

MINUTES OF THE MEETING OF THE BABERGH PLANNING COMMITTEE HELD IN
KING EDMUND CHAMBER, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH ON
WEDNESDAY, 20 DECEMBER 2017

PRESENT: Nick Ridley - Chairman

Melanie Barrett
Peter Beer
Luke Cresswell
Alan Ferguson
Michael Holt
Jan Osborne
Ray Smith

Simon Barrett
David Busby
Derek Davis
John Hinton
Adrian Osborne
Stephen Plumb

Sue Ayres and Kathryn Grandon were unable to be present.

114 SUBSTITUTES

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

Melanie Barrett (substituting for Kathryn Grandon)
Jan Osborne (substituting for Sue Ayres)

115 DECLARATION OF INTERESTS

None received.

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

None received.

117 QUESTIONS BY THE PUBLIC

None received.

118 QUESTIONS BY COUNCILLORS

None received.

119 PL/17/25 PLANNING APPLICATIONS FOR DETERMINATION BY THE
COMMITTEE

Members had before them an Addendum to Paper PL/17/25 (circulated to Members prior to the day of the meeting) containing 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 Application No. DC/17/04024 in Paper PL/17/25 and the speakers responded to questions put to them as provided for under those arrangements:-

| <u>Application No.</u> | <u>Representations from</u> |
|------------------------|---|
| DC/17/04024 | Andrew Searle (Parish Council) Karl Grimwade (Objector) James Firth (Agent for the Applicant) |

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. 49(a) (dated 19 October 2004) decisions on the items referred to in Paper PL/17/25 be made as follows:-

a LAVENHAM

| | |
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| Application No. DC/17/04024/FUL Paper PL/17/25 – Item 1 | Full Application – Erection of 24 dwellings with associated parking, landscaping and open space, land adjacent to Bear's Lane. |
|--|---|

The Case Officer, Gemma Pannell, in presenting the application referred Members to the updates in the Addendum which included an amended recommendation to reflect the provision of a drainage scheme which was acceptable to the Local Lead Flood Authority. She also referred to the letter from the Ward Member, William Shropshire, which was appended in full to the Addendum. After the conclusion of the public speaking session and before the start of the debate, the Chairman offered Members reading time for Councillor Shropshire's letter which had been circulated with the Addendum the previous day, but Members confirmed that this was not needed.

Members were aware from the letter sent to them by the agent and as confirmed by the Case Officer that the applicant had explored options for the provision of an emergency access route which would allow emergency vehicles to bypass Bear's Lane if required. Further consideration of this aspect would be covered by a note on the Decision Notice if permission was granted.

During the course of the subsequent discussion, a question was raised about space standards for dwellings. Steven Stroud, Strategic Projects Manager, confirmed that Babergh and Mid Suffolk do not currently have a policy covering this specific aspect of design, but that he would take this up with the newly appointed Corporate Manager for Planning Policy.

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
- Open Space

and that such permission be subject to conditions including:

- 1) Standard Time Limit Condition.
 - 2) Approved Plans
 - 3) Sustainability
 - 4) Surface water drainage and construction surface water management plan
 - 5) Ecological mitigation and enhancement measures
 - 6) Lighting design to be submitted
 - 7) Details of fire hydrants
 - 8) Arboricultural method statement, tree protection plan with regards the final layout and a monitoring schedule
 - 9) Details of Materials
 - 10) Conditions as recommended by highways
 - 11) Details of screen walls and fences
 - 12) Construction Management Plan (Inc. construction hours, constructor parking, dust control and prohibition of burning)
 - 13) Landscaping
 - 14) Foul Water Strategy
 - 15) Contamination
- (2) That a note be added to the Decision Notice to ensure that further discussions continue between the parties, with a view to securing an alternative emergency access route.

b LINDSEY

**Application No. DC/17/03751/FUL
Paper PL/17/25 – Item 2**

Full Application – Erection of 2 no. 3-bedroom dwellings with associated garages (following demolition of existing dwelling); application to include change of use from agricultural land to residential use, The Bungalow, The Street.

The Case Officer, Steven Stroud, in presenting the application, referred Members to the letter from the Ward Member, Bryn Hurren, which was reproduced in full in the Addendum.

He also informed Members that the application site was outside the Stour and Orwell Estuaries Special Protection Area and therefore the financial contribution referenced in para 12.1 of the officer report is not required. However, the recommended condition for ecological mitigation is retained.

Councillor Hinton asked why the officer report did not reference Policy CS11 when the development was outside of the Lindsey settlement boundary. The officer responded that Policy CS11 did not apply because, viewed in its proper policy context, it should apply to Core and Hinterland villages. Lindsey does not have a settlement boundary and is designated as countryside for planning purposes. Councillor Hinton then referred to the relevant Supplementary Planning Document and said that the SPD states that the policy should apply. The Chairman supported the view taken by officers and said that Policy CS11 should not apply in respect of countryside settlements. The officer nevertheless advised that he would take Councillor Hinton's comments away for review.

RESOLVED

That planning permission be granted subject to conditions including:

- **Standard time limit**
- **Approved plans and documents**
- **Ecological mitigation.**
- **Highways measures/improvements**
- **Materials details**
- **Levels details**
- **Hard and soft landscaping details (inc. boundary treatments and management)**
- **Archaeological investigation/assessment**

The business of the meeting was concluded at 10.45 am.

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Chairman