

BABERGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE BABERGH PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 27 SEPTEMBER 2017

PRESENT: Nick Ridley - Chairman

Sue Ayres	Simon Barrett
Peter Beer	David Busby
Derek Davis	Alan Ferguson
Kathryn Grandon	John Hinton
Michael Holt	Adrian Osborne
Stephen Plumb	David Rose
Ray Smith	

78 DECLARATION OF INTERESTS

Dave Busby declared a non-pecuniary interest in Item 1 of Paper PL/17/16 as a resident of Capel St Mary.

Derek Davis declared a non-pecuniary interest in Item 2 of Paper PL/17/16 by reason of being the Council's representative on the Suffolk Coast and Heaths AONB Joint Advisory Committee.

David Rose declared a non-pecuniary interest in Item 3 of Paper PL17/16 by reason of being a former work colleague of the applicant.

79 MINUTES

RESOLVED

That the Minutes of the meetings held on 2 and 16 August 2017 be confirmed and signed as correct records.

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

None received.

81 QUESTIONS BY THE PUBLIC

None received.

82 QUESTIONS BY COUNCILLORS

None received.

SITE INSPECTIONS

Alan Ferguson, Ward Member for South Cosford, requested a site inspection in respect of Application No. B/17/01009/OUT – erection of 41 dwellings, land east of Hadleigh Road, Elmsett, to enable Members to view the site in the context of the surrounding area and the road network.

Members were also asked to approve a site inspection in respect of Application No. B/17/01080/OUT – industrial land east of Bull Lane, Acton Place Industrial Estate, Acton.

Following a short presentation, the Committee agreed to hold site inspections.

RESOLVED

(1) That site inspections be held as follows:-

**on Wednesday 4 October 2017 in respect of Application No. B/17/01080/OUT and
on Wednesday 18 October 2017 in respect of Application No. B/17/01009/OUT.**

(2) That a Panel comprising the following Members be appointed to inspect the sites:

**Sue Ayres
Simon Barrett
Peter Beer
David Busby
Derek Davis
Alan Ferguson
Kathryn Grandon**

**Michael Holt
Adrian Osborne
Stephen Plumb
Nick Ridley
David Rose
Ray Smith**

PL/17/16 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to Paper PL/17/16 (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.

In accordance with the Council's arrangements for Public Speaking at Planning Committee, representations were made as detailed below relating to Item Nos 1, 2 and 3 of Paper PL/17/16 and the speakers responded to questions put to them as provided for under those arrangements. The length of time for each allocated public speaking slot had been extended with regard to Application No. B/17/00122/FUL to five minutes (and to eight minutes for the Ward Members) by the Chairman, exercising his discretion:-

<u>Application No.</u>	<u>Representations from</u>
B/17/00122/FUL	Andrew Cann (Representing the Parish Council) Jon Burnby (Objector) Geoff Armstrong (Agent for the Applicant) Chris Smith (Agent – available to answer specialist questions) Sue Carpendale (Ward Member) Fenella Swan (Ward Member)
B/17/00950/FUL	Jane Jones (Parish Clerk) Mark Nowers (Objector) Roger Balmer (Agent for the Applicant) Penny Clements (Agent – available to answer specialist questions) Alastair McCraw (Ward Member)
DC/17/03272/FUL	Roger Balmer (Agent for the Applicant) Penny Clements (Agent – available to answer specialist questions)

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/17/16 be made as follows:-

(a) CAPEL ST MARY

<p>Application No. B/17/00122/FUL Paper PL/17/16 – Item 1</p>	<p>Full Application - Residential development of 97 (including 34 affordable units) with associated vehicular access from Days Road, landscaping, open space, car parking and pedestrian links, Land North and West of Capel Community Church, Days Road</p>
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The Case Officer, Gemma Pannell included in her presentation reference to the information in the Addendum which summarised a further objection together with comments from Strategic Housing confirming the acceptability of the proposed housing mix and provision.

During the course of the debate, reference was made to an appeal decision at Cockfield. Ben Elvin, Special Projects Manager, advised the Committee that the comparison was not relevant as the Capel St Mary site was not 'isolated'.

A motion to grant outline permission was moved on the basis that the reasons for the previous refusal had been addressed.

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**
- **Travel Plan Requirements**
- **A proportionate financial contribution towards visitor management measures for the Stour and Orwell Estuaries SPA/Ramsar**

and that such permission be subject to conditions including:

- 1) Standard Time Limit Condition.**
- 2) Approved Plans**
- 3) Sustainability**
- 4) Archaeological work and monitoring**
- 5) Surface water drainage and construction surface water management plan**
- 6) Ecological mitigation and enhancement measures**
- 7) Lighting design (ecology) to be submitted**
- 8) Details of fire hydrants**
- 9) Tree Protection**
- 10) Details of Materials**
- 11) As recommended by highways – with improvements to Days Road/Brook Lane**
- 12) Odour mitigation**
- 13) Details of screen walls and fences**
- 14) Construction Management Plan**
- 15) Detailed landscaping plan**

(b) STUTTON

**Application No. B/17/00950/FUL
Paper PL/17/16 - Item 2**

Full Application - Erection of 34 dwellings and associated access, landscaping, and parking. Construction of road and pedestrian access to Church Road and Lower Street. As amended by drainage documents received 4 September 2017; highway documents received 5 September 2017 and energy report received 7 September 2017, Land West of 35 - 40 Stutton Close.

The Case Officer, Lynda Bacon included in her presentation reference to the letter of objection from the Stour and Orwell Society included in the Addendum and confirmed that although, as stated by the Society, the site had been excluded in the May 2016 CHLAA, it was now included in the draft Joint Local Plan Consultation Document.

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**
- **RAMS Contribution**
- **Bus stop improvements**

and that such permission to be subject to conditions including:

- **Commencement within 3 years**
- **Development to be implemented in accordance with submitted details**
- **As recommended by the LHA**
- **As recommended by SCC Archaeology**
- **As recommended by SCC Flood and Water Management**
- **10% reduction in predicted carbon**
- **All external lighting, including any street lighting, to be approved**
- **Fire hydrants to be provided**
- **Hard and soft landscaping to be submitted and agreed**
- **Boundary enclosure details to be submitted and agreed**
- **Levels to be submitted and agreed**
- **Tree and hedgerow protection fencing to be installed with details to be approved**
- **Ecological enhancement strategy to be approved**
- **Boundary hedge and landscape management plan**
- **Provision and management of public open space including boundary hedge to the east and south**
- **No burning to take place on the site**
- **Construction Management Plan**
- **Provision of open space**
- **Maintenance of open space**

(c) EAST BERGHOLT

**Application No. DC/17/03272/FUL
Paper PL/17/16 - Item 3**

**Full Application - Planning Application -
Erection of 7 holiday let, eco lodges and
associated landscaping. Change of use
of land from agricultural to tourism and
demolition of open sided, concrete barn,
Flatford Farmhouse, Flatford Lane.**

The Case Officer, Natalie Webb included in her presentation reference to the additional officer assessment in the Addendum, setting out the policies of the East Bergholt Neighbourhood Plan which had been considered as part of that assessment, including the impacts referred to in paragraphs 9, 10 and 11 of the officers' report.

RESOLVED

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

- **RAMS Contribution**

and that such permission be subject to conditions including:

- **Standard Time Limit**
- **Approved Plans and documents**
- **Time restriction on Holiday Let**
- **Details of surface water drainage**
- **Landscape scheme**
- **Landscape scheme time of commencement**
- **Existing tree protection**
- **Surfacing materials for all roads and ways**
- **Floodlighting - removal of permitted development**
- **Submission of site management plan**

Notes:

1. The meeting adjourned for refreshments between 11 a.m. and 11.15 a.m.
2. The meeting adjourned for a short comfort break during consideration of Item2.
3. Kathryn Grandon left the meeting after consideration of Item 2.

The business of the meeting was concluded at 12.55 p.m.

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Chairman