

BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Virtual Teams Video Meeting on Wednesday, 9 September 2020

PRESENT:

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

Councillors: Sue Ayres
David Busby
Mary McLaren
Lee Parker
Melanie Barrett
John Hinton
Adrian Osborne

Ward Member(s):

Councillors:

In attendance:

Guest(s):

Officers:

Apologies:

Leigh Jamieson
Alison Owen

169 SUBSTITUTES AND APOLOGIES

Apologies were received from Councillor Alison Owen and Councillor Leigh Jamieson. Councillor Trevor Cresswell substituted for Councillor Alison Owen. Councillor Jane Gould substituted for Councillor Leigh Jamieson.

170 DECLARATION OF INTERESTS

There were no declarations of interest declared. The Planning Lawyer advised Members that although there is a building included in the application site which was formerly used as a Conservative Club, and is still named as such, the applicant or land owner are not connected with the Conservative party.

171 PL/19/39 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 15 JULY 2020

It was Resolved that the Minutes of the meeting held on 15 July 2020 were confirmed as a true record and would be signed at the next practicable opportunity.

172 PL/19/42 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 26 AUGUST

2020

It was Resolved that the Minutes of the meeting held on 26 August 2020 were confirmed as a true record and would be signed at the next practicable opportunity.

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

None received.

174 SITE INSPECTIONS

The Area Planning Manager advised that a site inspection had been requested by Councillor Jan Osborne for application number DC/19/04892 however due to current Covid-19 restrictions a site inspection is inadvisable.

Councillor Melanie Barrett enquired whether virtual site inspections would be possible. The Area Planning Manager confirmed virtual site inspections would be considered for future requests.

175 PL/19/43 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/19/43 and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From
DC/19/04892	Nick Peasland (Agent) Cllr Jan Osborne (Ward Member)

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/19/43 be made as follows:-

176 DC/19/04892 39 VICTORIA HALL AND NEW HALL, NEW STREET, SUDBURY, CO10 1HZ

176.1 Item 7a

Application Proposal	DC/19/04892 Planning Application - Erection of 6 dwellings, partial demolition and conversion of New Hall to 1 dwelling including the change of use to commercial design studio/gallery (following demolition of the existing
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	buildings with the exception of the façade of Victoria Hall fronting Prince Street)
Site Location	SUDBURY – 29 Victoria Hall and New Hall, New Street, Sudbury
Applicant	Rogerson Holdings Limited

- 176.2 The Development Management Planning Officer presented the application to the Committee outlining the proposal before Members, the layout and location of the site, and the officer recommendation of refusal.
- 176.3 Councillor Trevor Creswell confirmed that he was participating as a Planning Committee Member and not a Ward Member.
- 176.4 The Development Management Planning Officer responded to Members' questions on issues including: how long the existing properties had been unoccupied, the colour of the building materials of the surrounding properties, whether the previous planning permission on the site had lapsed, and if a listed building application had been made for the property.
- 176.5 Members considered the representation from Nick Peasland who spoke as the agent.
- 176.6 The agent responded to Members' questions on issues including: whether the planned new designs would include an amendment to the colour of the building materials used, whether there would be a step free access included, potential planned use of the design studio, the number of car parking spaces proposed on the site.
- 176.7 A short comfort break was taken between 10:20 am and 10:25am.
- 176.8 The agent responded to further questions from Members on issues including: how the buildings on site had been prioritised in terms of heritage for proposed works, whether the applicant would prefer the application to be deferred, whether Sudbury Town Council supported the application, and whether the proposals have had any support from the local community.
- 176.9 Members considered the representation from the Ward Member, Councillor Jan Osborne.
- 176.10 The Heritage and Design Officer provided Members with information of the heritage aspects of the site and the listed building status of the properties.
- 176.11 The Area Planning Manager confirmed to Members their responsibilities regarding conservation under the National Planning Policy Framework (NPPF).
- 176.12 Members debated the application on issues including the heritage and listed building status of the existing properties, the conditions of the existing

buildings on site, the building design in context with the area, the facades of the buildings.

176.13 Councillor Beer proposed that the application be deferred to allow further consideration of the heritage aspects of the development. This was seconded by Councillor Stephen Plumb.

176.14 RESOLVED:

- **Applicant to provide structural report and viability assessment;**
- **Conservative Club façade on New Street to be retained/if not possible , recreated;**
- **Changes to design to include removal of hips, use of single pitch roof, and different materials.**

The business of the meeting was concluded at 11.35 am.

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Chair