

BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Virtual Meeting on Wednesday, 3 June 2020- 09:30

PRESENT:

Councillor: Peter Beer (Chair)
Stephen Plumb (Vice-Chair)

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

Ward Member(s):

Councillors: John Nunn
Elisabeth Malvisi
Alastair McCraw

In attendance:

Officers: Principal Planning Officer (EF)
Development Management Planning Officer (SS)
Area Planning Manager (MR)
Planning Lawyer (IDP)
Governance Officer (RC)

128 SUBSTITUTES AND APOLOGIES

None received.

129 DECLARATION OF INTERESTS

Councillor Melanie Barrett declared a local non-pecuniary interest in application DC/18/05177 as she knew the former owners of the site.

130 PL/19/30 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 30 APRIL 2020

It was Resolved that the Minutes of the meeting held on the 30 April 2020 were confirmed as a true record and would be signed at the next practicable opportunity.

131 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE

COUNCIL'S PETITION SCHEME

None received.

132 SITE INSPECTIONS

None requested.

133 PL/19/31 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/19/31 and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From
DC/19/03126	Graham Round (Acton Parish Council) John Purser (Objector) Robert Eburne (Applicant) Cllr John Nunn (Ward Member) Cllr Elisabeth Malvisi (Ward Member)
DC/18/05177	Sarah Keys (Brantham Parish Council) Sophie Gittins (Agent) Edward Gittins (Agent) Cllr Alastair McCraw (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 PL/19/31 be made as follows:-

134 DC/19/03126 LAND SOUTH OF TAMAGE ROAD, ACTON

134.1 Item A

Application Proposal	DC/19/03126 Planning Application – Erection of 100 dwellings, vehicular access, open space and associated infrastructure.
Site Location	ACTON- Land South of Tamage Road, Acton
Applicant	Bloor Homes Eastern

134.2 The Case Officer presented the application to the Committee outlining the proposal before Members and the layout of the site, and the officer recommendation of approval with conditions.

- 134.3 The Case Officer responded to Members' questions on issues including: the proposed fencing and border walls.
- 134.4 Members considered the representation from Graham Round of Acton Parish Council.
- 134.5 The Parish Representative responded to Members' questions on issues including: pedestrian routes available in the area, whether a wildlife survey had been undertaken by the Parish Council, and the current status of the Neighbourhood Plan.
- 134.6 Members considered the representation from John Purser who spoke as an Objector.
- 134.7 The Objector responded to Members' questions on issues including: the location of the play area.
- 134.8 Members considered the representation from the Applicant Robert Eburne.
- 134.9 The Applicant responded to Members' questions on issues including: the proposed placement of the play area, the proposed CIL funding, the engagement with the community, the proposed landscape management and ecological mitigations, electric car charging points, and the Affordable Housing provision.
- 134.10 Members considered the representation from the Ward Member Councillor John Nunn.
- 134.11 The Area Planning Manager advised Members that at the previous meeting that the application had been heard, the item had not been refused but had been deferred.
- 134.12 Members considered the representation from the Ward Member Councillor Elisabeth Malvisi.
- 134.13 The Area Planning Manager advised Members that there had been no material change in planning guidance or regulations associated with the Covid 19 pandemic and this could not be used as a reason for refusal.
- 134.14 Members debated the application on the issues including: the proposed Section 106 Agreement, what the anticipated CIL contribution would be, the proposed location of the play area, the response from the Heritage Team, the footpaths in the area, the sustainability of the site, the response from the Highway Authority, and the density of the site.
- 134.15 Councillor Osborne proposed that the application be approved as detailed in the officer recommendation. Councillor Melanie Barrett seconded the motion.

134.16 RESOLVED

That authority be delegated to the Chief Planning Officer to GRANT planning permission:

(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

- Rented 75%= 25**
- Shared ownership 25%= 10**
- Properties shall be built to current Housing Standards Technical requirements March 2015 Level 1. All ground floor 1 bed flats to be fitted with level access showers, not baths.**
- The council is granted 100% nomination rights to all the affordable units on initial lets and 75% on subsequent lets**
- All affordable units to be transferred freehold to one of the Councils preferred Registered providers.**
- Adequate parking provision is made for the affordable housing units including cycle storage for all units.**
- Commuted sum option available to be paid instead of on site provision should the LPA agree to such request.**
- On-site open space and public open space including management of the space to be agreed and requirement for public access at all times.**
- Bus improvements: £55,000**
- Contribution to school transport: £165,347.00**
- Contribution to improvements to the PRoW of £12,500, if not improved via Chilton Woods development.**

(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 (3yrs for implementation of scheme)**
- Approved Plans (Plans submitted that form this application)**
- Phasing Condition (To allow phasing of the development and allows spreading of payments under CIL)**
- Archaeological investigation**
- Provision of fire hydrants**
- As requested by the Highway Authority including details of bin/recycling presentation points**
- As requested by the Flood and Water Officer**
- Provision of Electric Car charging facilities**
- Biodiversity mitigation and enhancement measures**
- Energy and renewal integration scheme to be agreed**
- Rainwater harvesting to be agreed**
- Construction Plan to be agreed.**
- Level access to enable wheelchair access for all dwellings/buildings.**

- As requested by the arboricultural officer
- Landscaping management
- Details of landscaping

(3) 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

(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, the Chief Planning Officer be authorised to refuse the application on appropriate grounds.

135 DC/18/05177 BRANTHAM PLACE, CHURCH LANE, BRANTHAM, MANNINGTREE, SUFFOLK, CO11 1QA

135.1 A short comfort break was taken after the completion of DC/19/03126 but before the commencement of DC/18/05177.

135.2 Item B

Application	DC/18/05177
Proposal	Planning Application – Erection of 15 dwellings including 7 affordable units. Conversion of existing dwelling to provide 6 apartments. Alterations to 2 vehicular accesses.
Site Location	BRANTHAM- Brantham Place, Church Lane, Brantham, Manningtree, Suffolk, CO11 1QA
Applicant	Granville Developments

135.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site and the officer recommendation of approval.

135.4 The Case Officer responded to Members' questions on issues including: the trees on the site, and the ecology on the site.

134.5 Members considered the representation from Sarah Keys who spoke on behalf of Brantham Parish Council.

134.6 The Parish Council representative responded to Members' questions on issues including: engagement with the community.

134.7 Members considered the representation from Sophie and Edward Gittins who spoke as the Agents.

134.8 The Agents responded to Members' questions on issues including: the sewage disposal on the site, the environmental sustainability of the housing, and electric car charging points.

134.9 Members considered the representation from Councillor Alastair McCraw who spoke as the Ward Member.

134.10 Members debated the application on the issues including: the identified need for development in Brantham, the response from Suffolk Police, the provision for over 55 accommodation.

134.11 Councillor Melanie Barrett proposed that the application be approved as detailed in the officer recommendation with the additional condition of electric car charging points to be installed.

134.12 Councillor David Busby seconded the motion.

134.13 Councillor Melanie Barrett proposed that a recorded vote be taken. Two further Members indicated that they supported the proposal as required.

134.14

For	Against	Abstain
Cllr Sue Ayres Cllr Melanie Barrett Cllr Peter Beer Cllr David Busby Cllr John Hinton Cllr Leigh Jamieson Cllr Mary McLaren Cllr Adrian Osborne Cllr Alison Owen Cllr Lee Parker Cllr Stephen Plumb		

134.15 **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**
 - **On site open space including management of the space to be agreed and requirement for public access at all times.**
 - **RAMS financial contribution**
 - **£25,000 contribution for surfacing of the PROW 016**

- (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:

- Reduced 18-month time limit to implement
- Approved Plans
- Phasing
- Details of materials
- Highways
- Details of implementation, maintenance, and management of surface water drainage scheme
- Details of sustainable urban drainage system components and piped networks
- Secure mitigation and ecology enhancement measures
- Ecology – in accordance with Ecological Appraisal
- EPS Licence of Bats • LEMP
- Wildlife Sensitive Design Scheme
- Construction Management Plan
- Construction/clearance hours
- No burning
- Surface water management strategy
- Hard and soft landscaping including boundary treatments
- Hedgehog fencing scheme to be agreed
- Arboriculture - utility service details within RPAs
- Arboriculture – hard landscaping within RPAs
- Programme of archaeological work
- No occupation until archaeological assessment complete
- Fire hydrant provision details
- Sustainable efficiency measures

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

- Pro-active working statement
- SCC Highways 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 planning permission for the following reason:

Inadequate provision of infrastructure contributions which would fail to provide compensatory benefits to the sustainability of the development and its wider impacts, contrary to the development plan and national planning policy.

Additional Condition:

Electric vehicle charging points.

The business of the meeting was concluded at 12.48 pm.

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Chair