

BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Frink Room (Elisabeth)
- Endeavour House on Wednesday, 18 October 2023 at 09:30am.

PRESENT:

Councillor: Stephen Plumb (Chair)
Helen Davies (Vice-Chair)

Councillors: Peter Beer
Paul Clover
Margaret Maybury
Tim Regester
Jessie Carter
Kathryn Grandon
Adrian Osborne
John Whyman

Ward Member(s):

Councillors: Simon Dowling

In attendance:

Officers Area Planning Manager (MR)
Planning Lawyer (IDP)
Case Officer (VP)
Governance Officer (CP)

30 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

30.1 Apologies were received from Councillor Carruthers and Councillor Holt.

30.2 Councillor Clover substituted for Councillor Holt.

31 TO RECEIVE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTRABLE OR NON REGISTRABLE INTERESTS BY MEMBERS

31.1 None received.

32 DECLARATIONS OF LOBBYING

32.1 None received.

33 DECLARATION OF PERSONAL SITE VISITS

33.1 Councillor Whyman declared a personal site visit in respect of application number DC/23/01962.

34 BPL/23/07 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 23 AUGUST 2023

It was RESOLVED:

That the minutes of the meeting held on 23 August 2023 be confirmed and signed as a true record.

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

35.1 None received.

36 SITE INSPECTIONS

36.1 A site inspection request had been received from Councillor John Ward in respect of application number DC/22/04751, Brett Vale Golf Club, Noaks Road, Raydon, Ipswich, Suffolk, IP7 5LR.

36.2 The Area Planning Manager provided Members with details of the application including: the location and proposed layout of the site, and the reasons for the proposed recommendation of refusal.

36.3 The Area Planning Manager responded to questions from Members on issues including: the reasons for the site inspection request.

36.4 The Area Planning Manager confirmed that the application would be presented to Committee due to the controversial nature of the application.

36.5 Councillor Beer commented that as the majority of Members on the Committee had not previously visited the site, a site inspection would be beneficial.

36.6 Councillor Beer proposed that a site inspection be carried out.

36.7 Councillor Whyman seconded the proposal.

It was RESOLVED:

That a site inspection be carried out in respect of application number DC/22/04751.

37 BPL/23/08 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 BPL/23/08 and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From
DC/23/01962	Wendy Brame (Hadleigh Town Council) Carol Warburton (Objector) Bill Wilson (Objector) Daren Burney (Applicant) Councillor Simon Dowling (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 BPL/23/08 be made as follows:-

38 DC/23/01962 LAND AT WEAVERS MEADOW, IPSWICH ROAD, HADLEIGH, IP7 6BE

38.1 Item 8A

Application DC/23/01962
Proposal Erection of a coffee shop with drive through facility, associated vehicular access, circulation, parking and landscaping
Site Location Land at Weavers Meadow, Ipswich Road, Hadleigh, IP7 6BE
Applicant Burney Estates Ltd

38.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the planning history of the site, the location of the site, the application site in relation to Weavers Meadow and the surrounding phased development, the proposed layout of the site, access to the site including the perimeter fencing and car park barrier, the proposed floorplan and elevations, the proximity to adjacent properties, proposed connectivity including pedestrian and cycle accessibility, the proposed landscaping plans, the recommended conditions to protect residential amenity, and the recommendation of approval as detailed in the Committee report with the additional condition relating to litter management.

38.3 The Case Officer responded to questions from Members on issues including: future management of the landscaping, and the location of any proposed advertisements around the site.

38.4 The Case Officer advised Members that any advertisements would not form part of the application being presented to Members today.

38.5 The Area Planning Manager advised that planning consent and advertisement consent were covered by different legislative provisions and therefore any proposed advertisements should not be taken into account as part of the decision being made today. Should Members require the advertisements consent application to be presented to Committee, a Call-in

request should be completed in the usual way.

- 38.6 The Case Officer responded to further questions from Members on issues including: the estimated number of vehicle movements per day, the proposed external lighting plans and how these could support biodiversity, mitigation which could be put in place to avoid collisions during the construction phase of the project, the proposed parking plans including provision for larger vehicles, the operating hours of the site, the number of deliveries per day, potential light pollution, and pedestrian access to the site including pedestrian crossings.
- 38.7 A break was taken from 10:30am until 10:38am.
- 38.8 The Case Officer responded to further questions from Members on issues including: renewable energy plans including rainwater collection, whether any assessment had been carried out regarding the local need for an additional hospitality facility, the potential impact on local independent businesses in the town, and whether there were any specific drainage issues at the site.
- 38.9 Members considered the representation from Wendy Brame who spoke on behalf of Hadleigh Town Council.
- 38.10 The Town Council representative responded to questions from Members on issues including: details of the foul water drainage issues reported by local residents.
- 38.11 Members considered the representation from Carol Warburton and Bill Wilson who spoke as objectors.
- 38.12 Members considered the representation from Daren Burney who spoke as the applicant.
- 38.13 The Applicant responded to questions from Members on issues including: delivery vehicle movements to the site, plans for renewable energy and planning irrigation, issues with foul water drainage, the proposed lighting scheme, the number of employees on site at any one time, security arrangements including cameras, and any proposed arrangements to deter Heavy Goods Vehicle drivers parking at the site.
- 38.14 Members considered the representation from Councillor Simon Dowling who spoke as the Ward Member.
- 38.15 The Case Officer responded to questions from Members regarding potential conditions which could be applied.
- 38.16 Members debated the application on issues including: the proposed safety provisions, the objections received from local residents, and the professional advice received.
- 38.17 Councillor Beer proposed that the application be approved as detailed in the

Officer recommendation and with the additional proposed condition relating to litter management.

38.18 Councillor Clover seconded the proposal.

38.19 Members continued to debate the application on issues including: anti-social behaviour issues in the area, the impact on independent businesses in the town, the location of the site, the proximity to the surrounding dwellings, and the increase in traffic.

38.20 The Case Officer responded to questions from Members regarding what mechanisms could be put in place to mitigate the concerns of the residents with regard to traffic, and anti-social behaviour.

38.21 By a vote of 8 votes for and 2 against

It was RESOLVED:

The authority be given to the Chief Planning Officer to GRANT conditional full planning permission, subject to him first being satisfied that a permanent right of access across the site for vehicles servicing, maintaining or otherwise undertaking essential repair to the pumping station to the north of the site have been secured via an appropriate legally binding mechanism.

Conditions to include;

- 1. Commencement time limit of 2 years**
- 2. Approved drawings except where detail subject to further condition/s**
- 3. Use restricted to use for coffee shop with associated drive-through coffee shop purposes ONLY and no other use including any use within Class E or any other Class (and/or any other sui generis use) For the avoidance of doubt the sale of predominantly hot fast food will require a further planning permission or S73 consent**
- 4. Entrance lobby details**
- 5. Access barrier details**
- 6. Full details kitchen extract, air handling, and any other external plant or internal plant that vents externally to be submitted and approved prior to installation of such equipment and all such approved plant to be in place and fully functional prior beneficial use of the development hereby permitted, commencing.**
- 7. Restricted opening hours 06.00 – 22.00hrs only for all on-site activity**
- 8. Restricted delivery times 07.00-21.00 hrs only**
- 9. Outside seating area restricted to the 8sq.m as shown on approved drawing only and no other external location/s**
- 10. Further full details of living green wall (planting specification) supporting framework irrigation and management statement + landscaping nw corner**
- 11. Signage detail excluded from permission**
- 12. Boundary detail (eastern edge of site)**
- 13. Parking laid out and marked up as approved**

14. **Ev charging to be provided as shown**
15. **Bin store fencing to be provided as approved and permanently retained**
16. **External lighting details**
17. **No music to be played outside**
18. **As required by local highway authority**
19. **As required by Env Health as considered appropriate by the Chief Planning Officer**
20. **Such other conditions as may be considered reasonable by the Chief Planning Officer**

And the following conditions as agreed:

Addition of a legal agreement for applicant to fund a Traffic Regulation Order for parking restrictions up to a limit of £10,000 if SCC Authority requests it.

Litter Management

Sustainable Energy Plan

The business of the meeting was concluded at 11:51am.

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Chair