

MINUTES OF THE MEETING OF THE BABERGH PLANNING COMMITTEE HELD IN KING EDMUND CHAMBER - ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH ON WEDNESDAY, 17 OCTOBER 2018

PRESENT: Peter Beer - Chairman

Clive Arthey
David Busby
John Hinton
Jennie Jenkins
Lee Parker
David Rose

Sue Burgoyne
Michael Creffield
Michael Holt
Adrian Osborne
Stephen Plumb
Ray Smith

Luke Cresswell was unable to be present.

40 CHAIRMAN'S ANNOUNCEMENT

The Chairman informed Members that Linda Sheppard, Senior Governance Support Officer, would be retiring on 27 November. He thanked Linda for her support and her years of service with the Council and wished her well. Former Committee Chairmen, Councillors Arthey and Hinton also added their thanks, and Linda responded by thanking Members for their kind thoughts and good wishes.

41 DECLARATION OF INTERESTS

41.1 Councillor David Rose declared a local non-pecuniary interest in Application No DC/18/00873 (Item 2 of Paper PL/18/13) in his capacity as the Council's representative on the Suffolk Coast and Heaths Joint Advisory Committee.

41.2 Councillor Adrian Osborne, Ward Member for Sudbury East stated that he had spoken with the Legal Adviser who confirmed that he was not pre-determined in relation to Application No DC/18/02513 (Item 1 of Paper PL/18/13).

41.3 Councillor Peter Beer subsequently declared a non-pecuniary interest as referred to in Minute No 44 below.

42 PL/18/12 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 19 SEPTEMBER 2018

It was RESOLVED

That the Minutes of the meeting held on 19 September 2018 be confirmed and signed as a correct record.

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

None received.

SITE INSPECTIONS

Gemma Pannell, Area Planning Manager, gave a brief presentation on four applications, three of which have been referred to Committee for determination following consideration by the Delegation Panel. The fourth application, at 182A Bures Road Great Cornard, would automatically be considered by Committee because of the number of properties involved, and Councillor Mark Newman had requested a site inspection. The Corporate Manager – Growth and Sustainable Planning recommended that Members visit all four application sites.

It was RESOLVED

- (1) **That site inspections be held on Wednesday *24 October 2018 in respect of the following applications, for the reasons given:**

Application No DC/18/01383**Erection of a single dwelling – land at Brantham Hill Brantham**

(to assess the relationship of the proposal to the current development and the Built Up Area Boundary together with the effect of the loss of open space in the context of existing development)

Application No DC/18/02197 – Erection of 2 detached dwellings and garages, land adjacent to 247 Bures Road Great Cornard

(to assess the cumulative impact of development having regard to other schemes within the immediate vicinity and to understand the relationship with other development within the locality)

Application No DC/18/01555 – Application for residential development (two 3 bed dwellings and six 2 bed dwellings utilising existing vehicular access) land south of Brook Farm House, Bures Road, Great Cornard

(to assess the cumulative impact of development having regard to other schemes within the immediate vicinity and to understand the relationship with other development within the locality)

At this point, the Chairman stated that he had a non-pecuniary interest in Application No DC/18/02469 and would take no part in anything relating to its determination, including in relation to any site inspection which might take place. The Vice-Chairman, Michael Holt, then took the Chair for Resolution (2) below, following which Peter Beer resumed the Chair.

It was RESOLVED

- (2) **That a site inspection be held on Wednesday *24 October 2018 for the reason given in respect of Application No DC/18/02469 – Outline Planning Application – (Access Layout and Scale to be considered) – Erection of up to 46 dwellings with vehicular and pedestrian access from Bures Road. Demolition of 182A Bures Road and storage buildings, 182A Bures Road and land rear of 158 to 188 Bures Road Great Cornard**

(to view the proposed access arrangements and how the land sits in relation to the Bures Road and frontage development together with the relationship of the site to the railway line and to assess the cumulative impact)

*Note – The site inspection date was subsequently moved to 7 November.

- (3) That a Panel comprising the following Members be appointed to inspect the sites referred to in Resolution (1) above:**

Clive Arthey	John Hinton
Peter Beer	Jennie Jenkins
Sue Burgoyne	Lee Parker
David Busby	Stephen Plumb
Michael Creffield	David Rose
Luke Cresswell	Ray Smith

- (4) That a Panel comprising the following Members be appointed to inspect the site referred to in Resolution (2) above:**

Clive Arthey	Jennie Jenkins
Sue Burgoyne	Lee Parker
David Busby	Stephen Plumb
Michael Creffield	David Rose
Luke Cresswell	Ray Smith
John Hinton	

45 PL/18/13 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 items in Paper PL/18/13 and the speakers responded to questions put to them as provided for under those arrangements.

<u>Application No.</u>	<u>Representations from</u>
DC/18/00873	Barry Powell (Shotley Parish Council) James Pratt (Objector) Geoff Mellor (Supporter) Craig Mills (Applicant) Derek Davies (Ward Member)
B/17/01069	Carroll Reeve (representing the Applicant – Lavenham Parish Council)

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/18/13 be made as follows:

a **SUDBURY**

**Application No DC/18/02513
Paper PL/18/13 – Item 1**

Application under Section 73 of the Town and Country Planning Act – erection of up to 19 apartments with associated parking, garaging, communal area and vehicular access – without compliance with Condition 3 (Approved Plans and Documents) to allow amendments to the approved plans, Crown Building, Newton Road.

Gemma Pannell, Area Planning Manager, introduced this application with reference to amendments submitted recently by the Applicant, which included revised plans relating to parking as referred to in the Addendum.

Having taken advice from the Legal Officer, the Corporate Manager – Growth and Sustainable Planning was recommending that consideration of the application be deferred to enable the amended plans to be considered further and appropriate consultation undertaken. The Chairman and Vice Chairman were in agreement with this course of action and the Legal Adviser reiterated the reasons for deferral. A motion to defer was carried on being put to the vote.

It was RESOLVED

That consideration of Application No DC/18/02513 be deferred to a future meeting of the Committee to enable consultation to take place on the revised plans.

b **SHOTLEY**

**Application No DC/18/00873
Paper PL/18/13 – Item 2**

Full Planning Application – Partial change of use to provide glamping and to facilitate event hosting. Erection of an outbuilding to provide toilet / shower facilities and storage capacity in connection with existing vineyards operated by the applicant. As amplified by the submission of an Addendum to the Design and Access Statement and a Glamping Management Plan received 18/4/18. As further amended by email dated 8/5/18 reducing maximum number of tents to 4 and only located at eastern end of site. As further amended by receipt of revised plans (3 Rev 3, 4 Rev 3 and 5 Rev 1) on 6.8.18 reducing

size of building and additional information of proposed visitor events received 30.7.18, land adjacent to Frogs Alley, Frogs Alley.

Gemma Pannell, Area Planning Manager reported the receipt of two further letters of objection. As referred to in the Addendum, her presentation included a map submitted by the Applicant which sought to show which neighbours in proximity to the site had, or had not, made objections. The Addendum also covered a correction to paragraph 8.5 to read *it is considered* in this case that less than substantial harm identified by the Heritage Team is outweighed by public benefits

Members were aware that a previous permission on this site had lapsed and took note of the position regarding Permitted Development Rights, as set out in paragraph 9.3, which included reference to the number of events which could be held without planning permission. The Chairman referred to the comments of the second Ward Member, Peter Patrick, which were included in full in the Addendum as he was unable to be present.

After a wide-ranging debate, the officer recommendation was proposed and seconded in accordance with the planning balance and conclusion in paragraph 13 of the report.

It was RESOLVED

(1) That the Corporate Manager – Growth and Sustainable Planning be authorised to grant planning permission subject to conditions as summarised below and those as may be deemed necessary by the Corporate Manager:-

- **Standard Time limit (3 yrs for implementation of scheme)**
- **Approved Plans (Plans submitted that form this application)**
- **Details of facing materials to be agreed**
- **Improvements to access to eastern site**
- **Provision of parking area to eastern site**
- **Landscape enhancement details**
- **Landscape implementation**
- **Ecology enhancement measures**
- **Ecology mitigation**
- **Details of external lighting**
- **Duration of glamping season (April to October inclusive)**
- **Maximum of 4 glamping tents on site**
- **Maximum of 6 wedding events per calendar year on western site**
- **Construction Management Plan to be submitted and agreed**
- **No events to take place during Church services or services at the War Graves**
- **Refuse management arrangements**

- **Limit music at weddings and outdoor events to acoustic only**
- **Submission and approval of a Vineyard Events Management Plan**
- **Flood alert and evacuation strategy**

(2) That the following informative notes as summarised below and those as may be deemed necessary by the Corporate Manager be attached to the Decision Notice:

- **Pro active working statement**
- **SCC Highways notes**
- **Support for sustainable development principles**

c LAVENHAM

**Application No B/17/01069/LBC
Paper PL/18/13**

**Application for Listed Building
Consent – Replacement street
lighting luminaire (bracket to be
retained) 11 Market Place.**

The Case Officer, Samantha Summers, referred Members to the Addendum, which included comments in full submitted by the Ward Member, William Shropshire, who was unable to be present at the meeting. Further comments from an objector were also included.

The Case Officer confirmed that the Applicant is Lavenham Parish Council. Mrs Bellward, who was shown as the Applicant in the report, is the Parish Clerk and submitted the application on behalf of the Parish Council.

Members were aware of the Heritage Team’s view that the LED light unit proposed would cause less than substantial harm to the Listed Building and the wider Conservation Area. However, after debating the matter and considering the level of harm, Members accepted the Planning Officer’s advice, as set out in the Planning and Balance and Conclusion (paragraph 6 of the report) that the public benefits of the proposal outweighed the level of harm identified. The officer recommendation for the grant of Listed Building Consent was moved.

It was RESOLVED

That the Corporate Manager – Growth and Sustainable Planning be authorised to grant Listed Building Consent subject to conditions including:

- **Approved Plans and Documents**

46 PL/18/14 ACTION OUT OF MEETING

Members were asked to note the contents of Paper PL/18/14 which detailed action taken out of meeting to enable a site inspection to be held in respect of Application No DC/18/00873 (Frogs Alley Shotley) prior to its consideration by Committee.

It was RESOLVED

That the action taken as set out in Paper PL/18/14 be noted.

The business of the meeting was concluded at 11.55 a.m.

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Chairman