

MINUTES OF THE MEETING OF THE BABERGH PLANNING COMMITTEE HELD IN KING EDMUND CHAMBER - ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH ON WEDNESDAY, 4 APRIL 2018

PRESENT: Peter Beer - Chairman

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| Sue Ayres | David Busby |
| Michael Creffield | Luke Cresswell |
| Derek Davis | Siân Dawson |
| Kathryn Grandon | John Hinton |
| Michael Holt | Adrian Osborne |
| Stephen Plumb | David Rose |
| Ray Smith | |

140 DECLARATION OF INTERESTS

Sue Ayres declared a pecuniary interest in Applications No DC/18/00717/FUL and DC/18/00718/LBC – Item 3 of Paper PL/17/36 – by reason of living in close proximity to Gainsborough House. She left the Council Chamber prior to the presentation and consideration of the applications.

Siân Dawson declared a non-pecuniary interest with reference to the exhibition which she had organised at Gainsborough House for local Hadleigh artists.

Adrian Osborne declared a non-pecuniary interest in Item 3 by reason of his acquaintance with the Chief Executive of Gainsborough House.

Ian De Prez, the Planning Lawyer, confirmed the position regarding the District Council's gift of the old labour exchange building to the applicant for Item 3 (Gainsborough's House). The Planning Committee in determining the planning and Listed Building Applications was sitting as the Local Planning Authority and there was no interest for Members of the Committee to declare in relation to the gift, unless they had been involved in the decision-making process for the gifting of the property.

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

None received.

142 PL/17/36 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to Paper PL/17/36 (circulated to Members prior to the day of the meeting) summarising additional correspondence received in relation to Item 3 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, as amended by the Chairman using his discretion to allow a representative of the neighbouring Parish to speak on the Sproughton application – DC/17/06235/FUL – representations were made as detailed below relating to the items in Paper PL/17/36 and the speakers responded to questions put to them as provided for under those arrangements.

| <u>Application No.</u> | <u>Representations from</u> |
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| DC/17/06058/FUL | Peter Powell (Sproughton Parish Council) Adam Davies (Agent for the Applicant) Cllr Nick Ridley (Ward Member) |
| DC/17/06235/FUL | Peter Powell (Sproughton Parish Council) Cllr Beryl Calver (Pinewood Parish Council) Helen Davies (Objector) Mike Best (Agent for the Applicant) Cllr Nick Ridley (Ward Member) |
| DC/18/00717/FUL and DC/18/00718/LBC | Mark Bills (Applicant) Adam Zombory-Moldovan (Architect – to answer technical questions) Cllr Simon Barrett (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) decisions on the items referred to in Paper PL/17/36 be made as follows:-

a DC/17/06058 Former Sugar Beet Factory, Sproughton Road, Sproughton

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| Application No. DC/17/06058/FUL Paper PL/17/36 – Item 1 | Full Application – Construction of infrastructure to serve the first phase of development at Sproughton Enterprise Park including highways, parking, cycle and pedestrian routes, utilities and sustainable drainage systems, provision of landscaping and removal/management of existing landscaping and engineering works (including demolition of existing structures and buildings, breaking-up and recycling of hardstanding and ground remodelling and enabling works), Former Sugar Beet Factory, Sproughton Road. |
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The Chairman asked the officers present to introduce themselves, including Steve Merry, Transport Policy and Development Manager, Suffolk County Council who was in attendance to answer questions about highway matters.

Steven Stroud, Strategic Projects and Delivery Manager and Case Officer in presenting the application referred to the main elements of the proposals for the infrastructure which the application sought to put in place, and the reason for the application being referred to Committee by the Corporate Manager – Growth and Sustainable Planning which related to its controversial nature.

The Case Officer confirmed in response to questions that an outline application for the whole site had been received and would be presented to a future meeting of the Committee, with highway matters among those to be addressed. Steve Merry confirmed which traffic aspects were relevant to Item 2 of Paper PI/17/36 and referred to the carrying out of safety audits. In the meantime, the current application was a stand-alone application set in the context of the Enterprise Zone and in accordance with the Development Plan, and was brought forward to support the uptake of plots within the area of the application site.

Members were aware of the comments of Ward Member Barry Gasper, which had been circulated to Members and which related to Items 1 and 2 of Paper PL/17/36.

It was RESOLVED

That planning permission be granted subject to conditions including:

- **Standard time limit for implementation;**
- **Development to be in accordance with approved plans;**
- **As recommended by the LHA;**
- **As recommended by the LLFA/EA where relevant;**
- **Ecological mitigation;**
- **Land remediation as necessary;**
- **Construction/environmental management;**
- **Lighting (safeguarding ecology, biodiversity, and residential amenity);**
- **Landscape management.**

b DC/17/06235 Former Sugar Beet Factory, Sproughton Road, Sproughton

**Application No. DC/17/06235/FUL
Paper PL/17/36 – Item 2**

Full Application – Erection of a high bay distribution unit (Use Class B8) with ancillary offices (Use Class B1) and gatehouse, together with associated landscape, drainage and parking), Former Sugar Beet Factory, Sproughton Road.

Steven Stroud, Strategic Projects and Delivery Manager and Case Officer in presenting this application referred to the comments of Ward Member Barry Gasper relevant to this item and the previous one and informed Members that he was also aware of the information pack from the Parish Council, delivered to them by hand.

He reported the recent Heritage Team comments about the impact of the proposal, which was considered unlikely to result in harm. There was no alteration proposed to the officer recommendation in the report as a result of the further information which had been received.

The Chairman introduced Christopher Fish, Senior Development Management Engineer Suffolk County Council and Delia Cook, Economic Development Officer, Babergh and Mid Suffolk District Councils, who were present to answer questions, together with Steve Merry who clarified information in the report regarding the vehicle numbers quoted.

During the debate, Members asked for clarification about various matters including the height of the proposed distribution unit, landscaping and highway matters, including the items covered by the conditions as recommended by the LHA.

It was RESOLVED

That planning permission be granted subject to conditions including:

- **Standard time limit for implementation;**
- **Development to be in accordance with approved plans;**
- **As recommended by the LHA;**
- **As recommended by the LLFA;**
- **Noise/As recommended by Environmental Protection officers;**
- **Ecological mitigation;**
- **Land remediation as necessary;**
- **Construction/environmental management;**
- **Lighting (safeguarding ecology, biodiversity, and residential amenity);**
- **Landscape management.**
- **Control of external facing materials.**

c DC/18/00717 and DC/18/00718 Gainsborough House, 46 Gainsborough Street, Sudbury

**Application Nos. DC/18/00717/FUL
and DC/18/00718/OUT
Paper PL/17/36 – Item 3**

Full Application – Erection of new gallery building (following demolition of the Labour Exchange); Rearrangement and extension of the Weavers Lane cottages and print workshop. Alterations to improve accessibility within Gainsborough House and improved accessibility into the site and Application for Listed Building Consent – Erection of new gallery building (following demolition of the Labour Exchange);

Rearrangement and extension of the Weavers Lane cottages and print workshop. Alterations to improve accessibility within Gainsborough House and improved accessibility into the site, Gainsborough House, 46 Gainsborough Street.

The Case Officer, Samantha Summers, in presenting this application, referred Members to the further representations in the Addendum, together with the additional information supplied by the Architect. She also clarified the position regarding the Local Highway Authority's objection regarding the lack of parking, which is also the current position.

It was RESOLVED

(1) That planning permission be granted subject to the following conditions:

- **Standard Time Limit**
- **Approved Plans and Documents**
- **Agreement of Materials**
- **Construction Management Plan**
- **Standard Archaeological Conditions**
- **Sample of brick and flint panel**
- **Detailed window drawings**
- **Details of eaves and verges**
- **Details of rooflights**
- **Details of rainwater goods**
- **Elevations and roof plan illustrating the proposed location of all HVAC units and ductwork**
- **Ecology Enhancements**

(2) That Listed Building Consent be granted, subject to the following conditions:-

- **Standard Time Limit**
- **Approved Plans and Documents**
- **Agreement of Materials**
- **Sample of brick and flint panel**
- **Detailed window drawings**
- **Details of eaves and verges**
- **Details of rooflights**
- **Details of rainwater goods**
- **Elevations and roof plan illustrating the proposed location of all HVAC units and ductwork**

Note: The meeting adjourned for short comfort breaks after consideration of Item 1 and following the conclusion of the public speaking on Item 2.

The business of the meeting was concluded at 1.00 pm.

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Chairman