

BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Virtual Teams Video Meeting on Wednesday, 23 September 2020 – 09:30

PRESENT:

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

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

Ward Member(s):

Councillors: Clive Arthey
Jane Gould
Margaret Maybury

In attendance:

Officers: Planning Lawyer (IDP)
Acting Area Planning Manager (MR)
Planning Officer (JW/ AG)
Governance Officer (RC)

177 SUBSTITUTES AND APOLOGIES

There were no apologies for absence.

178 DECLARATION OF INTERESTS

There were no declarations of interest declared.

179 PL/19/44 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 9 SEPTEMBER 2020

It was Resolved that the Minutes of the meeting held on 09 September 2020 were confirmed as a true record and would be signed at the next practicable opportunity.

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

None received.

181 SITE INSPECTIONS

None requested.

182 PL/19/45 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/19/45 and the speakers responded to questions put to them as provided for under those arrangements.

<u>Application No.</u>	<u>Representations from</u>
DC/20/00701	Robin Coates (Wherstead Parish Council) Sarah Cornwell (Agent) Councillor Jane Gould (Ward Member)
DC/20/02835	Councillor Margaret Maybury (Ward Member) Councillor Clive Arthey (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/19/45 be made as follows:-

183 DC/20/00701 KLONDYKE FIELD, WEST OF BOURNE HILL, WHERSTEAD SUFFOLK

183.1 Item A

Application Proposal	DC/20/00701 Application for approval of reserved matters following Outline Approval DC/18/00706 (hybrid application). Outline Planning Application (access to be considered) Erection of up to 75no dwellings and vehicular access. Change of use from private woodland to suitable alternative natural greenspace/community woodland) and associated infrastructure works. Approval of details reserved by conditions 8, 11, 16, 18, 28, 31, 32 and 33 of the Outline Approval.
Site Location	WHERSTEAD – Klondyke Field, West of Bourne Hill, Wherstead, Suffolk
Applicant	Bellway Homes (Essex) Ltd

183.2 The Case Officer provided Members with details of the previous Committee resolution of deferral August 2020.

- 183.3 The Case Officer presented the application to the Committee, outlining the proposal before Members, the layout of the site, the amendments made to the application since the previous deferral, and the officer recommendation of approval.
- 183.4 The Case Officer and the Acting Area Planning Manager responded to Members' questions on issues including: the possibility of imposing any restrictions on the housing mix at this stage of the application, the details of the conditions applied in outline permission, the current scheme of delegation, and the amended locations of the affordable housing.
- 183.5 Members considered the representation from Robin Coates of Wherstead Parish Council who spoke against the application.
- 183.6 The Case Officer and the Acting Area Planning Manager provided clarification of the general conformity of the site layout and the mix of properties on site.
- 183.7 The Parish Council representative responded to Members' questions on issues including: consultation between the applicant and the community.
- 183.8 Members considered the representation from Sarah Cornwell who spoke as the agent.
- 183.9 The agent responded to Members' questions on issues including: consultation between the developer and the Case Officer regarding the mix of properties on site, whether the block of flats included any affordable housing units, whether the height of the block of flats impacts on the surrounding properties, and the type of heating supply in the properties.
- 183.10 Members considered the representation from Councillor Jane Gould who spoke as the Ward Member.
- 183.11 The Case Officer provided Members with clarification regarding sustainability measures, and the maintenance and management of the woodland and public open spaces.
- 183.12 Members debated the application on issues including: the mix of housing on site, and pepper potting of affordable housing on the site.
- 183.13 The Case Officer responded to Members' questions on issues including: the proposed building materials for the affordable housing units, and the conditions referred to in the officer recommendation.
- 183.14 Councillor Lee Parker proposed that the application be approved as detailed in the officer recommendation.
- 183.15 Councillor Melanie Barrett seconded the proposal.
- 183.16 The Case Officer responded to Members' questions on surface water

drainage and the plans for any SUDS arrangement on site.

183.17 Members continued to debate the application on issues including: the environmental aspects of the development.

183.18 It was **RESOLVED**:

Subject to issues of drainage being resolved, that permission be GRANTED reserved matters planning permission for the scale, layout, landscaping and appearance for the erection of 75 dwellings and discharge of conditions 8, 11, 16, 18, 28, 31, 32 and 22 of outline planning permission DC/18/00706.

Standard

**Commencement time limit
Accordance with approved plans**

PD Rights

Withdrawal of Permitted Development rights for building upwards

Environmental Health

Noise mitigation measures

Natural Environment

**Landscape management plan 10 years
Sustainability Strategy
Landscape and Ecological Management Plan (LEMP)
Biodiversity Enhancement Layout for Protected and Priority Species**

Informative Notes:

**Outstanding conditions to discharge
S106 Requirements – Open Space Scheme, Woodland Scheme, RAMS contribution**

184 DC/20/02835 TENTER PIECE COMMON ROOM, TENTER PIECE, CHURCH STREET, LAVENHAM, SUDBURY, SUFFOLK

184.1 Item B

Application: DC/20/02835
Proposal: Planning Application – Erection of single storey front extension and external alterations
Site Location: LAVENHAM – Tenter Piece Common Room, Tenter Piece, Church Street, Lavenham, Sudbury, Suffolk
Applicant: Lavenham Parish Council

184.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the reason for the application being presented to Committee and the officer recommendation of approval.

- 184.3 The Case Officer responded to Members' questions on issues including: the access routes to the property,
- 184.4 The Ward Member, Councillor Margaret Maybury, provided Members with clarification regarding the fire escape routes within the building.
- 184.5 Members considered the representations from Councillor Margaret Maybury and Councillor Clive Arthey who spoke as Ward Members.
- 184.6 Councillor John Hinton proposed the officers recommendation of approval with an informative note that the applicant is asked to reconsider the proposed bricking up of the rear door.
- 184.7 Councillor Sue Ayres seconded the recommendation.
- 184.8 The Cabinet Member for Housing, Councillor Jan Osborne responded to a question regarding whether the scheme has a warden on site.
- 184.8 **It was RESOLVED:**

That authority be delegated to the Chief Planning Officer to GRANT planning permission.

(1) That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

**Standard time limit
Approved Plans (Plans submitted that form this application)**

(2) And the following informative notes as summarised and those as may be deemed necessary:

Proactive working statement

**Additional Informative Note
Applicant to reconsider the proposed bricking up of the rear door with relation to fire safety**

The business of the meeting was concluded at 11.26 am.

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Chair