

MINUTES OF THE MEETING OF THE BABERGH PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 30 AUGUST 2017

PRESENT: Nick Ridley - Chairman

Peter Beer  
David Busby  
Michael Creffield  
Alan Ferguson  
Michael Holt  
Stephen Plumb  
Ray Smith

Sue Burgoyne  
Tina Campbell  
Derek Davis  
John Hinton  
Adrian Osborne  
David Rose

The following Members were unable to be present:-

Sue Ayres, Simon Barrett and Kathryn Grandon.

47 SUBSTITUTES

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

Tina Campbell (substituting for Sue Ayres)  
Sue Burgoyne (substituting for Simon Barrett)  
Michael Creffield (substituting for Kathryn Grandon)

48 DECLARATION OF INTERESTS

David Rose declared a local non-pecuniary interest in Items 1 and 4 of Paper PL/17/12 by reason of being the Council's representative on the Suffolk Coast and Heaths AONB Joint Advisory Committee and Partnership.

Derek Davis declared a local non-pecuniary interest in Items 1 and 4 of Paper PL/17/12 by reason of being the Council's representative on the Suffolk Coast and Heaths AONB Joint Advisory Committee.

49 MINUTES

**RESOLVED**

**That the Minutes of the meeting held on 19 July 2017 were confirmed and signed as a correct record.**

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

None received.

51 QUESTIONS BY THE PUBLIC

None received.

52 QUESTIONS BY COUNCILLORS

None received.

53 SITE INSPECTIONS

The Corporate Manager – Growth and Sustainable Development reported that the following application required a site inspection prior to its consideration by the Committee. The Case Officer, Gemma Pannell, gave a brief presentation before Member voted on the proposed visit.

**DC/17/03117/FUL**

Full Application - erection of extensions to existing production premises and new buildings to provide canning line (12,611 sqm) warehouse space (7,100 sqm) apple processing and juice storage (2,060 sqm) and apple processing (1,040 sqm) associated vehicle parking and drainage infrastructure, Hill Farm, Brick Kiln Hill, Polstead.

**RESOLVED**

- (1) **That a site inspection be held on Wednesday 20 September 2017 in respect of Application No. DC/17/03117/FUL, prior to its consideration by the Committee.**
- (2) **That a Panel comprising the following Members be appointed to inspect the site:-**

**Sue Ayres  
Simon Barrett  
Peter Beer  
David Busby  
Derek Davis  
Alan Ferguson  
Kathryn Grandon**

**John Hinton  
Michael Holt  
Adrian Osborne  
Stephen Plumb  
Nick Ridley  
David Rose  
Ray Smith**

Members noted that a site inspection would also be required for the following application:-

**DC/17/02751/OUT**

Outline application – proposed residential development (up to 100 dwellings) including access, play space, scout hut, canoe storage, and community orchard with all other matters reserved, land south east of Barrow Hill Acton.

The visit was scheduled to take place on 4 October. The composition of the site inspection Panel would be confirmed at the meeting of the Committee on 27 September 2017.

## RESOLVED

- (3) That a site inspection be held on Wednesday 4 October 2017 in respect of Application No. DC/17/02751/OUT prior to its consideration by the Committee.

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### PLANNING APPLICATION FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to Paper PL/17/12 (circulated to Members prior to the commencement of the meeting) summarising 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 Paper PL/17/12 and the speakers responded to questions put to them as provided for under those arrangements:-

<u>Application No.</u>	<u>Representations from</u>
B/16/01630	Philip Branton (Agent for the Applicant) John Ward (Ward Member)
B/17/02304	Vaughan Abbott (Agent for the Applicant) Mike Kiely (Objector)
B/17/01150	Justine Roberts (Applicant) Simon Leatherdale (Parish Council) Jonathan Ratliff (Objector)
B/17/01103	Paul Weekes (Applicant)
B/17/01010	Phil Cobbold (Agent for the Applicant) Bryn Hurren (Ward Member)

## 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/17/12 be made as follows:-**

### (a) RAYDON

**Application No B/16/01630/OUT  
Paper PL/17/12 – Item 1**

**Outline Application – (means of access to be considered) – Residential development up to 21 dwellings, land east of St Georges Field, The Street.**

Notwithstanding the officer recommendation for refusal on the basis that the location was unsustainable and this would outweigh the benefits of the development, a proposal to grant permission subject to conditions was moved.

Members considered that the proposal represented sustainable development which was proportionate to the size of the settlement where, in the absence of a five year housing land supply, the benefits of the proposal including the delivery of affordable housing would outweigh any harm. The proposal was considered to accord with policy CS01, CS03, CS11, CS18 and paragraphs 14 and 49 of the NPPF.

## **RESOLVED**

**That outline planning permission be granted subject standard conditions including the following:-**

- **Reserved matters time limit**
- **Submission of reserved matters**
- **As required by SCC Highways**
- **To secure mix of dwellings as proposed**

### **(b) NAYLAND with WISSINGTON**

**Application No B/17/01128/OUT  
Paper PL/17/12 – Item 2**

**Outline application – Erection of 5 residential units, with associated garages, parking, private drive and access, The Bungalow, Harpers Hill.**

The Case Officer, Samantha Summers, referred to the additional conditions requested by Place Services – Ecology which were included in the Addendum, and which would be added to the officer recommendation of approval.

## **RESOLVED**

**That the Corporate Manager – Growth and Sustainable Planning be authorised to grant outline 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:-**

- **A proportionate financial contribution towards visitor management measures at the Stour and Orwell Estuaries SPA to compensate for likely recreational disturbance in combination with other plans and projects**
- **Ecological mitigation measures and enhancements**

**and that such permission be granted subject to the following conditions:**

- **Reserved matters time limit**
- **Scale, layout, design and landscaping details**
- **Approved plans and documents**
- **Highways conditions as set out in the SCC Highways response**

- Enhancement of the north eastern boundary hedge
- Notwithstanding the details of the site location plan there shall be no access to the blue line site
- Removal of permitted development rights for windows/openings above ground floor level on dwellings with a common boundary with The Westerings
- Landscape details including tree protection measures
- Landscape timeframe
- Ecology mitigation
- Surface water drainage details
- Restriction on flood lighting

**(c) GREAT WALDINGFIELD**

Application No DC/17/02304/FUL Full application – Erection of 1 detached dwelling, Rectory Lodge, Rectory Road.  
 Paper PL/17/12 – Item 3

**RESOLVED**

That planning permission be refused for the following reasons:-

1. The proposed development comprising the erection of 1 No. detached dwelling, would be contrary to policies CS2 and CS15 of the Babergh Core Strategy and saved policies CN01 and HS28 of the Babergh Local Plan Alteration No. 2 (2006) which seek, amongst other things, to only permit development in the countryside in exceptional circumstances subject to a proven justifiable need; to ensure that the design and layout of new housing development is sympathetic to the site and its immediate surroundings; that planning applications for infilling will be refused where the proposal is of a scale, density and form which would be out of keeping with adjacent and nearby dwellings or other buildings and that all development must pay attention to the scale, form and nature of adjacent development.

The proposed site is located approximately 720m from local services and facilities which are accessed along an unlit lane with no footways or street lighting. It is therefore likely that future residents will be dependent on the private motor car to access these and other services and facilities.

Whilst it is accepted that the Council cannot currently demonstrate a deliverable five year supply of housing land, notwithstanding the provisions of paragraph 49 of the National Planning Policy Framework (The Framework), the proposal cannot be considered sustainable development within the context of The Framework as a whole.

2. The application as submitted fails to demonstrate that the development, in particular the detached cartlodge, would not be detrimental to the welfare and longevity of the mature Oak tree adjacent to the site by reason of construction activity and potential compaction on or around the root plate. The site is within a designated Conservation Area and the tree, which is protected accordingly, is a prominent component part of the character and appearance of that designated Heritage Asset. As such, the proposal risks harm to the asset - which is not outweighed by public benefit. It is therefore considered contrary to the aims and requirements of paragraphs 14, 17, 60, 61, 132 and 133 of the National Planning Policy Framework and policies CN01 and CN08 of the Babergh Local Plan (2006) which are consistent with the framework.
3. The application as submitted fails to demonstrate that the site is free of contamination which would render it unsustainable for residential use. As such the proposal conflicts with the aims and requirements of paragraph 121 of the National Planning Policy Framework.

**(d) HARKSTEAD**

**Application No B/17/01150/FUL  
Paper PL/17/12 – Item 4**

**Full application – Erection of 1 dwelling and detached garage (following demolition of existing dwelling), Copperas Reach, Shore Lane.**

The Case Officer, Melanie Corbishley, referred to revised elevations which had been submitted.

During the course of the discussion, it was suggested that the inclusion of a condition for the removal of Permitted Development rights would be appropriate if Members were minded to approve the application.

**RESOLVED**

**That planning permission be granted subject to the following conditions:**

- **Standard time limit**
- **Accord with approved plans**
- **Secure mitigation and ecology enhancement measures**
- **Construction Management Plan**
- **Details of materials**
- **Hard and soft landscaping**
- **Implementation of landscaping scheme**
- **Lighting details**
- **Glazing details**
- **Biodiversity method statement**
- **Removal of permitted development rights for outbuildings**

**(e) ALPHETON**

**Application No B/17/01103/FUL  
Paper PL/17/12 – Item 5**

**Full application – Erection of 4 dwellings and construction of new vehicular access, Newmans Lodge, Bury Road.**

The Case Officer, John Davies, drew Members' attention to the additional information in the Addendum which explained why an alleged similar development referred to by the Applicant should not be given weight as a precedent.

Notwithstanding the officer recommendation for refusal on the basis that the proposed development failed to meet the environmental and social dimensions of sustainable development and any benefits would be outweighed by the identified harm, a motion to grant permission was moved.

Members considered that the proposal represented sustainable development on a site which was not isolated and, in the absence of a five year housing land supply, the benefits of the proposal through the delivery of housing would outweigh any harm. The proposal was considered to accord with policy CS1, CS2 and CS15.

**RESOLVED**

**That planning permission be granted subject to standard conditions.**

**(f) GROTON**

**Application No B/17/01010/FUL  
Paper PL/17/12 – Item 6**

**Full application – Use of existing annexe as independent dwelling house, Groton Manor, Castlings Heath.**

The officer recommendation for refusal for the reasons set out in the report, which related to the site being isolated, not considered sustainable and did not represent a rural exception site was proposed and seconded, but lost on being put to the vote.

Subsequently, a proposal to grant permission was moved on the basis that the proposal would provide the optimum viable use of an empty building and would therefore accord with policies CS1, CS2 and CS15.

**RESOLVED**

**That planning permission be granted subject to standard and other conditions including the following:-**

- **Details of any proposed boundary treatments or landscaping scheme**

RESPONSE OF BABERGH DISTRICT COUNCIL TO THE CROSS BOUNDARY PLANNING APPLICATION IN RESPECT OF LAND AT FORMER MANGANESE BRONZE SITE (also known as ELTON PARK WORKS) FOLLOWING DEVOLUTION OF DECISION-TAKING POWERS TO IPSWICH BOROUGH COUNCIL

The Case Officer, Natalie Webb, Development Management Officer – Growth and Sustainable Planning introduced Paper PL/17/13 asking Members to agree a response to Ipswich Borough Council (IBC) following Babergh Council's decision on 7 August 2017 to devolve powers to IBC to determine the above application for Outline planning permission. She informed Members that there were no updates to Paper PL/17/13.

The Case Officer and Ben Elvin, Senior Development Management Planning Officer responded to Members' queries, which related mainly to the CIL provisions which would be applied to the area within Babergh, Members being aware that CIL did not operate in the IBC area. The Committee was advised that the details will be known at the Reserved Matters stage.

Members considered that the recommendations in Paper PL/17/13 were acceptable, subject to the inclusion of an additional wording to secure appropriate linkages through to the Sugar Beet Site. This was included in the recommendations which were moved and carried on being put to the vote.

**RESOLVED**

- (1) That Ipswich Borough Council be advised that Babergh District Council raises no objection to the application for Outline Planning Permission for the erection of 128 dwellings including the provision of a 60-bed care home at the former Manganese Bronze Site (also known as Elton Park, Hadleigh Road, Ipswich) subject to consideration being given to the comments in Resolution (2) below, the agreement of Section 106 and CIL contributions.**
- (2) That, notwithstanding the five year housing position of Babergh District Council, any new housing needs to be properly integrated with the wider area and future development of the Sugar Beet Site to ensure appropriate infrastructure provision is maximised, including the provision of linkage measures to achieve connectivity between the two sites.**

Note: The meeting adjourned for refreshments between 10.45 a.m. and 11.00 a.m. and for a short comfort break after consideration of Item 4 of Paper PL/17/12.

The business of the meeting was concluded at 1.40 p.m.

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Chairman