

BABERGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE BABERGH PLANNING COMMITTEE HELD IN COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON FRIDAY, 30 JUNE 2017

PRESENT: Nick Ridley (Chairman)

Peter Beer	Sue Burgoyne
David Busby	Derek Davis
Alan Ferguson	Kathryn Grandon
John Hinton	Adrian Osborne
Stephen Plumb	David Rose
Ray Smith	

The following Members were unable to be present:

Sue Ayres, Michael Holt and Fenella Swan.

9 SUBSTITUTES

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

Kathryn Grandon (substituting for Fenella Swan).

10 DECLARATION OF INTERESTS

None declared.

11 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME

None received.

12 QUESTIONS BY COUNCILLORS

None received.

13 QUESTIONS BY THE PUBLIC

None received.

14 SITE INSPECTIONS

Philip Isbell, Corporate Manager – Growth and Sustainable Planning referred to planning applications at Chilton Woods, Sudbury and Heath Road, East Bergholt, for which he would be recommending at the meeting on 5 July that site inspections take place.

15 PL/17/4 - PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

In accordance with the Council's Charter for Public Speaking at Planning Committee, representations were made as detailed below relating to Paper PL/17/4 and the speakers responded to questions put to them as provided for in the Charter:-

<u>Application No</u>	<u>Representation From</u>
B/16/00447/FUL	Alan Newman (Parish Council)
B/16/00955/FUL	Clive Arthey (Parish Council) Craig Beech (Agent) Bryn Hurren (Ward Member)

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 PL/17/4 be made as follows:-

(a) ELMSETT

**Application No. B/16/00447/FUL
Paper PL/17/4 – Item 1**

**Full Application – Erection of 7
Dwellings and associated works,
The Malting, Whatfield Road.**

The Case Officer, Gemma Pannell, reported the receipt of an amended plan showing revisions to the proposed footway received from the Suffolk County Highway Authority together with costings which exceeded the original sum identified.

Members in discussing the application took into account concerns raised about the footpath and whether consideration of the application should be deferred pending clarification on costings for an extended length of footway as it appeared that there was now a degree of overlap. However, a motion to defer consideration of the application for this reason was lost on being put to the vote.

The officer recommendation for approval, including the proposal in the heads of terms for a length of footway to be provided at a cost of £26,000 was proposed and seconded, and carried on being put to the vote, a majority of Members supporting the officer view that the proposed footway works and their cost were a reasonable obligation on the developer in relation to this scheme.

RESOLVED

- (1) That the Corporate Manager – Growth and Sustainable Planning be authorised to grant planning permission subject to the prior completion of a Section 106 or Undertaking on terms to his satisfaction to secure the following heads of terms:**

- **Provision of footway from the pond to the existing sections of footway near the Hadleigh Road junction - £26,000**
- (2) That, subject to the completion of the Planning Obligation in Resolution (1) above to the satisfaction of the Corporate Manager – Growth and Sustainable Planning, he be authorised to grant planning permission subject to the conditions including:**
- **Standard Time Limit**
 - **Approved Plans**
 - **Archaeology**
 - **Materials**
 - **Surface Water Drainage Details**
 - **Landscaping Scheme**
 - **Timescale for Landscaping**
 - **Provision of walls and fences**

(b) BENTLEY

**Application No. B/17/00003/FUL
Paper PL/17/4 – Item 2**

Full Application – Erection of 16 dwellings comprising 5 Bungalows and 11 Houses, complete with garaging, related infrastructure, landscaping, and new access off Station Road, Oakleigh, Capel Road.

The Case Officer, Gemma Pannell, in presenting this item referred to an amendment to the recommendation to secure a contribution towards mitigation linked to a biodiversity impact assessment. In response to a question about the application of the Habitats Regulations to this site, the Case Officer confirmed that it was within the specified distance of the Special Protection Area. The revised recommendation together with the inclusion of an archaeology condition and the deletion of the condition referring to submission of reserved matters was approved.

RESOLVED

- (1) That the Corporate Manager – Growth and Sustainable Planning be authorised to grant planning permission subject to the prior completion of a Section 106 or Undertaking on terms to his satisfaction to secure the following heads of terms:**
- **Affordable Housing**
 - **Contribution of £1,200 towards mitigation for a Habitats Regulations Assessment**

and that such permission be subject to the conditions as set out below:

- Standard Time Limit Condition
- Approved Plans
- Sustainability
- Surface Water Drainage
- As recommended by Highways
- The recommendations of the ecological report be adhered to
- Construction management plan
- Detailed hard/soft landscaping to be submitted
- Implementation of landscaping plan to be submitted
- Submission of Arboricultural Method Statement and Tree Protection Plan
- Details of Renewables
- Biodiversity Assessment to be carried out on the impact of the Stour and Orwell Estuary Special Protection Area
- Archaeology

(c) COPDOCK AND WASHBROOK

**Application No.
B/16/00802/FUL
Paper PL/17/4 – Item 3**

Full Application – Erection of 15 dwellings including 5 units of affordable housing, with associated works to roads, access, parking and landscaping, Football Ground, Back Lane.

RESOLVED

That the Corporate Manager – Growth and Sustainable Planning be authorised to grant planning permission subject to the prior completion of a Section 106 or Undertaking on terms to his satisfaction to secure the following heads of terms:

- Affordable Housing
- £4000 – upgrading of bus stop
- £12,500 – improvements to pedestrian connectivity

and that such permission be subject to the conditions as set out below:

- Standard Time Limit
- Approved Plans
- As recommended by County Highway Authority
- As required by County Floods Officer
- Materials - details to be submitted
- Sustainability
- Hours of Operation (0800- 1800 Mon- Fri and 0900-1300 Sat)
- No burning of waste
- Submission of a Construction and Environmental Plan
- Landscaping Plan
- Tree Protection Plan

- **Provision of walls and fences**
- **Window Side Elevation (Plot 12) to be obscure glazed.**

(d) LINDSEY

**Application No. B/16/00955/FUL
Paper PL/17/4 – Item 4**

**Full Application - Erection of 1
detached dwelling and
construction of new vehicular
access, Lodge Farm, Kersey
Road.**

Members had before them an Additional report on revised proposals, together with the report previously considered by the Committee at its meeting on 1 March 2017. Members were given the opportunity to view a model of the proposed building in the Council Chamber.

Ben Elvin, Senior Development Management Officer, made reference to the recent site visit which had included the opportunity for Members to take in the relationship to St James's Chapel. He also referred to the revisions to the application, which had been made after the further discussions with the parties previously requested by the Committee. The revisions, which included the reduction in height of the proposed tower by 1.26m, were listed in the Additional report, together with updated comments in full from consultees.

Members were aware that the Parish Council remained in support of the application, but that both Heritage England and Place Services continued to express reservations regarding heritage matters. Notwithstanding the revision to the proposal, the officer recommendation remained one of refusal for the reasons given in the original Committee report to the March meeting.

After listening to the public speakers and the Ward Member, together with the responses to Members' questions about various matters including details of the proposed construction methods / design / materials, the level of the possible impact of the proposal on heritage assets, definition of public benefit and policy implications, the officer recommendation of refusal was moved. The motion was lost on being put to the vote, and a proposal to approve subject to conditions was moved on the grounds that although there was an impact on the heritage assets, there was not considered to be harm to them and the proposal was in accordance with policies CS1, CS2, and CS15 of the Core Strategy, Policy CN01 of the Local Plan and paragraph 55 of the NPPF.

In response to Members' concerns about an existing black shed on the site which appeared to intrude into the proposed wildflower meadow, and the maturity of tree planting for the site, officers advised that both aspects could be considered by way of a landscaping condition.

The motion to approve was carried on being put to the vote.

RESOLVED

That planning permission be granted subject to conditions including:

- **Approved Plans**
- **Timetable for build out**
- **Landscaping plan and timetable**
- **Ecological Mitigation**
- **Lighting details**
- **Removal of PD rights**
- **Archaeology**
- **Sustainability**

Note: The meeting adjourned for refreshments between 10.45 a.m. and 11.15 a.m.

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

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Chairman