

HADLEIGH TOWN COUNCIL

Minutes of the Meeting of the Planning Committee
held on 8th June 2017

Present: Councillors: Angland, (Chair), Byrne, Fraser, Haines, Haylock, Matthews, Shearly-Sanders, Sheldrick, Whiting, Wilson, and Young

In attendance: One member of the public

1. CHAIR OF PLANNING COMMITTEE

Councillor Byrne nominated Councillor Angland as Chair which was duly seconded and voting was unanimous.

Councillor Angland signed the Declaration of Acceptance of Office and took the Chair for the rest of the meeting.

2. VICE CHAIR

Councillor Angland nominated Councillor Haines as Vice Chair which was duly seconded and voting was unanimous.

Councillor Haines signed the Declaration of Acceptance of Office.

3. FINANCE & PERSONNEL COMMITTEE REPRESENTATIVE

Councillor Byrne was elected as the Committee's representative for the ensuing year.

4. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors: Cook, Monks and Wiltshire for personal reasons and Free who was working. These apologies were accepted.

5. DECLARATIONS OF INTEREST

Councillors Matthews and Shearly-Sanders declared a non-pecuniary interest in planning application B/17/01110/OUT as they both know the applicant.

6. MINUTES

The Minutes of the Meeting of the Committee held on the 13th April 2017, a copy of which is included in the Minute Book, was confirmed as a correct record and signed.

7. MATTERS ARISING

The Clerk reported a letter that a resident had visited the office in connection with planning application B/17/00948 on which an officer delegated decision to recommend approval had been made. The resident provided a copy of a letter of objection that had been sent to Babergh District Council. The Clerk had discussed the matter with the resident informing him that any objections would need to be copied to the Town Council for the Committee to take into consideration when making a decision. Babergh District Council had also now approved the application. The Committee decided it would be a good idea to have a standing item in each Hadleigh Community News informing people of the need to copy letters of objection to the Town Council before the applications are discussed.

At this point the meeting was adjourned for a member of the public to speak on planning application B/17/01110/OUT.

8. TOWN AND COUNTRY PLANNING

The Committee noted the Officer Delegated Decisions made on Friday 12th May 2017:

B/17/00408/FUL Cross Farm House, Station Road
Erection of two storey split level dwelling with integral garage, parking/turning area.

Refusal was recommended as pre all previous reasons.

B/17/00948/FUL Sunnybank, Lady Lane
Erection of 1no. dwelling, garage and vehicular access
Approval was recommended

B/17/00958/FHA 1 Ivy Tree Cottages, Ivy Tree Lane
Erection of detached double garage and conversion of existing attached garage to additional living accommodation
Approval was recommended

B/17/01052/LBC 111 High Street
Application for Listed Building Consent – Underpin foundations, strengthening works to external wall, works to brick wall plinth and weatherboarding.
Approval was recommended

The Committee noted the Officer Delegated Decisions made on Thursday 18th May 2017:

B/17/00187/LBC 121 High Street
Application of Listed Building Consent – Replacement of Georgian wired glazed lean-to-roof to rear; opening up original fire places (previously blocked/plasterboard up); replacement of existing kitchen and bathroom; structural repairs and replacement of dining room wall timbers (due to severe woodworm damage); replacement of defective central heating installation; power and lighting; replacement of existing windows to rear; and internal and external redecoration.
Approval was recommended.

B/17/00492/FHA 11 Bridge Street
Erection of 1.5m high double & pedestrian gates (following removal of existing)
Approval was recommended

B/17/00493/LBC 11 Bridge Street
Application for Listed Building Consent – Erection of 1.5m high double & pedestrian gates (following removal of existing)
Approval was recommended

B/17/00935/FHA Seymour House, Angel Street
Erection of first-floor front extension, single-storey rear extension, front porch and replacement of existing flat roofs with pitched roofs. Rendering of existing brickwork and widening of existing driveway.
Approval was recommended

The Committee considered the applications for Planning Consent, details of which are listed below and upon which the following decisions were reached:-

B/17/010209/LBC 1 Duke Street
Application for Listed Building Consent – Insertion of internal door from sitting room to hallway; re-plastering front sitting room. North wall to the reception room and bedroom
Approval was recommended (Voting was unanimous)

B/17/01136/FHA 13-15 Bridge Street
Erection of a cartlodge
Approval was recommended (Voting was unanimous)

B/17/01113/FUL Unit 14 & 15 Lady Lane Industrial Estate
Insulating metal wall and roof panels to encase existing ground floor and proposed first floor rear extensions; installation of external fire escape staircase and erection of side cantilevered canopy.
Approval was recommended (Voting was unanimous)

B/17/01110/OUT 17 Gallows Hill

Outline – Erection of chalet bungalow (following demolition of existing garage and summer house) (proposal would access Castle Road via existing access and driveway)

Approval was recommended (Voting was 7 for and 2 abstentions)

B/17/01107/FHA Mill House 19 Station Yard

Erection of wall and construction of replacement roof to conservatory with skylights (following removal of existing glazing). Removal of window to SW elevation and replacement of existing door with window to NE elevation

Approval was recommended (Voting was unanimous)

9. TOWN AND COUNTRY PLANNING

The Committee noted the Schedule of Decisions of the Local Planning Authority, details of which are listed in the Schedule attached to these Minutes.

10. NEIGHBOURHOOD PLAN

The Chair updated the Committee on the work of the Neighbourhood Plan group including the attendance at the Hadleigh Show which had proved successful and she thanked those Councillors that had helped before and during the event.

11. GREENWAYS, 7 BRIDGE STREET

The Committee noted the response received from Philip Isbell of Babergh District Council relating to this planning application. They felt that, once again, the Town Councils valid planning concerns were being ignored and also that the tone of the letter sent to the Clerk was condescending.

12. ANY OTHER RELEVANT BUSINESS

Councillor Matthews asked whether any updates had been received regarding the renaming of Friars Hall Nursing Home to Hadleigh Hall Nursing Home. Both the Chair and the Clerk had emailed the company running the home and whilst the Chair had received a reply the Clerks email had been ignored. It appeared that the company did not feel there were any problems with the renaming.

Councillor Haylock asked whether any updates had been received regarding the garage at the rear of the Royal Bengal. The enforcement notice had been served and the Clerk reported the matter was now in the hands of Babergh District Council to undertake the enforcement of the notice.

Councillor Sheldrick queried the marquee that had been erected at the rear of the Kings Head as this now appeared to be a permanent structure and also there had been new gates installed and there was only one parking space left. It appeared the licensee had not sought Listed Building Consent for these works and the Clerk was requested to contact the local District Councillors for information.

The Clerk reported a letter received from Babergh District Council in connection with the changes to consultations on new planning applications. She reported that in future the Town Council would only be provided with paper copies for major applications. Paper copies would be available for all other applications but would need to be requested on a case by case basis by email. Every new planning application received by Babergh District Council would result in an email sent to the office containing a direct web link to the application. It was agreed that for a one month trial the email would be forwarded directly to Councillors so they could peruse the application on line before the meeting. It was further agreed that should the Clerk feel the application warranted a paper copy she would request one prior to the Planning meeting. After one month the Committee would review how the new system was working and resolve how they would wish to continue working in the future.

There being no further business the meeting closed at 8:11pm.

CONFIRMED

CHAIRMAN