

MINUTES OF THE MEETING OF THE BABERGH PLANNING COMMITTEE HELD IN THE ROSE ROOM - ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH ON WEDNESDAY, 7 FEBRUARY 2018

PRESENT: Nick Ridley - Chairman

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

Alan Ferguson and Ray Smith were unable to be present.

120 DECLARATION OF INTERESTS

None declared.

121 PL/17/26 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 8 NOVEMBER 2017

RESOLVED

That the Minutes of the meeting held on 8 November 2017 be confirmed and signed as a correct record.

122 PL/17/27 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 22 NOVEMBER 2017

RESOLVED

That the Minutes of the meeting held on 22 November 2017 be confirmed and signed as a correct record.

123 PL/17/28 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 6 DECEMBER 2017

RESOLVED

That the Minutes of the meeting held on 6 December 2017 be confirmed and signed as a correct record, subject to the inclusion of the following sentence in Minute No 113 after the third paragraph:-

“In the course of Members’ deliberations, discussion took place as to the merits of an alternative access over land owned by another party.”

124 PL/17/29 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 20 DECEMBER 2017

RESOLVED

That the Minutes of the meeting held on 20 December 2017 be confirmed and signed as a correct record.

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

None received.

126 SITE INSPECTIONS

The Corporate Manager recommended a site inspection in respect of Application Nos DC/17/06235/FUL and DC/17/05687/OUT – Former Sugar Beet Factory, Sproughton Road, Sproughton.

Derek Davis, Ward Member for Berners, requested site inspections in respect of Application No DC/18/00236/OUT – erection of 24 dwellings on land adjacent to Woodlands, Main Road, Chelmondiston (to view the proposed access and the context of the site in relation to the AONB) and Application No DC/17/06286/FUL – erection of nine dwellings, land to north of Queens Road, Erwarton (to view the site in relation to its proximity to the AONB).

Following brief presentations, the Committee agreed to hold site inspections.

RESOLVED

- (1) That site inspections be held on Wednesday 14 February 2018 in respect of Application Nos DC/17/06235/FUL and DC/17/05687/OUT, and DC/18/00236/OUT and DC/17/06286/FUL.**
- (2) That a Panel comprising the following Members be appointed to inspect the sites:**

**Sue Ayres
Simon Barrett
Peter Beer
David Busby
Michael Creffield
Luke Cresswell
Derek Davis**

**Kathryn Grandon
John Hinton
Michael Holt
Adrian Osborne
Stephen Plumb
Nick Ridley
Ray Smith**

127 PL/17/30 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Members had before them an Addendum to Paper PL/17/30 (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 the Items in Paper PL/17/30 and the speakers responded to questions put to them as provided for under those arrangements.

<u>Application No.</u>	<u>Representations from</u>
DC/17/04049/FUL	John Gill (Objector) Dean Pearce (Agent for the Applicant)
DC/17/02111/OUT	Alastair McCraw (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/17/30 be made as follows:-

a HARTEST

Application No. DC/17/04049/FUL Paper PL/17/30 – Item 1	Full Application – Erection of 6 single storey dwellings, associated outbuildings, improvements to existing vehicular access and highway improvements. As amended by agent's email dated 17/8/17 and amended drawings numbered 17/60/02A, 03A and 12A showing changes to proposed footpath arrangement. Further amended drawings received 9/11/17 numbered 17/60/02B, 03B, 04A, 05A, 06A, 07A, 08A, 09A, 10A, 11A, 12B, and 14B showing changes to layout and form of dwellings, The Paddocks, Lawshall Road.
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The Case Officer John Davies in presenting the application, and the Chairman, both referred Members to the letter from Councillor Richard Kemp which was reproduced in full in the Addendum. Councillor Kemp's comments were made in his capacity as the County Councillor for the Melford Division and because the local Ward Member was not able to express a view because of his local connections.

Notwithstanding the officer recommendation of refusal, a motion to grant planning permission was proposed and seconded on the grounds that the proposal represented sustainable development which would support existing services and that there would be benefits to this hinterland village because of the type and scale of housing proposed, particularly for those wishing to downsize. Philip Isbell, Corporate Manager – Growth and Sustainable Planning confirmed that, if Members were minded to approve the application, standard conditions would be attached including any as identified in the report by relevant consultees.

The motion was carried on being put to the vote.

RESOLVED

That planning permission be granted subject to conditions including:

- **Standard Time limit**
- **Approved Plans and Documents**
- **Materials**
- **Hard and Soft Landscaping**
- **Environmental Health**
- **Lighting**
- **Sustainability**
- **Archaeology**
- **Levels**
- **Ecology**
- **As required by Highways Authority**
- **As required by Heritage Team**

b STUTTON

**Application No. DC/17/02111/OUT
Paper PL/17/30 – Item 2**

Outline Application for 14 dwellings, children’s play area and public open space (Access, Layout and Scale to be considered) land adjoining the Village Hall, Manningtree Road.

The Case Officer, Gemma Pannell, in presenting the application, referred Members to the correction in the Addendum to the number of affordable units referred to in paragraph 58 which should read ‘5’ and not ‘11’ as stated.

RESOLVED

That 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**
- **RAMS Contribution**
- **Public Open Space**

and that such permission be subject to conditions including:-

- **Time limit for reserved matters application**
- **Approval of reserved matters**
- **Approved plans and documents**
- **Concurrent with reserved matters: Compliance with recommendations of the ecological report**
- **Prior to occupation: lighting design scheme**
- **Materials**
- **Action required prior to occupation: use of fire hydrants**
- **Construction management plan to be agreed**
- **Lighting scheme**
- **As recommended by Highways**
- **Suds water drainage details**
- **Archaeological works**

128 PL/17/31 REVIEW OF PLANNING CHARTER AND PUBLIC SPEAKING ARRANGEMENTS

Philip Isbell, Corporate Manager – Growth and Sustainable Planning introduced Paper PL/17/31 asking Members to consider adopting a revised Planning Charter (Appendix A to the report) – recommendation 2.1 refers. Under recommendation 2.2, no changes were suggested to the current Public Speaking Arrangements.

The Corporate Manager referred to the background to the proposed changes to paragraphs 7.6 and 7.7 of the Charter and the positive experience which had been reported by a neighbouring authority which has been operating a similar Delegation Panel system for some time. Members raised a number of questions about the detail of the proposed arrangements, particularly in relation to the requirement for an application being ‘of more than local significance.’ Members noted that the Corporate Manager was happy to assist Members with this aspect as well as referral requests generally and overall the Committee agreed to accept the revised Charter, subject to the removal of the underlining in paragraph 7.7.

Members did not accept recommendation 2.2 of Paper PL/17/31 as they considered that the current arrangements should be reviewed, to include consideration being given as to whether questions should be allowed to Ward Members and County Councillors addressing the Committee under the public speaking arrangements.

RESOLVED

- (1) **That the revised Planning Charter (attached as Appendix A to Paper PL/17/31) be adopted, subject to the underlining in paragraph 7.7 being omitted.**

- (2) That the Public Speaking Arrangements at Planning Committee be reviewed by the Corporate Manager – Growth and Sustainable Planning, as requested by the Committee.**

The business of the meeting was concluded at 12.30 p.m.

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Chairman