

BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 10 January 2024

PRESENT:

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

Councillors: Jane Carruthers
Paul Clover
Michael Holt
Tim Regester
Jessie Carter
Kathryn Grandon
Adrian Osborne
John Whyman

In attendance:

Officers: Area Planning Manager (MR)
Planning Lawyer (IDP)
Case Officers (JW / BH)
Governance Officer (AN)
Regeneration and Capital Projects Manager (LC)

Apologies:

Councillors: Peter K Beer
Margaret Maybury BA (Hons) Ch Th

59 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

59.1 Apologies were received from Councillor Margaret Maybury and Councillor Peter Beer.

59.2 Councillor Paul Clover substituted for Councillor Beer.

60 TO RECEIVE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE OR NON REGISTERABLE INTERESTS BY MEMBERS

60.1 Councillor Regester declared an Other Registerable Interest as a member of Sudbury Town Council and the Belle Vue Action Group and confirmed that the latter had not been consulted or commented on the application.

60.2 Councillor Holt declared that he was a Cabinet Member when the original schemes for development at Belle Vue Park were presented to the Cabinet for a decision but confirmed that plans had significantly changed since this point.

61 DECLARATIONS OF LOBBYING

61.1 None declared.

62 DECLARATION OF PERSONAL SITE VISITS

62.1 None declared.

63 BPL/23/13 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 13 DECEMBER 2023

63.1 Councillor Holt proposed that the minutes be confirmed and signed as a true record.

63.1 Councillor Osborne seconded the proposal.

By a vote of 8 For and 1 Abstention

It was RESOLVED:

That the minute of the meeting held on 13th December 2023 be confirmed and signed as a true record.

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

64.1 None received.

65 SITE INSPECTIONS

65.1 A site inspection request had been received from Councillor Derek Davis in respect of application number DC/23/04109 Former HMS Ganges Site, Shotley Gate, Shotley, Suffolk.

65.2 The Case Officer provided Members with details of the application including: the planning history of the site, details of a previous site visit in 2015, the proposed amendments to the application, and the reasons for the inspection request.

65.3 Councillor Carter arrived at 9:43am. Due to the late arrival, she was unable to participate in the vote for the site inspection request.

65.4 The Case Officer responded to questions from Members on issues including: the proposed amendments to the original plan, the proposed site plan, and the proposed development to the south of the site as part of an upcoming application.

65.5 Councillor Holt proposed that a site inspection would not be carried out.

65.6 Councillor Osborne seconded the proposal.

By a vote of 3 For and 6 Against, the motion was lost.

65.7 Councillor Davies proposed that a site inspection be carried out.

65.8 Councillor Grandon seconded the proposal.

By a vote of 6 For and 3 Against

It was RESOLVED:

That a site inspection be carried out in respect of application number DC/23/04109

66 BPL/23/14 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/23/14 and the speakers responded to questions put to them as provided for under those arrangements.

Application No.	Representations from
DC/23/05003	Lee Carvell (Agent)

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/23/14 be made as follows:-

67 DC/23/05003 BELLE VUE, NEWTON ROAD, SUDBURY, SUFFOLK, CO10 2RG

67.1 Item 8A

Application Proposal	DC/23/05003 Full Planning Application – Erection of café and toilet block including outdoor seating area (following demolition of existing toilet block)
Site Location	Belle Vue, Newton Road, Sudbury, Suffolk, CO10 2RG
Applicant	Babergh District Council

67.2 Councillor Carter declared an other registerable interest due to her position as

the county councillor for Sudbury and her position on Sudbury Town Council. The Planning Lawyer confirmed that she could still participate in the debate and vote.

- 67.3 The Case Officer introduced the application to the committee outlining the proposal before Members including: the site location plan, the constraints of the site, the proposed floor plans and elevations, artistic renders of the proposed development, and the Officer recommendation for approval.
- 67.4 The Case Officer responded to questions from Members on issues including: vulnerability to vandalism, the proposed materials, and lack of internal toilets for staff at the café.
- 67.5 The Agent, Lee Carvell, did not wish to make a representation but responded to questions from Members on issues including: security of the public conveniences and the wider site, the proposed materials for the exterior of the development, vulnerability to vandalism, potential durability of materials, generation of electricity from the proposed solar panels, security of the proposed air source heat pump, the expected lifespan of the building, restricted access to the changing facilities, retention of trees, potential for outdoor seating, Public Realm's wider plans for the regeneration of Belle Vue Park, access to the site, and blue badge parking.
- 67.6 Members debated the application on issues including: the benefits of the site, the sustainability of the application, access to the public conveniences, security of the site, and the construction management plan.
- 67.7 The Area Planning Manager suggested that an additional condition relating to vandal proof surface treatment for the building be added to the recommendation.
- 67.8 Councillor Holt proposed that the application be approved as per the Officer's recommendation with the additional recommendation as read out by the Area Planning Manager.
- 67.9 Councillor Grandon seconded the proposal.

By a unanimous vote

It was RESOLVED:

That the application is GRANTED planning permission and includes the following conditions and any deemed necessary by the Chief Planning Officer:

- **Standard time limit (3yrs for implementation of scheme)**
- **Approved Plans (Plans submitted that form this application)**
- **Construction Plan to be agreed.**
- **Demolition and Construction Management Strategy to be approved.**
- **Details of cycle storage to be approved**

- **Construction hours to be approved**
- **Prohibition on burning on site**
- **Details of air handling plant to be agreed prior to installation.**
- **Details of kitchen odour control to be agreed**
- **Provision of grease traps**
- **Level of illumination of lighting to be agreed**
- **Development to be carried out on accordance with the ecological appraisal recommendations**
- **Supplementary survey for protected species prior to commencement**
- **Approval of a biodiversity enhancement strategy**
- **Wildlife sensitive lighting design scheme to be approved**
- **Approval of hard and soft landscaping scheme**
- **Approval of a Landscape Management Plan**
- **Details of 5.6 kWp PV to be installed on the roof of the building and water efficient sanitary fittings**

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

- **Proactive working statement**
- **SCC Highways notes**
- **Support for sustainable development principles**
- **Land contamination informative**

And an additional condition relating to vandal proof surface treatment for the building

The business of the meeting was concluded at 11.04 am.

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Chair