

## **BABERGH DISTRICT COUNCIL**

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Frink Room (Elisabeth)  
- Endeavour House on Wednesday, 16 February 2022 at 09:30am.

### **PRESENT:**

Councillor:	Stephen Plumb (Chair) Susan Maria Ayres B.Ed Hons (Vice-Chair)	
Councillors:	Peter Beer John Hinton Alastair McCraw Adrian Osborne	David Busby Margaret Maybury Mary McLaren Alison Owen

### **In attendance:**

Officers:	Area Planning Manager (MR) Planning Lawyer (IDP) Case Officers (SS/LB) Governance Officer (CP)
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### **112 SUBSTITUTES AND APOLOGIES**

112.1 Apologies were received from Councillor Leigh Jamieson.

### **113 DECLARATION OF INTERESTS**

113.1 Councillor Maybury declared a pecuniary interest in respect of application number DC/21/06913 as the application was for her own property, and confirmed she would leave the meeting for the duration of the application.

113.2 Councillor McCraw declared a local non-pecuniary interest in respect of application number DC/21/04539 as the Ward Member.

### **114 PL/21/26 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 02 FEBRUARY 2022**

**It was RESOLVED:**

**That the minutes of the meeting held on 02 February 2022 were confirmed and signed as a true record.**

### **115 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

115.1 None received.

**116 SITE INSPECTIONS**

116.1 None requested.

**117 PL/21/27 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/21/27 and the speakers responded to questions put to them as provided for under those arrangements.

Application	Representations From
DC/21/04539	Mal Bridgeman (Brantham Parish Council) Stuart Hopwood (Objector) Robert Findlay (Agent)
DC/21/06913	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/21/27 be made as follows:-**

**118 DC/21/04359 LAND SOUTH OF, SLOUGH ROAD, BRANTHAM, SUFFOLK**

118.1 Item 6A

Application Proposal	DC/21/04359 Reserved Matters Application following Outline Application DC/19/01973 and subsequent appeal APP/D3505/W/19/3241261. Town and Country Planning Act 1990 - Erection of 65No residential dwellings (of which 35% allocated as affordable homes) including landscaping, public open space and associated infrastructure
Site Location	<b>BRANTHAM</b> – Land South of, Slough Road, Brantham, Suffolk
Applicant	Matthew Homes Ltd

118.2 The Case Officer presented the application to the Committee outlining the application before Members including: the location and layout of the site, and the previously refused application to Committee and subsequent appeal decision of approval.

118.3 Councillor McLaren arrived at 09:44, however as the presentation of the application had commenced, did not participate in the debate or the vote.

- 118.4 The Case Officer continued with the presentation of the application providing details including: the planned access to the development, the housing mix, proposed plans to mitigate the visual impact of the development, parking plans including the provision of EV charging points, landscaping plans, the housing design, and the officer recommendation of approval.
- 118.5 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: parking plans, landscaping in respect of parking areas, the comments from the sustainability officer, the responses received from consultees, the possibility of securing a proportion of the affordable housing for local residents, ecology issues, the type of building materials to be used, the attenuation basin, the pumping station, and whether the waste services team had been consulted.
- 118.6 Members considered the representation from Mal Bridgeman who spoke on behalf of Brantham Parish Council.
- 118.7 The Parish Council representative responded to questions from Members on issues including: the reasons the Parish Council has requested no street lighting to be installed, and the amendments made to the proposed plans following the appeal to the inspectorate.
- 118.8 Members considered the representation from Stuart Hopwood who spoke as an objector.
- 118.9 The objector responded to questions from Members on issues including: whether the swimming pool on his property was covered, the height of the proposed boundary fence, and the distance to the swimming pool from the new boundary.
- 118.10 Members considered the representation from Robert Findlay who spoke as the Agent.
- 118.11 The Agent and the Applicant responded to questions from Members on issues including pedestrian crossings, any planned alterations to the existing footpaths, how the materials used for the affordable homes differ from those used for market homes, the potential for provision of defibrillators, and whether the developer would commit to providing homes for local residents.
- 118.12 The Area Planning Manager and the Planning Lawyer provided clarification regarding the previous permission granted by the planning inspectorate, and the S106 agreement which had been agreed by the planning inspector at appeal.
- 118.13 The Agent and the Applicant responded to questions from Members on issues including the size of the affordable homes, the installation of barriers to prevent parking on grass verges, landscaping of parking areas, the proposed height of the boundary fencing, whether the roads will be to an adoptable standard and a permeable service, the surface material and width of the cycle paths, sustainability issues, the roof heights of the one and a half storey

dwellings, and any propped plans for installing PV panels.

118.14 Councillor Beer proposed that the application be approved as detailed in the officer recommendation.

118.15 Councillor Osborne seconded the motion.

118.16 Members debated the application on issues including: whether the design concerns of the planning inspector had been addressed, traffic issues, the location of the waste water pumping station, the impact of drainage water from the attenuation basin existing properties, and waste collection services.

118.17 The Proposer and Secunder agreed to the following additional conditions and informative notes:

Conditions:

- Provision of a defibrillator

Informative Notes:

- Request Affordable Housing for locals if possible
- Engage with neighbours about boundary treatments to South and East
- Explore further flood mitigation issues to the South-East.

By a vote of 8 votes for and 1 against

**It was RESOLVED:-**

**That authority be delegated to the Chief Planning Officer to grant reserved matters for layout, scale, appearance, and landscaping when sustainability and ecology issues have been resolved, subject to a unilateral undertaking being agreed for the extra affordable dwelling.**

**Conditions**

- **Details of materials to be agreed**
- **Parking**
- **Cycle Storage**
- **Bins**

**And the following additional conditions and informative notes:**

**Conditions:**

- **Provision of defibrillators**

**Informative Notes:**

- **Request Affordable Housing for locals if possible**

- Engage with neighbours about boundary treatments to South and East
- Explore further flood mitigation issues to the South-East.

**119 DC/21/06913 GENESIS CORNER, CLAY HALL LANE, ACTON, SUFFOLK, CO10 0AQ**

119.1 Item 6B

Application Proposal	DC/21/06913 Planning Application - Conversion and alteration of existing detached garage to form 1 No. unit of holiday let accommodation (revised scheme to DC/20/03058 - withdrawn).
Site Location	ACTON – Genesis Corner, Clay Hall Lane, Acton, Suffolk, CO10 0AQ
Applicant	Mrs Margaret Maybury

119.2 A short break was taken between 11:32am and 11:41am, after application number DC/21/04359 and before the commencement of application number DC/21/06913.

119.3 Councillor Maybury left the meeting at 11:32am.

119.4 The Case Officer presented the application to the Committee outlining the proposal before Members including: the reason for referral to Committee, the location of the site, the proposed alterations to the property, and the officer recommendation of approval.

119.5 The Case Officer and the Planning Lawyer responded to questions from Members on issues including: what conditions are in place to prevent the property becoming a permanent dwelling in the future, and where the employment use would come from.

119.6 Councillor Beer proposed that the application be approved as detailed in the Officer recommendation.

119.7 Councillor Owen seconded the motion.

119.8 Members debated the application on issues including: parking.

**It was RESOLVED:**

**That the application is GRANTED planning permission and includes the following conditions:-**

**Standard time limit**  
**Approved Plans**  
**Holiday let occupation restriction**  
**Holiday let operator restriction**

The business of the meeting was concluded at 12:00pm.

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Chair