

BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Frink Room (Elisabeth)
- Endeavour House, 8 Russell Road, Ipswich on Wednesday, 9 October 2019 - 09:30

PRESENT:

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

Councillors: Sue Ayres
Mary McLaren
Adrian Osborne
Lee Parker

David Busby
Zachary Norman
Alison Owen

Ward Member(s):

Councillors: Alastair McCraw

In attendance:

Officers: Strategic Projects and Delivery Manager (SS)
Principal Planning Officer (JW)
Development Management Planning Officer (SS)
Planning Lawyer (IDP)
Governance Officer (RC)

Apologies:

Melanie Barrett
John Hinton
Leigh Jamieson

55 SUBSTITUTES AND APOLOGIES

It was noted that the Chair opened the meeting at 09:30 and adjourned until 09:45 as some Members had not arrived at the meeting yet due to traffic delays.

Apologies of absence were received from Councillors Melanie Barrett, John Hinton and Leigh Jamieson.

Councillor Mary McLaren substituted for Councillor Melanie Barrett.

56 DECLARATION OF INTERESTS

None declared.

57 PL/19/12 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 11 SEPTEMBER 2019

It was resolved that the Minutes of the meeting held on the 11 September 2019 were confirmed and signed as a true record.

58 PL/19/14 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 25 SEPTEMBER 2019

It was resolved that the Minutes of the meeting held on the 25 September 2019 were confirmed and signed as a true record.

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

None received.

60 SITE INSPECTIONS

None requested.

61 PL/19/15 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/19/15 and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From
DC/19/01973	None
DC/19/03360	Ian Sparkes (Applicant)

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/19/15 be made as follows:-

62 DC/19/01973 LAND SOUTH OF SLOUGH ROAD, BRANTHAM, SUFFOLK

62.1 It was noted that Councillor Stephen Plumb entered the meeting room at 09:55 shortly after the Case Officer started presenting the item. The Chair asked the Case Officer to restart the presentation thus allowing Councillor Plumb to take part in the determination of the application.

62.2 Item A

Application Proposal	DC/19/01973 Outline Planning Application (some matters reserved) – Erection of residential development of up to 65 new dwellings (including minimum of 35% affordable homes, with areas of landscaping and public open space, including vehicular access, and associated infrastructure works).
Site Location	BRANTHAM- Land South of Slough Road, Brantham, Suffolk
Applicant	Ranier Developments Ltd

62.3 The Planning Lawyer advised Members that following the previous resolution of the Planning Committee on the 11 September 2019 that reasons had been drafted for refusal and that no public speaking would take place on the item as the application was just to confirm the identified reasons. Additionally, he advised that Members were not obliged to vote in the same way that they had previously on the 11 September 2019.

62.4 The Case Officer presented the application to the Committee outlining the site, that Members had previously undertaken a site visit, the resolution from the previous Committee and the reasons for refusal as requested from Members as detailed in the Officer Report.

62.5 Councillor Norman proposed that the application be refused as detailed in the Officers Report. Councillor Lee Parker seconded the motion.

62.6 **RESOLVED**

That the application be refused for the following reasons:

1. Policies CS2 of the Core Strategy seeks to direct new development sequentially to the towns / urban areas, and to the Core Villages and Hinterland Villages. Policy CS11 of the Core Strategy requires development to consider the landscape characteristics of the village, and also requires the identification of local housing need. Policy CS15 of the Core Strategy seeks to ensure that development respects landscape features. Furthermore, the LPA is able to demonstrate a 5 Year Housing Land Supply, thus the ‘tilted balance’ of Paragraph 11(d) of the NPPF is not engaged.

2. The proposal is not considered to form sustainable development by reasons of bringing the edge of the Brantham Built Up Area Boundary closer to East End leading to an unacceptable level of settlement coalescence not respecting the existing landscape feature of separation between the settlements. No exceptional circumstances or other material considerations have been demonstrated to outweigh the harm identified in the sustainability respect. Given the absence of a local housing needs survey, the scheme has not adequately demonstrated a local housing need. Furthermore, the proposal

lacks demonstrable social, economic and environmental benefits, and undermines the essence of the NPPF further through no justifiable need or mitigating measures. The proposal fails to reflect Policies CS2, CS11 and CS15 of the Babergh Core Strategy (2014) and Paragraph 8 of the NPPF.

63 DC/19/03360 FIRST AVENUE, SUDBURY, SUFFOLK, CO10 1QT

63.1 Item B

Application Proposal	DC/19/03360 Planning Application – Replacement of existing timber cladding to first floor rear elevation with external insulation finished with through coloured render
Site Location Applicant	SUDBURY - First Avenue, Sudbury, Suffolk, CO10 1QT Babergh District Council

63.2 Councillor Stephen Plumb declared a Local non-pecuniary interest in application DC/19/03360 as he knew someone who lived in one of the properties.

63.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the details of the proposed changes to the buildings and the officer recommendation of approval with conditions.

63.4 The Applicant (Ian Sparkes – Professional Lead, Property Services) responded to Members’ questions on issues including: communication to residents of the proposed works and the proposed cladding to be put on the buildings.

63.5 Councillor Adrian Osborne proposed that the application be approved as detailed in the officer recommendation. Councillor Stephen Plumb seconded the motion.

63.6 RESOLVED

That the application is Granted planning permission and includes the following conditions:

- **Commencement of development**
- **Approved plans and documents**
- **Colour of render to be agreed**

The business of the meeting was concluded at 10.19 am.

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Chair