

MINUTES OF THE MEETING OF THE BABERGH PLANNING COMMITTEE HELD IN ROSE ROOM, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH ON WEDNESDAY, 8 NOVEMBER 2017

PRESENT: Nick Ridley - Chairman

Sue Ayres	Simon Barrett
Peter Beer	David Busby
Luke Cresswell	Derek Davis
Alan Ferguson	Kathryn Grandon
John Hinton	Michael Holt
Adrian Osborne	Stephen Plumb

Ray Smith was unable to be present.

94 DECLARATION OF INTERESTS

None declared.

95 MINUTES

RESOLVED

That the Minutes of the meeting held on 27 September 2017 be confirmed and signed as a correct record.

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

None received.

97 QUESTIONS BY THE PUBLIC

None received.

98 QUESTIONS BY COUNCILLORS

None received.

99 PL/17/21 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to Paper PL/17/21 (circulated to Members prior to the day of the meeting) containing additional correspondence received since the publication of the Agenda, and 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/17/21 and the speakers responded to questions put to them as provided for under those arrangements:-

<u>Application No.</u>	<u>Representations from</u>
B/17/00091	Mathew Wooderson (Parish Councillor) Roger Loose (Objector) Leslie Short (Agent for the Applicant) Bryn Hurren (Ward Member)
DC/17/03100	David Barker (Agent for the Applicant)
B/16/01360	Jan Osborne (Ward Member)
B/17/01023	Rob Sharp (Objector) Jan Osborne (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) decisions on the items referred to in Paper PL/17/21 be made as follows:-

a BOXFORD

**Application No B/17/00091
Paper PL/17/21 – Item 1**

Outline Application – Erection of up to 24 dwellings (including up to 8 affordable dwellings) with access, land to the south of Daking Avenue.

The Case Officer referred to the comments in the Addendum from the Agent and the SCC Flood and Water Team, together with corrections to Part 4 – Conclusion.

During the course of the debate, Members expressed serious concerns about the traffic implications of the proposed development, particularly in connection with the likely impact on Swan Street, which already experiences problems due to the narrowness of the road and pavements and has considerable on-street parking. Reference was also made to road safety issues arising from insufficient visibility in the vicinity of the junction in the centre of the village, and to the experience of those Members who attended the site visit at 8.30 a.m. on 1 November, in order to view the site in the context of the surrounding area and the road access.

Members in considering this application were aware of the Officer conclusion that the recommendation of approval was extremely finely balanced, and of the need for them to weigh all considerations very carefully before coming to a decision. In addition to the traffic issues identified, Members took particular note of the location of the site within an area of countryside and did not consider that there were

exceptional circumstances or justifiable need for the proposal. The development threshold for this site had been established to limit the effects of increased traffic on Swan Street, and the current proposal would exceed that threshold. Members did not accept that the mitigation measures included in the Officer recommendation, neither the sum of £10,000 to be paid to the Highway Authority by way of the Section 106 undertaking, nor the conditions required by the LHA, would resolve the situation.

As a result of its consideration of all the matters before it, and notwithstanding the Officer recommendation of approval, a motion to refuse permission was moved, and carried on being put to the vote.

RESOLVED

That outline planning permission be refused for the following reasons:-

- **The proposal would give rise to additional traffic movements along Swan Street, which has already been identified in Policy HS21 as experiencing traffic issues, and would increase the risks to safety contrary to the NPPF in relation to achieving safe and suitable access and be contrary to HS21 in exceeding the development threshold specified for the site.**
- **The proposed location is in an area of countryside without demonstrating that any exceptional circumstances or proven need exist. The proposal is therefore contrary to Policy CS2 and the NPPF, which seek to locate housing in accordance with sustainable development principles, because it would result in adverse traffic impacts that would fail to enhance or maintain the vitality of the local community.**

b LAVENHAM

**Application No DC/17/03100
Paper PL/17/21 – Item 2**

Outline Application (Means of Access to be considered only) – Erection of 25 dwellings with vehicular access onto Melford Road, land south of Howlett of Lavenham, Melford Road.

The Case Officer referred to the response from SCC Strategic Development Resource Management, and comments by Lavenham Parish Council as part of the Joint Local Plan Consultation which had been included in the Addendum together with corrections to paras 4.21 and 11.2 and updates to the list of drawings.

RESOLVED

That authority be delegated to the Corporate Manager – Growth and Sustainable Planning 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

- (b) Affordable Housing**
- (c) Open Space**

and that such permission be subject to conditions including:

- 1) **Standard Time Limit Condition.**
- 2) **Submission of reserved matters**
- 3) **Approved Plans**
- 4) **Sustainability**
- 6) **Surface water drainage and construction surface water management plan**
- 7) **Ecological mitigation and enhancement measures**
- 8) **Lighting design to be submitted**
- 9) **Details of fire hydrants**
- 10) **Arboricultural method statement, tree protection plan with regards the final layout and a monitoring schedule**
- 11) **Details of Materials**
- 12) **Conditions as recommended by highways**
- 13) **Details of screen walls and fences**
- 14) **Construction Management Plan (Inc. construction hours, constructor parking, dust control and prohibition of burning)**
- 15) **Detailed landscaping plan**
- 16) **Foul Water Strategy**

c SUDBURY

**Application No B/16/01360
Paper PL/17/21 – Item 3**

Outline Application (with some matters reserved) for Residential Development of 20 1 and 2 bed apartments and 3 cart lodge apartments (23 in total) together with parking and external amenity area, former Crown Building, Newton Road.

The Case Officer referred to the correct number of two bedroomed flats being 4, as shown in the Addendum.

RESOLVED

That outline planning permission be refused for the following reasons:

- **Footprint, massing and design unacceptable and contrary to design advice in the NPPF, saved policy CN01 and policy CS15.**
- **Access arrangement contrary to highways advice in the NPPF.**

(d) SUDBURY

**Application No B/17/01023
Paper PL/17/21 – Item 4**

Outline Application – Erection of up to 19 apartments along with associated parking, communal areas and construction of new vehicular access, Crown Building, Newton Road.

The Case Officer referred Members to the further comments of the Town Council on the latest plans for the application.

During the course of their deliberations, Members asked how bin collections would be effected from properties on the proposed development, as a result of which it was accepted that if the Committee was minded to approve the application, this was referenced in the conditions recommended by Highways.

Overall, the debate focussed mainly on whether the differences in the current application sufficiently addressed the reasons for refusing the earlier application considered at (c) above, and a proposal to approve was carried by a narrow margin on being put to the vote.

RESOLVED

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

- 1) Standard Outline Conditions.**
- 2) Approved Plans**
- 3) Elevational design details to be agreed**
- 4) Detailed landscaping plan and timetable**
- 5) Surface water drainage and construction surface water management plan**
- 6) Noise and insulation**
- 7) Lighting design**
- 8) Details of fire hydrants**
- 9) Tree Protection**
- 10) Details of Facing materials**
- 11) As recommended by Highways (including details of provision of refuse storage areas)**
- 12) Ground levels**
- 13) Details of screen walls and fences**
- 14) Construction Management Plan**

Note: The meeting adjourned for a short refreshment break after consideration of Item 1.

The business of the meeting was concluded at 12.55 p.m.

.....
Chairman