

BABERGH DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE BABERGH PLANNING COMMITTEE HELD IN COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 21 JUNE 2017

PRESENT: Nick Ridley - Chairman

Sue Ayres	Melanie Barrett
Simon Barrett	Sue Burgoyne
David Busby	Derek Davis
Alan Ferguson	Kathryn Grandon
John Hinton	Adrian Osborne
Stephen Plumb	David Rose
Ray Smith	

The following Members were unable to be present:

Peter Beer, Michael Holt and Fenella Swan.

1 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 Peter Beer)
Simon Barrett (substituting for Michael Holt)
Kathryn Grandon (substituting for Fenella Swan)

2 DECLARATION OF INTERESTS

Councillor Simon Barrett declared a non-pecuniary interest in Application No B/16/01670/FUL (Item 2 of Paper PL/17/3) by virtue of his involvement in the pre-application process as the Ward Member, and in his previous role as Portfolio Holder.

Councillor Adrian Osborne declared a local non-pecuniary interest in Application No B/17/00200 (Item 5 of Paper PL/17/3) by virtue of his membership of Sudbury Town Council.

Councillor John Hinton declared a local non-pecuniary interest in Application No B/17/00441/FUL (Item 1 of Paper PL/17/3) by virtue of having previously been the Council's representative on the Dryport Project.

Councillor David Rose subsequently declared a local non-pecuniary interest in Application No B/17/00441/FUL by virtue of being the Council's representative on the Suffolk Coast and Heaths AONB Joint Advisory Committee and Partnership.

The above Councillors were all able to speak and vote on the respective items.

Councillor Nick Ridley stated that because he had requested that Application No B/17/00023 (Item 4 of Paper PL/17/3) be referred Committee, he would take no part in the debate and would not vote.

3 PL/17/1 AND PL/17/2 - MINUTES

RESOLVED

That the minutes of the meetings held on 26 April 2017 and 10 May 2017 be confirmed and signed as correct records.

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

None received.

5 QUESTIONS BY THE PUBLIC

None received.

6 QUESTIONS BY COUNCILLORS

None received.

7 SITE INSPECTIONS

At its meeting on 1 March 2017 the Committee considered Application No B/16/00955/FUL – erection of 1 detached dwelling and construction of new vehicular access, Lodge Farm, Kersey Road Lindsey. As a result of their discussion, Members deferred a decision to enable further information to be gathered, and to allow a site visit to take place on a date to be confirmed.

RESOLVED

(1) That a site inspection be held on Wednesday 28 June 2017 in respect of Application No B/16/00955/FUL prior to it being reported back to the Committee.

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

**Peter Beer
Sue Burgoyne
David Busby
Derek Davis
Alan Ferguson
Kathryn Grandon**

**Michael Holt
Adrian Osborne
Stephen Plumb
Nick Ridley
David Rose**

Members had before them an Addendum to Paper PL/17/3 (circulated to Members prior to the commencement of the meeting) updating Members on items in the report, together with errata.

In accordance with the Council's Charter for public speaking at Planning Committee, representations were made as detailed below relating to Paper PL/17/3, and the speakers responded to questions put to them as provided for in the Charter:-

<u>Application No.</u>	<u>Representation from</u>
B/17/00441	Chris Elliot (Parish Councillor) Geoff Bowman (on behalf of the Applicant) Alastair McCraw (Ward Member)
B/16/01457	Jonathan Ralph (Parish Councillor) Rebecca McVittie (Objector) Stephanie Sage (Applicant)
B/17/00023	David Marsh (Parish Councillor) Frances Self (Objector) Tim Harbord (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. 48(a) (dated 19 October 2004) decisions on the items referred to in Paper PL/17/3 be made as follows:-

HINTLESHAM

**Application No B/17/00023/OUT
Paper PL/17/3 – Item 4**

Outline application – Erection of detached two-storey dwelling with garage/carport and parking/turning area incorporating existing vehicular access from Raydon Road. As amplified by additional information comprising Agricultural Viability Statement, Land valuation, additional demolition quotation and plans 2489/01A and 02A received 25 April 2017, Ceylon House, Raydon Road.

The Case Officer, John Davies, drew Members' attention to the Addendum which set out further comments from the Highway Authority, the full text of a letter from Barry Gasper, one of the two Ward Members, and a late objection from a local resident.

Members were aware that if they were minded to approve the outline application, the Highway Authority's conditions would include those detailed in the Addendum. During the course of the debate, reference was made to minimising energy consumption and Members were advised that an appropriate condition could be attached in the event of an approval being granted.

RESOLVED

That planning permission be granted subject to conditions including:-

- **Standard outline consent time limit**
- **External facing materials**
- **Removal of all glasshouses prior to occupation of new dwelling**
- **Contamination assessment**
- **Ecological mitigation and enhancements**
- **Hard and soft landscaping**
- **Hedgerow protection**
- **As required by Highway Authority**
- **Details to be submitted at Reserved Matters stage to demonstrate design and layout take account of landform, building orientation, massing and landscaping to minimise energy consumption**

BRANTHAM

**Application No. B/17/00441/FUL
Paper PL/17/3 – Item 1**

Full application – erection of light maintenance and train stabling depot to include a train maintenance building, train stabling sidings, a track connection to the existing main rail line, train washing facility, wheel lathe facility, new depot access road, administration offices, staff accommodation and associated staff and visitors car park, former Wardle Stores, Factory Lane.

The Case Officer, Melanie Corbishley, referred Members to the updates in the Addendum, including the revised recommendation which included six further conditions to reflect comments by consultees, including conditions to address local residents' concerns about the construction phase.

RESOLVED

That planning permission be granted subject to conditions including:-

- **List of approved plans and documents**
- **Compliance with Environmental Management Plan**
- **Provision of fire hydrants**
- **Highway conditions**
- **Submission of verification report (contaminated land)**
- **Flood evacuation plan**
- **Flood proofing of the building**

- Requirement to meet BREEAM Excellent
- Compliance with lighting report and noise report
- No burning on site
- Compliance with ecological mitigation report
- Safeguarding of footpath 13
- Drainage conditions
- Landscaping
- Materials TBA
- Levels
- Car parking and surface treatment
- Means of enclosure
- Shift pattern condition
- Compliance with phasing plan
- Submission of Construction Management Plan
- Compliance with FRA
- Submission of gantry details
- Construction hours
- Lighting design scheme

SUDBURY

**Application No B/16/01670/FUL
Paper PL/17/3 – Item 2**

Full application - erection of part two storey and part three storey building containing 15 residential flats (existing building façade to Station Road and Great Eastern Road retained with the remainder of the existing building to be demolished) Easterns 31 Station Road.

The Case Officer, James Platt, referred to the update to paragraph 91 of Item 2, as set out in the Addendum. He also corrected the reference to the ‘Sudbury Preservation Society’ which should read ‘Sudbury Society.’

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:-

- **To secure £50,000 for the provision of off-site affordable housing, subject to a tiered spending approach seeking to secure provision in Sudbury first**

and that such permission be subject to conditions including:

- **Standard time limit**
- **Approved plans**
- **Details and samples of external materials**

- **Details of fenestration**
- **Details of finishing to all new openings**
- **Details of a surface water management strategy**
- **Parking, manoeuvring and cycle storage areas to be provided in accordance with details**
- **Details of a construction management plan**
- **No burning on site during the construction phase**
- **Specification of provision of illumination and to control light pollution**
- **Measures to improve sustainability**

ALDHAM

**Application No B/16/01457
Paper PL/17/3 – Item 3**

Full Application – erection of temporary dwelling for rural worker in relation to existing pony and cob stud, land east of Samsons Lodge, Whatfield Road.

The Case Officer, Alex Scott, referred to the Addendum which included details of an amended condition to secure the removal of the temporary dwelling, which could be included in the event that the Committee was minded to approve the application.

In considering this application, which was recommended for approval subject to conditions, Members concluded that the applicant had not demonstrated the need to live on site and that there were no exceptional circumstances. A motion to refuse permission based on the lack of a demonstrable need was carried on being put to the vote.

RESOLVED

That planning permission be refused for the following reason:-

The applicant has failed to demonstrate a functional need to live on the site in connection with the existing use of the land, contrary to Policy CS2 of the Core Strategy and paragraph 55 of the NPPF, and in light of the guidance set out in Annex A of PPS7.

SUDBURY

**Application No B/17/00200
Paper PL/17/3 – Item 5**

Full Application – erection of 2 bungalows and new means of access from Queens Close, land to rear of Dunedin, Queens Close.

The Case Officer, John Davies, referred to the comments of Sudbury Town Council as set out in the Addendum and confirmed that the conditions proposed in the recommendation of approval would address the concerns of the Town Council if permission were to be granted.

RESOLVED

That planning permission be granted subject to conditions including:

- **Standard time limit**
- **Facing materials**
- **Existing and Proposed Slab levels**
- **Construction Management Plan**
- **Removal of permitted development**
- **Barrier to prevent use of access to East Street**
- **Structural survey of Footpath boundary and Bridge Terrace**
- **As required by LHA**

GREAT CORNARD

**Application No B/17/00232
Paper PL/17/3 – Item 6**

Full Application – erection of detached annex (following demolition of garage) 46 Broom Street.

RESOLVED

That planning permission be granted subject to:-

- **Standard time limit**
- **Approval of details of facing materials**
- **Restriction of occupation of annexe to be ancillary to 46 Broom Street**

Note: The meeting adjourned for refreshments between 10.35 a.m. and 10.55 a.m. and for a short comfort break after consideration of Item 3.

The business of the meeting was concluded at 1.30 p.m.

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Chairman