOK**

**Application No. B/16/00580/FHA**  
**Paper S37 – Item 3**

**Full application – installation of oil tank forward of dwelling, 16 Fen View.**

**RESOLVED**

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

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

The business of the meeting was concluded at 11.10 am.

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Chairman