

BABERGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE BABERGH PLANNING COMMITTEE HELD IN COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 29 MARCH 2017

PRESENT: Peter Beer (Chairman)

Sue Ayres	David Busby
Tina Campbell	Derek Davis
John Hinton	Michael Holt
Adrian Osborne	Lee Parker
Stephen Plumb	Nick Ridley
David Rose	

The following Members were unable to be present: Sue Burgoyne and Ray Smith.

113 **DECLARATION OF INTERESTS**

None declared.

114 **CONFIRMATION OF MINUTES**

RESOLVED

That the minutes of the meeting held on 1 March 2017 be confirmed and signed as a correct record.

115 **PETITIONS**

None received.

116 **QUESTIONS BY THE PUBLIC**

None received.

117 **QUESTIONS BY COUNCILLORS**

None received.

118 **SITE INSPECTIONS**

Sue Carpendale, Ward Member for Mid Samford, requested site inspections in respect of Application No B/16/01458 – Full application for up to 150 dwellings, 7 Little Tufts and land east of Longfield Road (to assess the impact on residential amenity and the existing highway network) and Application Nos B/16/01365 and B/17/00122 – Full application – erection of 100 dwellings, land north and west of Capel Community Church, Days Green (to assess the impact on the village infrastructure, including access and highway safety issues).

Prior to asking Members to vote on the request, the Chairman asked the Case Officer to make a brief presentation with photographs to enable them to decide whether they considered it necessary to visit the sites.

Following the presentation it was agreed to hold site visits.

RESOLVED

- (1) That site inspections be held on Wednesday 5 April 2017 in respect of Application Nos B/16/01458 and B/17/00122 (duplicate to Application No B/16/01365) prior to their consideration by the Committee.**
- (2) That a Panel comprising the following Members be appointed to inspect the sites:-**

**Sue Ayres
Peter Beer
Sue Burgoyne
David Busby
Tina Campbell
Derek Davis
John Hinton**

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

119 PAPER S123 – PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to Paper S123 (circulated to Members prior to the commencement of the meeting) updating Members in relation to Paragraph 49 of the NPPF.

In accordance with the Council's Charter for public speaking at Planning Committee, a representation was made as detailed below relating to the item in Paper S123, and the speaker responded to questions put to him as provided for in the Charter:-

Application No.

Representation from

B/16/00437/OUT

Phil Cobbold (Agent for 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. 48(a) (dated 19 October 2004) a decision on the item referred to in Paper S123 be made as follows:-

LAVENHAM

**Application No. B16/00437
Paper S123 – Item 1**

Outline application – erection of up to 25 residential dwellings (all matters reserved except means of access) land off Norman Way.

Members had before them the previous report on this application (considered by Planning Committee on 7 September 2016 - appended to Paper S123). The Case Officer, Gemma Pannell, referred to the reason for the reference to Committee, as explained on pages 6 and 8 of Paper S123, and updated in the Addendum in relation to the current lack of a five year land supply. She also asked Members to agree the inclusion of an allotments condition.

Members were advised that although increased weight is now to be given to the Lavenham Neighbourhood Plan, the Committee was not being asked to re-visit the considerations it took into account when making its previous decision of approval. Members noted the advice about the lack of a five year land supply, as set out in the Addendum, which concluded that the proposal was considered to be sustainable development within the three identified strands such that there is a presumption in favour of the proposal, in accordance with the NPPF.

RESOLVED

(1) That the Professional Lead – Growth and Sustainable Planning be authorised to secure a Planning Obligation, on terms to his satisfaction, under Section 106 of the Town and Country Planning Act, 1990, to provide:

- **Affordable Housing**
- **Management of the public open space**

(2) That, subject to the completion of the Planning Obligation referred to in Resolution (1) above the Professional Lead – Growth and Sustainable Planning be authorised to grant planning permission subject to conditions including:

- **Reserved Matters to be submitted**
- **Archaeology**
- **Drainage Strategy**
- **Fire Hydrants**
- **Ecological Mitigation**
- **Energy/Sustainability Statement**
- **Construction Management Plan (Dust/noise)**
- **Surface Water Drainage Conditions (SCC Flood Team)**
- **Design Code (Concurrent with Res Matters)**
- **Strategic planning scheme**
- **Soft Landscaping**
- **Hard Landscaping**
- **External Lighting**
- **Tree Protection**
- **Levels (Concurrent with Res Matters)**
- **Details of estate roads**
- **Carriageways and footways to be constructed prior to occupation**
- **Details of areas of parking and manoeuvring to be provided**
- **Details for storage and areas of presentation for bins**

- Details to prevent discharge of surface water
- Construction and Deliveries Management Plan
- Sustainable access route provision (footpath link to High Street)
- Allotments condition – *Philip – please supply wording*

The business of the meeting was concluded at 10.05 a.m.

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Chairman