

BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Virtual Teams Video Meeting on Wednesday, 16 December 2020 – 09:30

PRESENT:

Councillor: Peter Beer (Chair)

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

Ward Member(s):

Councillors: None.

In attendance:

Officers: Area Planning Manager (MR)
Governance Officer (RC)
Planning Lawyer (IDP)
Development Management Planning Officer RW)

24 SUBSTITUTES AND APOLOGIES

Apologies for absence were received from Councillor Stephen Plumb.

Councillor Alastair McCraw substituted for Councillor Stephen Plumb.

25 DECLARATION OF INTERESTS

Councillor John Hinton declared a personal non-pecuniary interest in application DC/19/04128 as his sons' property backed onto the application site. Councillor Hinton confirmed he would take part in the debate but would not vote on the application.

26 PL/20/7 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 18 NOVEMBER 2020

The minutes of the meeting held on 18 November 2020 would be confirmed at the next available Committee in order to enable Officers to confirm details contained within the Minutes.

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

None received.

28 SITE INSPECTIONS

None received.

29 PL/20/8 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/20/8 and the speakers responded to questions put to them as provided for under those arrangements.

Application No.	Representations from
DC/19/04128	None.

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/20/8 be made as follows:-

30 DC/19/04128 11 THE GREEN, HADLEIGH, IPSWICH, SUFFOLK, IP7 6AE

30.1 Item 6a

Application Proposal	DC/19/04128 Planning Application – Erection of 15no. dwellings (includes 5no. affordable dwellings) with associated garages and parking, creation of vehicular access and provision of open space (following demolition of existing dwelling)
Site Location	HADLEIGH – 11 The Green, Hadleigh, Ipswich, Suffolk
Applicant	Lynmore Homes

30.2 The case officer presented the application to the Committee outlining the proposal before members, the layout and location of the site, and the officer recommendation of approval.

30.3 The Case Officer and the Area Planning Manager responded to Members' questions on issues including: proposed landscaping on site, and the viability study.

30.4 The Area Planning Manager read the comments received from the Town Council regarding the affordable housing proposed on site.

30.5 The Case Officer responded to further questions from Members' on issues including: the proposed colour of the window frames on the properties, the water course on site, why the affordable houses are 2 storey rather than bungalows, the location of the footpath and the disparity between the commuted sums and ...

30.6 Members debated the application on issues including: the change in the number of affordable dwellings on site, whether the outline planning permission approved under the previous scheme could be used by the applicant, whether a section 106 agreement was in place and could be renegotiated.

30.7 Break from 10:25 until 10:35 to enable officers to provide confirmation of the 106 agreement.

30.8 The Case Officer confirmed the details of the existing 106 agreement. This was confirmed by the Area Planning Manager and the Planning Lawyer.

30.9 A short break was taken between 10:43-10:47 due to a connection issue for a member of the committee.

30.10 Members continued to debate the application on the issues including: the affordable housing provision, the independent valuer that the Council contracts.

30.11 Councillor Lee Parker proposed that the application be approved as detailed in the updated officer recommendation in the tabled papers, with the additional conditions as follows:

- Viability review clause in the S106 Agreement (clawback clause)
- Removal of PD rights regarding roofing

30.12 Councillor David Busby seconded the proposal and requested that the additional condition as follows be included which the proposer agreed to:

- Energy efficiency measures TBA

30.13 The Chair asked that the resolution also include the condition as follows which the proposer and seconder agreed to:

- Scheme of EV charging points TBA

30.14 By 9 votes to 1

30.15 **RESOLVED**

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer to secure:

- **Affordable housing**
This shall include

- Contribution towards affordable housing
- Contribution towards affordable housing, as advised by the District Valuer

(2) That the Chief Planning Officer 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 Chief Planning Officer:

- Standard time limit
- Approved Plans (Plans submitted that form this application)
- Parking/manoeuvring
- Refuse/recycling provision
- Construction Management Plan
- Disposal of surface water
- SUDS
- Construction Surface Management Plan
- Ecological Mitigation (including swift boxes and hedgehog fencing)
- Biodiversity Enhancement Strategy
- Landscape and Ecological Management Plan
- Lighting design scheme
- Foul sewage disposal
- External lighting
- Hours of work
- No burning
- No hardstanding until surface water strategy agreed
- Archaeology
- Archaeology post investigation
- RAMS
- Rainwater harvesting to be agreed

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

- SCC Highways notes
- Support for sustainable development principles
- Floods and Water Management Notes

(4) That in the event of the Planning obligations or requirements referred to in Resolution (1) above not being secured and/or not secured within 6 months that the Chief Planning Officer be authorised to refuse the application on appropriate grounds

Additional Conditions:

- Viability review clause in the S106 Agreement (clawback clause)
- Removal of PD rights regarding roofing
- Energy efficiency measures TBA

- **Scheme of EV charging points TBA**

The business of the meeting was concluded at 11.17 am.

.....
Chair