

MINUTES OF THE MEETING OF THE BABERGH PLANNING COMMITTEE HELD IN COUNCIL CHAMBER, COUNCIL OFFICES, CORKS LANE, HADLEIGH ON WEDNESDAY, 15 MARCH 2017

PRESENT: Peter Beer - Chairman

Sue Ayres	Sue Burgoyne
Tina Campbell	Derek Davis
Alan Ferguson	John Hinton
Michael Holt	Bryn Hurren
Adrian Osborne	Stephen Plumb
Nick Ridley	David Rose

Dave Busby and Ray Smith were unable to be present.

106 SUBSTITUTES

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

Bryn Hurren (substituting for Dave Busby)  
Alan Ferguson (substituting for Ray Smith)

107 DECLARATION OF INTERESTS

None declared.

108 MINUTES

**RESOLVED**

**That the Minutes of the meeting held on 15 February 2017 be confirmed and signed as a correct record.**

109 PETITIONS

None received.

110 QUESTIONS BY THE PUBLIC

None received.

111 QUESTIONS BY COUNCILLORS

None received.

PAPER S121 - PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to Paper S121 (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 Charter for Public Speaking at Planning Committee, representations were made as detailed below relating to Item No 1 of Paper S121 and the speakers responded to questions put to them as provided for in the Charter:-

<u>Application No.</u>	<u>Representations from</u>
B/17/00058	Joan Miller (Parish Council) Jenna Ackerley (Objector) Kevin Brennan (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 item referred to in Paper S121 be made as follows:-**

**EAST BERGHOLT**

<b>Application No. B/17/00058/FUL Paper S121 – Item 1</b>	<b>Full application – change of use of part of ground floor and first floor to self-contained dwelling (Class 3) The King's Head, Rectory Hill.</b>
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The Case Officer referred Members to the revised recommendation, as set out in the Addendum, which now included two conditions requested by Suffolk County Council Archaeology. She read out a representation received by email from a resident of Whitehorse Road since the circulation of the Addendum. Delia Cook from the Council's Economic Development Team was present at the meeting and responded to questions about the marketing of the property and the current employment use.

During the course of the debate, Members asked for more information about the location of the King's Head in relation to other similar establishments and to the rest of the village. The Chairman called a short adjournment to enable a 1:5000 map of the village to be displayed.

Following questions about the East Bergholt Neighbourhood Plan and the Asset of Community Value (ACV) process, the Senior Development Management Officer, Ben Elvin, clarified various matters including the relevance of EM24 to this application.

He confirmed that the residential element of the property could be sold off separately without being contrary to EM24, and that the current application retained an employment use for the building. Members were aware that the ACV listing did not require the building to be used for a specific purpose.

After further discussion and notwithstanding the officer recommendation of approval subject to conditions, a motion to refuse permission was moved, on the grounds that the property had not been fully marketed as a public house and its non-viability for that use had not therefore been fully demonstrated. The motion was lost on being put to the vote, following which the recommendation as set out in the Addendum to Paper S121 was proposed and seconded, and carried on being put to the vote.

## **RESOLVED**

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

- 1) Standard Time Limit Condition**
- 2) List of Approved Plans**
- 3) Hours restriction for deliveries**
- 4) Restriction on any further extract equipment**
- 5) Provision of parking prior to first use**
- 6) Historic building recording**
- 7) Submission of historic building recording for approval by the LPA.**

The business of the meeting was concluded at 10.45 a.m.

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Chairman