

BABERGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE BABERGH PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 16 AUGUST 2017

PRESENT: Nick Ridley - Chairman

Sue Ayres	Melanie Barrett
Simon Barrett	Peter Beer
David Busby	Tina Campbell
Derek Davis	John Hinton
Richard Kemp	Margaret Maybury
Adrian Osborne	David Rose
Ray Smith	

40 SUBSTITUTES AND APOLOGIES

It was noted that in accordance with Committee and Sub-Committee Procedure Rule No 20, substitutes were in attendance as follows:-

Richard Kemp (Substituting for Stephen Plumb)
Melanie Barrett (Substituting for Michael Holt)
Margaret Maybury (Substituting for Alan Ferguson)
Tina Campbell (Substituting for Kathryn Grandon)

41 DECLARATION OF INTERESTS

None declared.

42 MINUTES

RESOLVED

That the Minutes of the meeting held on 5 July 2017 be confirmed and signed as a correct record subject to an amendment on page 1 to remove the sentence:

“The following Member was unable to be present: Fenella Swan”

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

None received.

44 QUESTIONS BY THE PUBLIC

None received.

45 QUESTIONS BY COUNCILLORS

None received.

46 PL/17/10 PLANNING APPLICATION FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to Paper PL/17/10 (circulated to Members prior to the commencement of the meeting) which included additional correspondence received from Strutt and Parker since the publication of the Agenda but before noon on the working day before the meeting.

In accordance with the Council's Arrangements for Public Speaking at Planning Committee, representations were made as detailed below relating to the Item in Paper PL/17/10 and the speakers responded to questions put to them as provided for under those Arrangements:-

<u>Application No.</u>	<u>Representations from</u>
B/15/01433	Andrew Guttridge (Bildeston Parish Council) Jocelyn Targett (Objector) Paul Brailsford (Agent)

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 Papers PL/17/10 be made as follows:-

BILDESTON

Application No. B/15/01433/OUT Paper PL/17/10 – Item 1	Outline Application - Erection of 48 residential dwellings with detailed consideration of access, Land East of Artiss Close and Rotheram Road.
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The Case Officer, Gemma Pannell introduced application B/15/01433 and referred to the Addendum to Paper PL/17/10.

Ben Elvin, Senior Development Management Planning Officer clarified that no objections had been lodged regarding Highways concerns and that Suffolk County Council Highways Authority had raised no objections to the proposal subject to conditions detailed in the officer recommendation.

During the debate Ian de Prez, Legal Business Partner, responded to Members' concerns and clarified that there was no reason to believe that the data for Babergh District Council's five year land supply was incorrect. He confirmed that detailed legal advice had been taken on Paper PL/17/10.

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**

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

- **Submission of reserved matters;**
- **Commencement within 3 years;**
- **Development to be implemented in accordance with submitted details;**
- **Foul drainage to public sewer;**
- **Surface water to be a SuDS system, with details and management to be approved;**
- **Adoption of pumping station prior to 51% occupation of the site**
- **Submission of details of those parts of the frontage boundary hedge to be replaced;**
- **A pavement connecting the site to Rotheram Road prior to occupation;**
- **10% reduction in predicted carbon to be achieved with details to be approved;**
- **Fire hydrants to be provided;**
- **Tree and hedgerow protection fencing to be installed with details to be approved;**
- **As recommended by SCC Archaeology;**
- **Parking to be in accordance with the Suffolk Parking Standards;**
- **All external lighting, including any street lighting, to be approved;**
- **Tree planting plan to be submitted and approved along with reserved matters relating to landscaping (with space identified for feature trees to mature);**
- **Boundary hedge management plan;**
- **Scale of houses to be two storeys with the height limited to 9m;**
- **Ecological enhancement strategy to be approved;**
- **Land contamination assessment and remediation if required;**
- **Provision and management of public open space including boundary hedge to the east and south;**
- **As recommended by the LHA.**

The business of the meeting was concluded at 12 noon.

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Chairman