

MINUTES OF THE MEETING OF THE BABERGH PLANNING COMMITTEE HELD IN
KING EDMUND CHAMBER - ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH ON
WEDNESDAY, 13 JUNE 2018

PRESENT: Peter Beer - Chairman

Sue Ayres
David Busby
John Hinton
Jennie Jenkins
Lee Parker
David Rose

Sue Burgoyne
Derek Davis
Michael Holt
Adrian Osborne
Stephen Plumb
Ray Smith

Michael Creffield and Luke Creswell were unable to be present.

8 SUBSTITUTES AND APOLOGIES

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

Sue Ayres (substituting for Michael Creffield)

9 DECLARATION OF INTERESTS

None declared.

10 PL/18/2 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 18 APRIL 2018

It was RESOLVED

That the minutes of the meeting held on 18 April 2018 be confirmed and signed as a correct record.

11 PL/18/3 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 9 MAY 2018

It was RESOLVED

That the Minutes of the meeting held on 9 May 2018 be confirmed and signed as a correct record.

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

None received.

13 SITE INSPECTIONS

Councillor Dave Busby requested a site inspection in respect of the planning application for Shotley Pier for reasons relating to the heritage aspects and changes from the original planning application.

The Corporate Manager – Growth and Sustainable Planning advised Members that because the Delegation Panel had considered, and rejected, a Councillor request for this application to be referred to Committee, a site visit could not be considered, and the Legal Adviser to the Committee, Ian de Prez, concurred with this advice. However, if the application was subsequently deemed to be controversial and referred to Committee for consideration, a site visit could be appropriate. In the circumstances, it was proposed and seconded that a site visit would be held if the application was to be considered by Committee and this was carried on being put to the vote.

Councillor John Hinton then requested a site visit for Application No DC/18/02526 – 10/11 Silver Leys Bentley to view the context of the site and use of garages. It was agreed that this request would be considered at the next meeting of the Committee, with the benefit of the usual mini presentation.

It was RESOLVED

- (1) That no site inspection be held in respect of the application for Shotley Pier unless it is referred to Committee for determination, in which case a Panel comprising all the Members of the Committee would be authorised to attend the site visit at a time and date to be agreed with the Chairman.**
- (2) That the request for a site visit in respect of Application No DC/18/02526 be considered at the next meeting of the Committee.**

14 PL/17/40 PLANNING APPLICATION FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to Paper PL/17/40 (circulated to Members prior to the day of the meeting) detailing an amended recommendation together with the comments of the two Ward Members set out in full. A further letter from the Gardens Trust dated 12 June was circulated prior to the commencement of 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/17/40 and the speakers responded to questions put to them as provided for under those arrangements.

<u>Application No</u>	<u>Representations from</u>
DC/17/04052	Adrian Beckham (Parish Council)
	Lady Hart (Objector)
	Edward Barrett (for the Applicant)
	Frank Lawrenson (Ward Member)

It was 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/17/40 be made as follows:-

CHILTON

Application No DC/17/04052/OUT Paper PL/17/40 – Item 1	Outline application for residential development of up to 130 dwellings (Use Class C3) including means of access into site (not internal roads), parking and associated works, with all other matters (relating to appearance, landscaping, scale and layout) reserved, land north of Waldingfield Road.
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Vincent Pearce, Principal Planning Officer, in introducing this item, referred to the information contained in the Addendum and as circulated at the meeting.

As referred to in the agenda, Paper PL/17/40 (published for the meeting on 9 May 2018) was withdrawn from consideration at that meeting because of the receipt of a late legal representation. The Principal Planning Officer confirmed that PL/17/40, now re-presented for consideration by the Committee, was unchanged from the previously published report. However, as set out in the Addendum, the reference to the Education and Pre-Schooling contributions has been expanded with a consequential amendment to the recommendation.

The Corporate Manager – Growth and Sustainable Planning informed Members that the Case Officer, Steven Stroud (currently on leave), had received an email overnight from Historic England confirming that HE did not wish to make any further points from those already submitted.

During the course of the consideration of this item, the Planning Officer and the Corporate Manager responded to questions about various aspects of the proposal including CIL and Section 106 tests, parking standards, definition of degrees of harm, access and landscaping. Colin Bird, Suffolk County Council Highways, clarified the highways position regarding consideration of various access proposals for the area including roundabouts.

As a result of Members' consideration, the officer recommendation (as amended) was moved with the inclusion of an additional condition to secure parking standards compliance.

It was RESOLVED

- (1) That the Corporate Manager – Growth and Sustainable Planning be authorised to grant outline planning permission subject to the prior completion of a Legal Agreement pursuant to Section 106 of the Town and Country Planning Act 1990, or accepted Undertaking, to secure the following obligations and related terms to his satisfaction:-**

<u>Obligation</u>	<u>Conditions</u>
Affordable Housing	35%, Provision of (final tenure/mix to be agreed with Housing Lead.
Open Spaces and Play Provision	Provision of:- Long-term management of / transfer
Education	Primary Schooling - £556.192 (proportionate contribution to build cost of new primary school identified in the Chilton Woods planning permission or other facilities within the local cluster).
Pre-Schooling	£124,995 (proportionate contribution to build cost of new pre-schooling provision identified in the Chilton Woods planning permission or other facilities within the local cluster).
Libraries	£21,190 (to enhance and improve facilities at Sudbury Library).
Waste	£14,300 (proportionate contribution towards land acquisition and build costs of new Household Waste and Recycling Centre identified within the Chilton Woods planning permission).
Travel Plan	Implementation of (on occupation of 100th dwelling); Implementation of an agreed Interim Travel Plan; £79,466 (total value bond, called in the event that the developer fails to implement the Travel Plan) £1,000 per annum from occupation of the 100th dwelling for a minimum of 5 years, or one year after the occupation of the final dwelling, whichever is the longest duration (for evaluation and monitoring).
Highways	£80,000 (for improvements to roundabout junction of Waldingfield Road and Aubrey Drive, and the design and construction of a Toucan crossing between the two roundabouts on Waldingfield Road at Aubrey Drive and Northern Road; worded to allow flexibility in the use of this sum in the local area so that the interaction between this development and any other development which would affect these junctions, can be considered by the Highway Authority).

and that such planning permission be subject to conditions, to the satisfaction of the Corporate Manager – Growth and Sustainable Planning, including the following:-

- Approval of reserved matters, to include appearance, landscaping, layout and scale, all to be in accordance with the approved plans and parameters;
 - Standard time limit for commencement;
 - Provision of pedestrian/cycle links into adjacent land;
 - As required by LHA/Details for on-site highway infrastructure;
 - As recommended by the Council's Ecologist;
 - As recommended by the Council's Environmental Protection team (noise and contamination);
 - Construction management plan/details;
 - Drawings to show finished slab and floor levels;
 - As required by LLFA/detailed surface water drainage strategy;
 - Detailed foul water drainage strategy;
 - Detailed energy strategy;
 - Details of facing and roofing materials;
 - Hard and soft landscaping details;
 - Lighting strategy;
 - Fire hydrants;
 - Archaeology;
 - Parking provision to requisite standards of local authority adopted parking standards.
- (2) That, in the event of the Legal Agreement or Undertaking referred to in Resolution (1) above not being secured or accepted to the satisfaction of the Corporate Manager – Growth and Sustainable Planning, he be authorised to refuse planning permission, for reason(s) including:
- Inadequate provision of infrastructure contributions which would fail to provide compensatory benefits to the sustainability of the development and acceptably mitigate its wider impacts, contrary to the Development Plan and NPPF.

The business of the meeting was concluded at 4 p.m.

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Chairman