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PLANNING COMMITTEE	
DATE:	WEDNESDAY, 19 JUNE 2019 9.30 AM
VENUE:	KING EDMUND CHAMBER - ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

For consideration at the meeting on Wednesday, 19 JUNE 2019, the following additional or updated papers that were unavailable when the Agenda was printed.

REVISED AGENDA

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3	PL/19/3 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 5 JUNE 2019	1 - 6
b	DC/19/00881 LAND SOUTH OF BROOKLANDS ROAD, BRANTHAM	7 - 8
d	DC/19/01530 THE OLD RECTORY, RECTORY ROAD, WHATFIELD, IPSWICH, SUFFOLK, IP7 6QU	9 - 14

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Agenda Item 3

BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the King Edmund Chamber - Endeavour House, 8 Russell Road, Ipswich on Wednesday, 5 June 2019 – 09:30

PRESENT:

Councillor: Peter Beer (Chair)
Stephen Plumb (Vice-Chair)

Councillors: Melanie Barrett
Derek Davis
Zachary Norman
Jan Osborne
Lee Parker

David Busby
Leigh Jamieson
Adrian Osborne
Alison Owen

Ward Member(s):

Councillors: Robert Lindsay

In attendance:

Officers: Area Planning Manager (SS)
Planning Lawyer (IDP)
Principal Planning Officer (AS)
Governance Officer (RC)

1 SUBSTITUTES AND APOLOGIES

Apologies of absence were received from Councillors Sue Ayres and John Hinton.

Councillor Jan Osborne substituted for Councillor Sue Ayres.

Councillor Derek Davis substituted for Councillor John Hinton.

2 DECLARATION OF INTERESTS

Councillor Melanie Barrett declared a non-pecuniary interest in application DC/18/03832 as her niece was employee of the School.

3 PL/19/1 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 17 APRIL 2019

It was resolved that the Minutes of the meeting from 25 March 2019 were confirmed and signed as a true record.

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

None received.

5 SITE INSPECTIONS

5.1 Planning Officers gave presentations on the site visits for the following applications:

1. DC/18/01526 – Land West of Low Street, Glemsford Suffolk – Requested by Councillor Plumb.
2. DC/19/01712 – Rosslyn House, Duke Street, Hintlesham, Ipswich, Suffolk, IP8 3QP – Requested by Councillor Busby.
3. DC/19/00881 – Land South of Brooklands Road, Brantham – Requested by Councillor McCraw.
4. DC/18/05177 – Brantham Place, Church Lane, Brantham, Manningtree, Suffolk, CO11 1QA – Requested by Councillor McCraw.
5. DC/19/01973 – Land South of Slough Road, Brantham, Suffolk

5.2 RESOLVED

That site inspections be held on 12 June 2019 in respect of the following applications.

- 1. DC/18/01526 – Land West of Low Street, Glemsford Suffolk – Requested by Councillor Plumb.**
- 2. DC/19/01712 – Rosslyn House, Duke Street, Hintlesham, Ipswich, Suffolk, IP8 3QP – Requested by Councillor Busby.**
- 3. DC/19/00881 – Land South of Brooklands Road, Brantham – Requested by Councillor McCraw.**
- 4. DC/18/05177 – Brantham Place, Church Lane, Brantham, Manningtree, Suffolk, CO11 1QA – Requested by Councillor McCraw.**
- 5. DC/19/01973 – Land South of Slough Road, Brantham, Suffolk**

6 PL/19/2 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 the items in Paper PL/19/3 and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From
DC/18/03832	Paul Bendall (Brettenham Parish Council) David Griffiths (Applicant) Edward Gittins (Agent)

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/19/2 be made as follows:-

7 DC/18/03832 OLD BUCKENHAM HALL SCHOOL, BRETtenham PARK, BRETtenham, IPSWICH, SUFFOLK, IP7 7PH

7.1 Item 1

Application Proposal	DC/18/03832 Full Planning Application- Erection of 7 no. dwellings and associated carports following demolition of 2 no. existing dwellings (proposal would utilise existing access)
Site Location	BRETtenham- Old Buckenham Hall School, Brettenham Park, Brettenham, Ipswich, Suffolk, IP7 7PH
Applicant	Old Buckenham Hall Educational Trust Limited and Granville P

7.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, and the Officer Recommendation of Approval with conditions.

7.3 Members considered the representation from Paul Bendall of Brettenham Parish Council who spoke against the application.

7.4 The Parish Council representative responded to Members' questions on issues including: public comments regarding the application, and the size and scale of the development.

7.5 Members considered the representation from David Griffiths who spoke as the Applicant and Edward Gittins who spoke as the Agent.

7.6 The Applicant and Agent responded to Members' questions on issues including: the facilities at the school that would be available to the community, alternative methods of funding, the possibility of further development, that approximately 95 people were employed at the school, and the comments that had been received by Historic England.

7.7 Councillor Robert Lindsay left the meeting before the public speaking section of the meeting began. A statement regarding the application from Councillor Lindsay was read out by the Governance Officer.

7.8 Members debated the application on the issues including: the definition of enabling development as used by Historic England in their response and the weight of their response, that there was no Affordable Housing on the site, the visual impact on the surrounding area, and the impact on the existing trees in the area.

7.9 At the request of the Chair, the Applicant provided answered a question from the Committee confirming that there is a footpath across the parkland.

7.10 The Heritage and Design Officer advised Members that there would be minimal harm to the listed building opposite the application site due to the existing arrangement of the settlement and that the landscape was part of the halls heritage consideration.

7.11 Members continued to debate the application on the issues including: the harm to the listed heritage assets, the economic benefits of supporting employment in the area, and the sustainability of the proposal.

7.12 Councillor Lee Parker proposed that the application be approved as detailed in the officer recommendation. Councillor Adrian Osborne seconded the motion.

7.13 Members continued to debate the application on the issues including: the public benefits of the proposal and its relationship to policy CN06.

7.14 **RESOLVED**

(1) Subject to the prior legal agreement on appropriate terms to the satisfaction of the Acting Chief Planning Officer – Planning for Growth to secure:

- **Repair, Maintenance and Improvement works to the Listed Buildings**

(2) That the Acting Chief Planning Officer – Planning for Growth be authorised to Grant Planning Permission upon completion of the legal agreement subject to conditions as summarised below and those as may be deemed necessary by the Acting Chief Planning Officer:

- **Standard Time limit**

- **Approved Plans and Documents**
- **Detailed Landscaping Scheme and Aftercare**
- **Details, Samples and Colours of external facing and roofing materials**
- **Those required by the Local Highway Authority (Access, Visibility Splays, Surfacing, Drainage, Turning and Parking, Refuse and Recycle Bins)**
- **Deliveries Management Plan – to be implemented during construction phase**
- **Working hours during construction phase**
- **Land Contamination Condition – As advised by the EA**
- **Tree protection measures**
- **Removal of Permitted Development Rights**

(3) That in the event of the legal agreement referred to in Resolution (1) above not being secured that the Acting Chief Planning Officer – Planning for Growth be authorised to refuse the application on appropriate grounds.

The business of the meeting was concluded at 11.04 am.

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Chair

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Agenda Item 6b

Babergh Planning Committee

Additional information.

Item No2

DC/19/00881: Land South of Brooklands Road, Brantham

The report before Members summarises Brantham Parish Council's views on page 40 and refers readers to the full response on the relevant BDC Planning web page. Some Members may have had difficulty accessing the web prior to the meeting due to sporadic technical problems.

This supplementary note provides a fuller description of the Parish Council's views over the lifetime of the current reserved matters application.

28 March 2019

five page note:

Proximity of site to AoNB and extended AoNB needs to be taken into account

Access for disabled and issues that may arise from steepness of site

The extent to which the development can be said to be sustainable is questioned [eg: energy conservation and generation]

Sustainability and car use [tandem parking

Housing need and excessive density [evidenced by parking courts]

Car parking and roads [communal parking areas sections of private road commuter parking on estate (Manningtree Station)]

“Summary

The above sets out the obvious problems and unacceptable solutions inherent in this proposal. Some of the arrangements for emergency service delivery, commercial delivery and car parking are clearly inadequate for purpose. Many of the private drives and parking courts have no adequate turning heads.

These and other matters noted above all arise directly from the high density which the Applicant is attempting to achieve.

This belief appears to be supported by the holding objections current at the time of writing this report. (See summary below, with special regard to the Strategic Housing response))

It is the opinion of the Brantham Parish Council that the proposed density needs to be reduced, and sufficiently, in order to achieve a workable layout that demonstrates the sustainable elements required by the NPPF.”

Comments on house types.

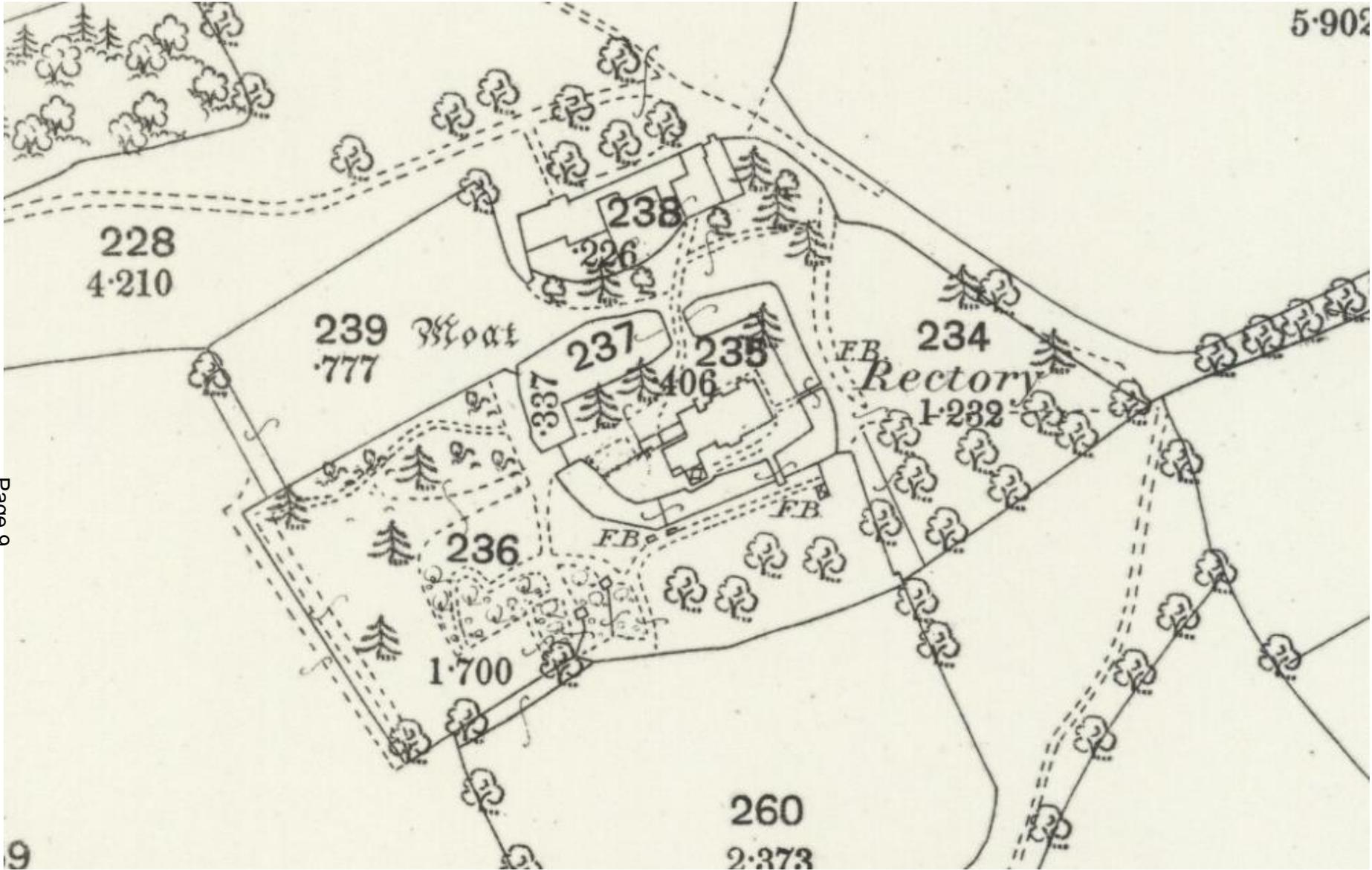
“BPC considers that the proposed House Character types are a reasonably considered response, responding as they do to the more recognisably traditional buildings within Brantham.” [Victorian/Edwardian, Rolling Valley Farmland & Industrial Edge]

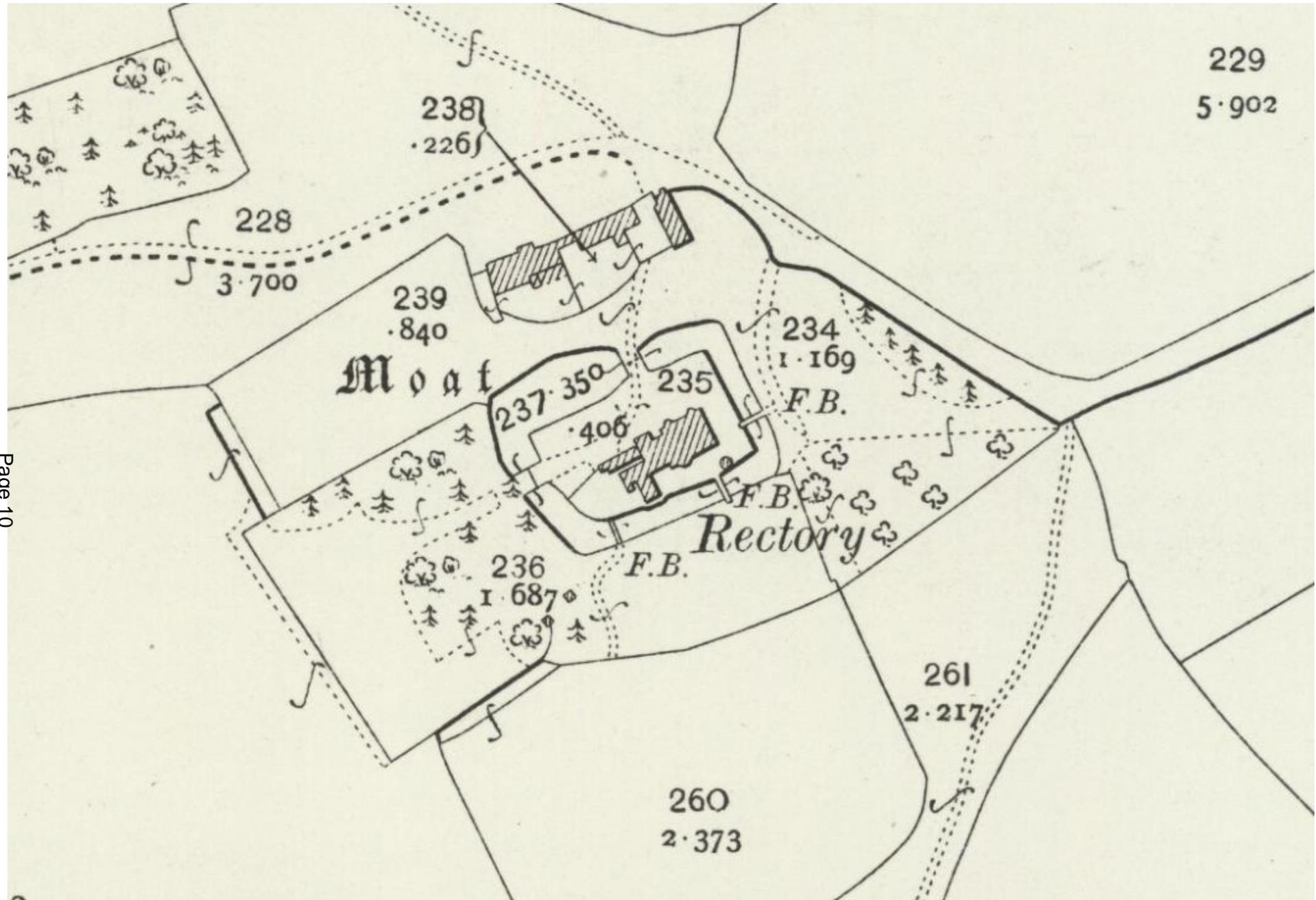
“Generally, BPC would wish to see more subtle detailing of traditional features, with less use of contrasting colours in the use of quoin and arch detailing. BPC would also wish for a blending of house character areas and types so that a blurring of boundaries between the three areas is achieved.

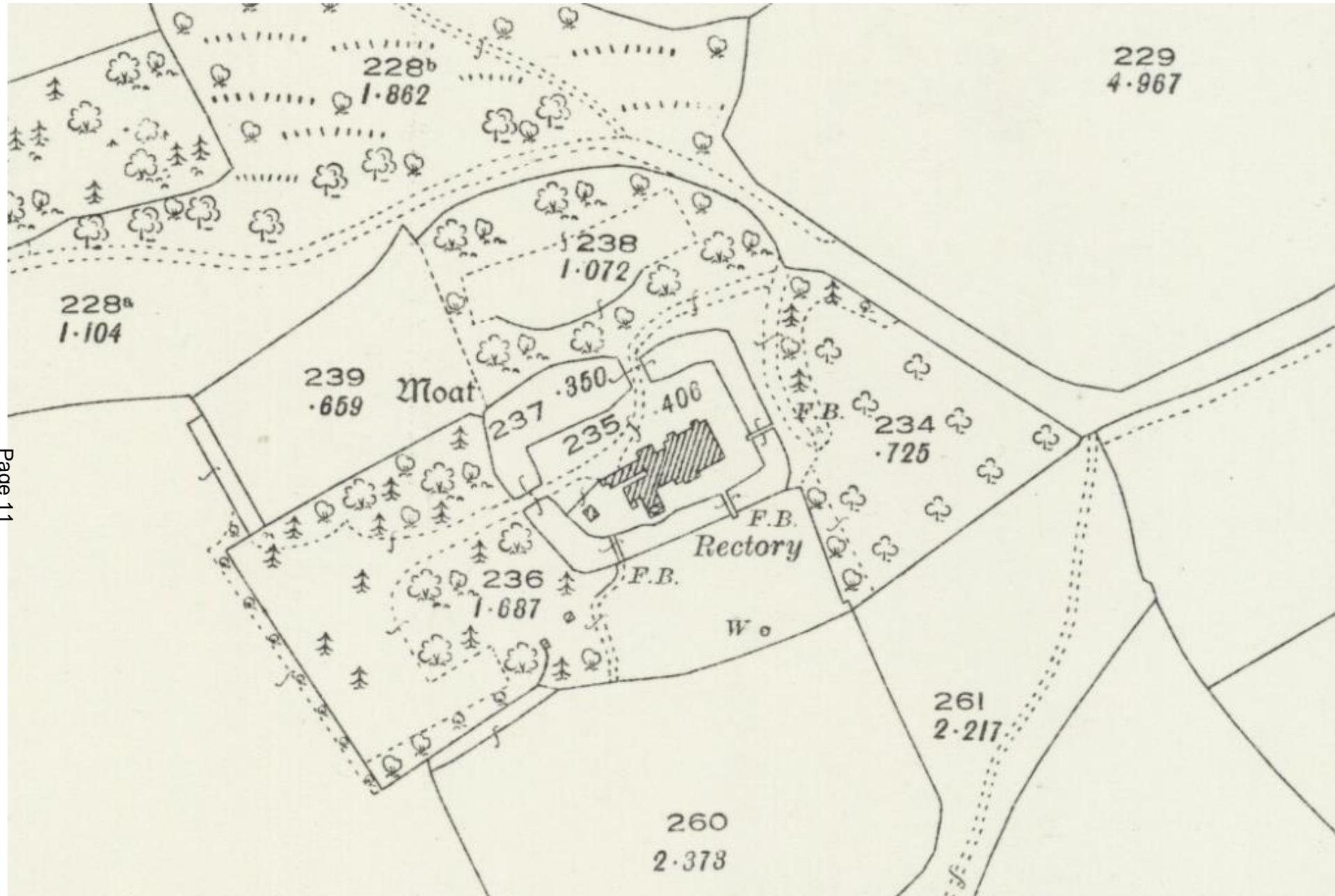
The use of slates should be avoided since these are not indigenous to East Anglia, being a Victorian import when Welsh natural slate was the cheapest form of roof covering. Clay materials should be used wherever possible, being a local and sustainable material.

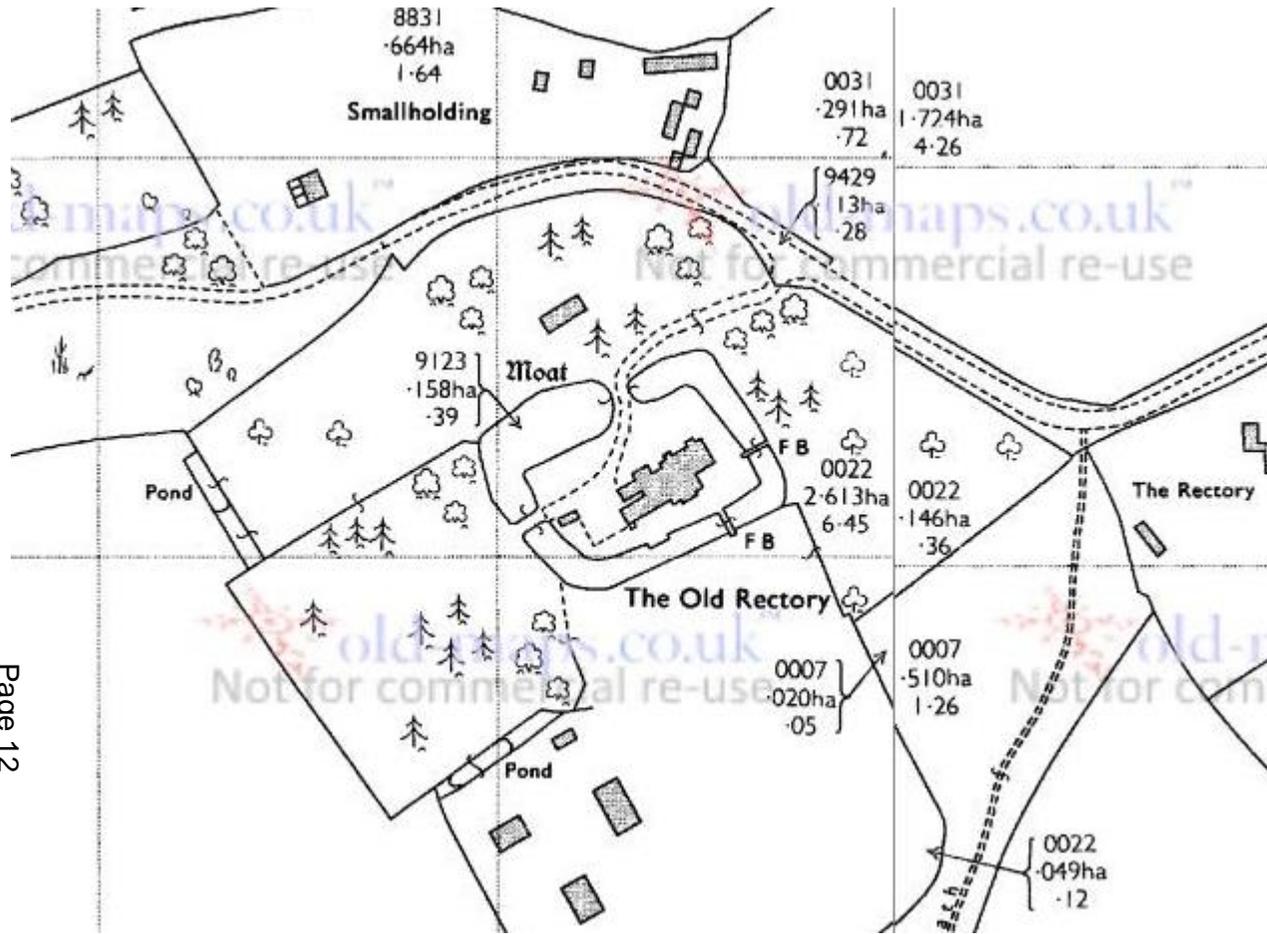
Where slate is allowed, this should be welsh slate, properly detailed, and not a composite material.”

Detailed design comments are also offered.









FURTHER HERITAGE INFORMATION

Hi Harry,

Here are some screen caps of historic maps.

Note that their own historic building consultant says on page 15 of his report that: "In the late 18th or early 19th century two parallel wings were added at the west end, a two storey brick service wing to the south and an adjacent long narrow single storey brick outbuilding wing to the north with a narrow open ended yard between."

FURTHER APPLICANT INFORMATION

Page 13

Good Morning Harry,

Re: DC/19/01530 & DC/19/01531 - The Old Rectory, Whatfield.

Thank you for your e-mail. I have spoken to Bob Kindred who as you are aware is a very experience, highly skilled & very well-respected Heritage Consultant. A brief synopsis of his experience is included at the end of the Heritage Impact Assessment for your information. In response to your request he has the following comments received via e-mail:

It is the degree of alteration and relative significance here NOT the age

- Government requires a proportionate view to be taken;
- Building is C17 with extensive C18 alterations, but the service wing is C19;

- The west range has been severely altered twice since c.1960;
- The wing is not specifically mentioned in the listing [reference to the “old stack at the W end” could be to the main range NOT the service wing - but this is ambiguous].

The upper part is clearly built in [C19] Imperial brick in cementitious mortar.