

MINUTES OF THE MEETING OF THE BABERGH PLANNING COMMITTEE HELD IN KING EDMUND CHAMBER, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH ON WEDNESDAY, 22 NOVEMBER 2017

PRESENT: Nick Ridley - Chairman

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

100 DECLARATION OF INTERESTS

None received.

101 MINUTES

**RESOLVED**

**That the Minutes of the meeting held on 25 October 2017 be confirmed and signed as a correct record.**

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

None received.

103 QUESTIONS BY THE PUBLIC

None received.

104 QUESTIONS BY COUNCILLORS

None received.

105 SITE INSPECTIONS

David Busby requested a site inspection in respect of cross boundary Application No. B/15/00649 – land at Stafford Park, Clare Road, Long Melford (Paper PL/17/23 refers).

The request was proposed and seconded but it was agreed to defer consideration of the motion to allow the officer presentation of Paper PL/17/23 to proceed under Agenda Item 9 (Minute No 107 refers).

PL/17/22 - PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

In accordance with the Council's arrangements for Public Speaking at Planning Committee, representations were made as detailed below relating to Paper PL/17/22 and the speakers responded to questions put to them as provided for under those arrangements.

Application No.

B/15/01196/FUL      John Hume (Parish Council)  
                                  Iqbal Alam (Objector)  
                                  Andrew Rogers (Supporter)  
                                  Andrew Harding (Applicant)  
                                  Phil Branton (Agent – to answer technical questions)  
                                  Alan Ferguson (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) a decision on the item referred to in Paper PL/17/22 be made as follows:-**

**a      KERSEY**

**Application No. B/15/01196/FUL      Full Application – Erection of 7 two storey dwellings, land to the rear of 1-6 The Street.  
 Paper PL/17/22 – Item 1**

The Case Officer, Steven Stroud, referred to the date of the SCC Highways comments at the bottom of page 5 of Paper PL/17/22 which should read '10.12.15' (not 10.12.17).

Members in discussing the application were aware that the key issue was the need to balance the benefits to the village as a whole with the identified harm to heritage assets. The Case Officer referred to the independent highway advice set out in the letter and Appendices from civil and traffic engineering consultants GH Bullard & Associates LLP (as attached to the officer report) which had been sought in view of the conflicting advice received at different times from SCC Highways officers.

The officer recommendation for refusal for the reasons set out in the report was proposed and seconded, with the suggestion that a further reason for refusal relating to highway safety might be appropriate. However the officer advice that the consultants' view did not support a reason for refusal on highway grounds was accepted. The officer recommendation as set out in Paper PL/17/22 was lost on being put to the vote.

A proposal to grant permission was then moved on the basis that the benefits of the affordable housing substantially outweigh any harm which may be caused to a rear view of heritage assets. The proposed development was considered to accord with policies CA11, CS15 and CS19 of the Core Strategy and saved policies HS28 and CN06 of the Local Plan. The motion for the grant of permission took into account suggested conditions, together with the options put forward by the Legal Adviser, Ian De Prez, for securing the affordable housing element.

## **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 (if not secured by condition):**

**and that such permission be subject to conditions including:-**

- **Standard time limit**
- **Details of materials**
- **As required by LHA**
- **As required by SCC Archaeology – scheme of investigation and assessment**
- **As recommended by the Arboricultural Officer**
- **Contamination – condition on ground gases**
- **To secure the provision of the affordable housing element as offered by the applicant (if not secured by a Section 106 or Undertaking)**

107 PL/17/23 - RESPONSE OF BABERGH DISTRICT COUNCIL TO THE CROSS BOUNDARY PLANNING APPLICATION IN RESPECT OF LAND AT STAFFORD PARK CLARE ROAD LONG MELFORD FOLLOWING DEVOLUTION OF DECISION-TAKING POWERS TO BRAINTREE DISTRICT COUNCIL.

Ben Elvin, Strategic Projects and Delivery Manager presented Paper PL/17/23 and referred Members to the Addendum to the report which contained a letter from Lambert Smith Hampton on behalf of Liston Residents Association together with a Legal Opinion on the 'Polluter Pays' principle in relation to remediation.

Having listened to the presentation and commented on matters relating to the remediation aspects, traffic concerns and construction management arrangements, Members agreed that consideration of the Council's response to Braintree District Council should be deferred to allow them to visit the site.

## **RESOLVED**

- (1) **That a site inspection be held on Wednesday 29 November 2017 in respect of cross boundary Application No. B/15/00649, prior to the Committee's consideration of Paper PL/17/23.**

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

**Sue Ayres  
Simon Barrett  
Peter Beer  
David Busby  
Luke Cresswell  
Derek Davis  
Alan Ferguson**

**Kathryn Grandon  
John Hinton  
Michael Holt  
Adrian Osborne  
Stephen Plumb  
Nick Ridley  
Ray Smith**

Note:

The meeting adjourned for refreshments between 11.20 a.m. and 11.40 a.m.

The business of the meeting was concluded at 12.15 p.m.

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Chairman