

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

75.1 The Governance Officer advised the Committee that a valid petition, with 233 signatures, had been received in respect of application DC/21/03644 as follows:

“We the undersigned petition the Council to We would like the planning committee to reject the plans in application DC/21/03644 to convert the ground floor of ‘The Cyclist’ in Ballingdon into a shop/private flat.

Our local community has always had somewhere to come together. This is our last chance to keep something.

The current owners of the building have been granted permission to convert the upstairs into private flats and build homes in the garden, but this latest application goes too far, removing more of the space from the community forever. We feel this is just a plan to eventually convert the entire building to private residential use.

The change to a Shop also could impact on our much loved convenience store, Strawberry Stores.

The venue has been central to forming a sense of community in recent years and should not be lost.

We feel the venue can be made to be profitable and would be interested in running it as a community project.”

76 SITE INSPECTIONS

76.1 None received.

77 PL/21/19 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/21/19 and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From
DC/21/03643	Theo Bird (Applicant)
DC/21/03644	Theo Bird (Applicant)
DC/21/05221	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/21/19 be made as follows:-

78 DC/21/03643 53 BALLINGDON STREET, SUDBURY, SUFFOLK, CO10 2BZ

78.1 Item 6A

Application Proposal	DC/21/03643 Full Planning Application - Change of use from cafe to part retail and part office space on ground floor, change of use from shed to holiday let, change of use of disused ancillary cellar to commercial use and associated works to facilitate these as detailed in the Design and Access Statement, Planning Statement and Heritage Statement and drawings
Site Location	SUDBURY – 53 Ballingdon Street, Sudbury, Suffolk, CO10 2BZ
Applicant	Mr Theodore Bird

78.2 Councillor Ayres confirmed to the Chair that she would remain on the Committee for the duration of the application and not speak as Ward Member.

78.3 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, proposed plans for the site, site history, and the Officer recommendation of approval.

78.4 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: how much of the boundary wall would be removed and the potential impact on traffic if removed, access to the cellar, and the buildings on site included in the application.

78.5 Members considered the representation from Theodore Bird who spoke as the applicant.

78.6 The Applicant responded to questions from Members on issues including: the viability of the previous business, the plans for the offices, employment opportunities, the intended use of the retail area of the site, and whether a bid had been made for the former public house to be an Asset of Community Value.

78.7 Following questions from Members the Area Planning Manager provided clarification of the classification of the application before Members.

78.8 Members debated the application on issues including: the need for holidays

lets in the area, the number of alternative venues in the local area, the petition received, and the lack of representation at the meeting from the petitioners.

78.9 Councillor McCraw proposed that the application be approved as detailed in the Officer recommendation.

78.10 Councillor Beer seconded the proposal.

By a vote of 9 votes for and 1 against

It was RESOLVED:

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

Standard time limit

Approved Plans

Heritage design details

Highways

Holiday let occupation restriction

Construction hours

External lighting scheme

79 DC/21/03644 53 BALLINGDON STREET, SADBURY, SUFFOLK, CO10 2BZ

79.1 Item 6B

Application	DC/21/03644
Proposal	Application for Listed Building Consent - Change of use from café to part retail and part office space on ground floor, change of use from shed to holiday let, change of use of disused ancillary cellar to commercial use and associated works to facilitate these as detailed within the Design and Access Statement, Planning Statement and Heritage Statement and drawings.
Site Location	SADBURY – 53 Ballingdon Street, Sudbury, Suffolk, CO10 2BZ
Applicant	Mr Theodore Bird

79.2 Councillor Ayres confirmed to the Chair that she would remain on the Committee for the duration of the application and not speak as Ward Member.

79.3 The Case Officer advised Members that there were no further updates to the presentation which was identical to application DC/21/03643 and that any plans could be referenced on the previous presentation.

79.4 The Area Planning Manager advised the Committee that the recommendation should read as follows:

That the application is GRANTED listing building consent and includes the following conditions:-
Standard time limit
Approved Plans (Plans submitted that form this application)
Heritage design details.

79.5 Councillor Beer proposed that the application be approved as detailed in the Officer recommendation, and with the amendment as advised by the Area Planning Manager.

79.6 Councillor McCraw seconded the proposal.

By a vote of 9 votes for and 1 against

It was RESOLVED:

**That the application is GRANTED listing building consent and includes the following conditions:-
Standard time limit
Approved Plans (Plans submitted that form this application)
Heritage design details**

80 DC/21/05221 GENESIS CORNER, CLAY HALL LANE, ACTON, SUFFOLK, CO10 0AQ

80.1 Item 6C

Application	DC/21/05221
Proposal	Householder Application – Erection of front porch extension
Site Location	ACTON – Genesis Corner, Clay Hall Lane, Acton, Suffolk, CO10 0AQ
Applicant	Mrs M Maybury

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

80.3 The Case Officer responded to questions from Members on issues including: the size of the existing porch roof, and the proposed height of the new roof.

80.4 Councillor Hinton proposed that the application be approved as detailed in the Officer recommendation.

80.5 Councillor Beer seconded the application.

By a unanimous vote

It was RESOLVED:

That the application be GRANTED planning permission and include the following conditions: -

1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMMENCEMENT TIME LIMIT

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Reason - For the avoidance of doubt and in the interests of proper phased planning of the development.

POSITIVITY STATEMENT

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high-quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. While the applicant did not take advantage of the service, the Council provides a pre-application advice service prior to the submission of any application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

INFORMATIVES

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

The business of the meeting was concluded at 10.25 am.

.....
Chair