

MID SUFFOLK DISTRICT COUNCIL

Minutes of the **DEVELOPMENT CONTROL COMMITTEE 'A'** held at the Council Offices, Needham Market on Wednesday 19 October 2016 at 9:30am.

PRESENT: Councillor: Matthew Hicks (Chairman)
Roy Barker *
David Burn
Lavinia Hadingham
Derrick Haley *
Diana Kearsley
Sarah Mansel
Lesley Mayes
Penny Otton *
Keith Welham *

Denotes substitute *

Ward Members: Councillor: Wendy Marchant
Mike Norris

In Attendance: Senior Development Management Planning Officer (JPG)
Development Management Planning Officer (LW)
Governance Support Officers (VL/KD)

NA100 APOLOGIES/SUBSTITUTIONS

Councillors Roy Barker, Derrick Haley, Penny Otton and Keith Welham were substituting for Councillors David Whybrow, Gerard Brewster, John Field and Anne Killett respectively.

NA101 DECLARATIONS OF INTEREST

Councillor Roy Barker declared a non-pecuniary interest in Applications 2902/16 and 2903/16 as he knew the family and occasionally used the public house.

NA102 DECLARATIONS OF LOBBYING

It was noted that Members had been lobbied on Applications 2902/16 and 2903/16.

NA103 PLANNING APPLICATIONS

At the Development Control Committee 'A' meeting held on 12 October 2016 the following applications were deferred for a Site Inspection on 19 October 2016. After the site inspection the Committee reconvened at 12:00 noon to consider the applications.

In accordance with the Council's procedure for public speaking on planning applications representations were made as detailed below:

<u>Planning Application Number</u>	<u>Representations from</u>
2902/16	Ian Jackman (Objector) Heather Smith (Objector) Alec Williamson (Applicant)

Item 1

Application Number:	2902/16
Proposal:	Erection of extension to the rear elevation, to provide additional dining and café space. Alteration to rear projection
Site Location:	NEEDHAM MARKET – Rampant Horse Inn, Coddensham Road IP6 8AU
Applicant:	Mr Williamson

The Development Management Planning Officer advised the Committee that amended plans had been received and were contained in the tabled papers, together with an amended recommendation and comments from the Economic Development Officer. The amended plans included the re-siting of the two windows overlooking the neighbouring property and the extractor fan to now face the car park and the internal changes needed to accommodate this.

Ian Jackman and Heather Smith shared the three minute speaking time for objectors. They advised that having considered the amended plans, although he still found the proposed extension overbearing the proposal was now satisfactory. Some concern was expressed regarding the possibility of the public accessing the rear gate from the car park to the adjoining property and possible security risks to their own properties.

Alec Williamson, the applicant said the plans had been redrawn to address the concerns raised at the previous meeting. The extractor fan had been moved to face the car park and the only visible part would be that extruding from the roof.

Councillor Wendy Marchant, Ward Member, said the site visit had been helpful. She had no objections to the proposed alterations to the front of the property and although the amended plan addressed some areas of concern it did not alter the size and scale of the extension. She still felt it would be overbearing and adversely impact on the neighbouring properties. There was also concern regarding the gate being used to access the adjacent gardens but understood the right of way was a civil matter.

Councillor Mike Norris, Ward Member, confirmed his support for the above comments.

Members agreed that the amended plans addressed their previous concerns and that providing there were no new issues raised during the required consultation period the application was now acceptable. A motion to delegate authority to the Professional Lead Officer subject to no new issues being raised was proposed and seconded.

By a unanimous vote

Decision – That authority be delegated to the Professional Lead – Growth and Sustainable Planning to grant planning permission following the expiry of the consultation period and subject to no new issues being raised and that such permission be subject to the conditions as set out below:

- Standard time limit
- Approved plans
- Ventilation and filtration to be agreed
- As recommended by Environmental Health

Item 2

Application Number: **2903/16**
Proposal: Erection of extension to the rear elevation to provide additional dining and café space. Alterations to and internal reconfiguration of existing rear
Site Location: **NEEDHAM MARKET** – Rampant Horse Inn, Coddensham Road IP6 8AU
Applicant: Mr Williamson

By a unanimous vote

Decision – That authority be delegated to the Professional Lead – Growth and Sustainable Planning to grant listed building consent following the expiry of the consultation period and subject to no new issues being raised and that such permission be subject to the conditions as set out below:

- Standard time limit
- Approved plans
- Sample materials
- Details of works to timber frame
- Fenestration to be agreed
- Location and details of extraction to be agreed

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Chairman