

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 27 JULY 2016 AT 9.30 A.M.

PRESENT: Peter Beer – Chairman

Melanie Barrett	Alastair McCraw
Simon Barrett	Adrian Osborne
Sue Burgoyne	Stephen Plumb
David Busby	Nick Ridley
Alan Ferguson	David Rose
John Hinton	Ray Smith
Michael Holt	

Sue Ayres, Derek Davis and Lee Parker were unable to be present.

41 SUBSTITUTES

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

Simon Barrett (substituting for Sue Ayres)  
Alan Ferguson (substituting for Lee Parker)  
Alastair McCraw (substituting for Derek Davis).

42 DECLARATION OF INTERESTS

None received.

43 PETITIONS

None received.

44 QUESTIONS FROM MEMBERS

None received.

45 SITE INSPECTIONS

Richard Kemp, Ward Member for Long Melford, requested a site inspection in respect of Application No. B/16/00777/FUL – erection of 71 residential dwellings (including market and affordable homes), garages, parking, vehicular access (with Bull Lane), estate roads, public open space, play areas, landscaping, drainage and other infrastructure works, land on the south side of Bull Lane, Long Melford, to assess the wider impact of the proposal on the existing built-up area boundary and highway matters.

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/16/00777/FUL.**

46 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to Paper S50 (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 Items 1 and 2 contained in Paper S50 were reported to the meeting and considered and taken into account before decisions were made on these item.

**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 S50 be made as follows:-**

**(a) BRETtenham**

**Application No. B/16/00661/FUL  
Paper S50 – Item 1**

**Full application – erection of 3 one and half storey dwellings with detached garages and vehicular accesses, F A Brinkley, Breakers Yard and Premises, Old School Corner.**

Members were aware when discussing this item that the site had not been marketed for alternative employment uses and was therefore contrary to policies EM24 of the Babergh Local Plan and CS15 of the Core Strategy, as set out in the first reason for refusal in the Officer recommendation. Sue Dawes, Economic Development Officer, provided further information regarding the land use element and the operation of EM24.

Members debated the benefit or otherwise of applying the Council's adopted policy for retaining employment sites in the context of the particular circumstances of this former scrapyards. Some Members were of the view that requiring the site to be marketed through an approved advertising campaign, which could take up to one year, would be very unlikely to result in an alternative employment / mixed use coming forward. Those Members also considered that allowing residential development would be a good use of this brownfield site which was likely to require considerable remediation.



- **Standard time limit;**
- **List of approved drawings and documents;**
- **Highways condition on maintaining visibility splays.**

Note: The meeting adjourned between 10.45 a.m. and 11:30 a.m. for refreshments.

The business of the meeting was concluded at 11.50 a.m.

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Chairman