

MINUTES OF THE MEETING OF THE BABERGH PLANNING COMMITTEE HELD IN ELISABETH ROOM - ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH ON WEDNESDAY, 21 MARCH 2018

PRESENT: Peter Beer - Chairman

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

Ray Smith was unable to be present:

133 SUBSTITUTES AND APOLOGIES

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

Jennie Jenkins (substituting for Ray Smith).

134 DECLARATION OF INTERESTS

Peter Beer declared a local non-pecuniary interest in respect of the site inspection request for Gainsborough House in his capacity as a member of Suffolk County Council.

In relation to Application No B/16/00928 –

Kathryn Grandon stated for transparency that her husband had been a member of Stoke by Nayland Golf Club for a period of one year some time ago.

Adrian Osborne stated that he was a former member of Stoke by Nayland Golf Club.

135 PL/17/33 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 7 FEBRUARY 2018

The Committee was asked to defer approval of the Minutes of the meeting held on 7 February 2018 on the advice of Ian De Prez, Planning Lawyer and Legal Adviser to the Committee.

Members were informed that a legal challenge was expected to the decision to approve Application No DC/17/04049/FUL – The Paddocks, Lawshall Road, Hartest (Minute No 127a refers) and that the officers wished to take the opportunity to listen to the recording of the meeting to ensure that the minute fully reflected the reasons for the Committee's decision.

Members accepted the legal advice and deferral was moved.

RESOLVED

That consideration of the Minutes of the Planning Committee meeting held on 7 February for approval be deferred to a future meeting of the Committee, pending the receipt of further legal advice in respect of Minute No 127a.

136 PL/17/34 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 21 FEBRUARY 2018

RESOLVED

That the Minutes of the meeting held on 21 February 2018 be confirmed and signed as a correct record.

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

The Senior Governance Support Officer reported that a document in the form of a petition objecting to the erection of stables in Long Melford – Application No. DC/17/06230 had been received. The document contained the names and signatures of approximately 54 persons but addresses and other details required under the Council's Petitions Scheme had not been provided. However, the Application had subsequently been withdrawn and an application had been submitted for residential development on the site.

Members noted the position.

138 SITE INSPECTIONS

John Hinton, Ward Member for Dodnash, requested a site inspection in respect of Application No DC/18/00235 – erection of 9 dwellings, Manor Farm, East End Lane, East Bergholt (to view the site in the context of the existing road pattern and the constraints of the site).

Gemma Pannell, Area Planning Manager, suggested that it might be premature to consider the request as further information was needed on the application. On being put to the vote, a motion to approve a site visit at this time was lost.

Members then considered a request from the Corporate Manager – Growth and Sustainable Planning for a site visit to Gainsborough House Sudbury in connection with Application Nos DC/18/00717 and DC/18/00718 – erection of new gallery building (following demolition of the Labour Exchange); re-arrangement and extension of the Weavers Lane cottages and print workshop. Alterations to improve accessibility within Gainsborough House and improved accessibility into the site.

RESOLVED

(1) That a site inspection be held on Wednesday 28 March 2018 in respect of Application Nos DC/18/00717/FUL and DC/18/00718/LBC.

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

Sue Ayres
Peter Beer
David Busby
Michael Creffield
Luke Cresswell
Derek Davis
Sián Dawson
Kathryn Grandon

John Hinton
Michael Holt
Jennie Jenkins
Adrian Osborne
Stephen Plumb
David Rose
Ray Smith

139 PL/17/35 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

In accordance with the Council's arrangements for Public Speaking at Planning Committee, representations were made as detailed below relating to items in Paper PL/17/35 and the speakers responded to questions put to them as provided for under those arrangements.

<u>Application No.</u>	<u>Representations from</u>
DC/17/05332	Robin Morley (Parish Council) Gregg Dodds (on behalf of the Applicant) Clive Arthey (Ward Member)
DC/17/06289/FUL	Phil Branton (Agent for the Applicant)
B/16/0098/FUL	Susannah Rendle (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/17/35 be made as follows:-

a COCKFIELD

**Application No. DC/17/05332
Paper PL/17/35 – Item 1**

Hybrid planning application – Erection of 42 dwellings (Full Planning Application); Erection of 9 self-build plots (Outline planning Application), including access road, shared surface roads, community open space and footpath connections to existing community meadow, land to the north west of Mackenzie Place.

Gemma Pannell Area Planning Manager in presenting the application, advised Members that there were no updates to report other than the inclusion of an additional condition regarding the phasing of the self-build properties. Members were aware that the outline application would set the overall floor area for the self-build properties but the detailed design would be the subject of a reserved matters application.

RESOLVED

That subject to an acceptable drainage scheme being provided to the satisfaction of the Local Lead Flood Authority, 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:

- **Affordable Housing**

and that such permission be subject to conditions including:

- **Commencement within 3 years (Full)**
- **Submission of reserved matters (Outline)**
- **Development to be implemented in accordance with submitted details**
- **As recommended by the LHA**
- **As recommended by SCC Flood and Water Management**
- **Sustainability**
- **All external lighting, including any street lighting, to be approved**
- **Fire hydrants to be provided**
- **Hard and soft landscaping to be submitted and agreed**
- **Boundary enclosure details to be submitted and agreed**
- **Levels to be submitted and agreed**
- **Tree and hedgerow protection fencing to be installed with details to be approved**
- **Implementation of mitigation and enhancement measures identified in the Preliminary Ecological Appraisal**
- **Provision and management of public open space including boundary hedge to the east and south**
- **Construction Management Plan**
- **Provision of open space**
- **Maintenance of open space**
- **Details of Materials**
- **Phased approach to self-build delivery**

b RAYDON

**Application No. DC/17/06289/FUL
Paper PL/17/35 – Item 2**

Full application – Erection of 24 dwellings including eight affordable houses, vehicular access, garaging, parking and open space, land east of St Georges Field, The Street.

Gemma Pannell Area Planning Manager, and case officer for this application, in introducing the item referred to the extant outline permission, which was a material consideration, and advised Members that the officer view was that the 3 additional houses proposed could be accommodated on the site.

Steven Stroud, Strategic Projects and Delivery Manager, read out comments in support of the application submitted by the Ward Member John Ward, who was unable to be present.

RESOLVED

(1) That subject to the resolution of the outstanding drainage issue to the satisfaction of the Local Lead Flood Authority, the Corporate Manager – Growth and Sustainable Planning be authorised to grant planning permission subject to the prior completion of a Section 106 Planning Obligation on appropriate terms to his satisfaction to secure the following heads of terms:-

- **35% Affordable units including mix and tenure**
- **Ecological Mitigation (RAMS)**

and that such permissions be subject to conditions including:

- **Standard time limit**
- **Accord with approved plans**
- **As recommended by Highways**
- **As recommended by SCC Floods**
- **Unexpected contamination**
- **Fire hydrant provision details**
- **Details of provision, future management, and maintenance of public open space**
- **Sustainable efficiency measures**
- **Secure mitigation and ecology enhancement measures**
- **Lighting scheme – biodiversity**
- **Construction Management Plan**
- **Construction hours**
- **Implementation of landscaping scheme**
- **Withdrawal of PD rights**

(2) That in the event of the Planning Obligation referred to in Resolution (1) above not being secured the Corporate Manager- Growth and Sustainable Planning be authorised to refuse planning permission for reason(s) including:-

Inadequate provision of infrastructure contributions which would fail to provide compensatory benefits to the sustainability of the development and its wider impacts, contrary to the development plan and national planning policy.

c

STOKE BY NAYLAND

**Application No. B/16/00928/FUL
Paper PL/17/35 – Item 3**

Full application – Construction of 18 hole golf course, together with a new nine hole par 3 course, short game area; relocation of 1 halfway hut and construction of 1 new halfway hut, new car park; 3 new tennis courts and a children’s golf activity area, Stoke by Nayland Golf Club, Keepers Lane.

The Strategic Projects and Delivery Manager referred Members to the summary recommendation on page 71 of Paper PL/17/35, which should have referred to delegation to the Corporate Manager to grant planning permission subject to the resolution of various outstanding issues as listed in the recommendation on page 78 of the report.

The Case Officer Elizabeth Flood in introducing this item updated Members as follows:-

- Additional response from Environmental Protection – does not require the imposition of a time limit condition for players.
- Further comments from SCC Flood and Water Officer confirming that surface water management issues are capable of resolution.

Members were advised that the Ward Member, Melanie Barrett supported the application. In response to a question, the Case Officer informed Members that the diversion of any public rights of way impacted by the proposed development was subject to separate legislation and could not therefore be a condition of any planning consent.

RESOLVED

That subject to the resolution of the outstanding issues relating to highways, ecology, surface water management and archaeology to the satisfaction of the Corporate Manager – Growth and Sustainable Planning he be authorised to grant planning permission subject to conditions including:

- **Standard time limit**
- **Approved Plans**
- **Tree protection measures**
- **Details of lighting**
- **Details of soft and hard landscaping**
- **Landscape management plan**
- **Details of phasing of development**
- **Details of construction hours of operation, parking and delivery routes**
- **Warning signage during construction**
- **Surface cleansing during construction**
- **As recommended by the Highway Authority**

- **As recommended by the Archaeological Officer following submission of additional data.**
- **As recommended by the Ecological Officer following submission of additional data.**
- **As recommended by the Flood and Water Officer following submission of additional data.**

Note: The meeting adjourned for refreshments between 11.05 a.m. and 11.15 a.m.

The business of the meeting was concluded at 11.55 a.m.

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Chairman