

**HADLEIGH TOWN COUNCIL**

**Minutes of the Meeting of the Planning Committee**  
held on 17<sup>th</sup> August 2017

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

In attendance: Five members of the public

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**13. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillor Fraser who is on holiday. This apology was accepted.

**14. DECLARATIONS OF INTEREST**

Councillor Byrne declared a non-pecuniary interest in planning applications:

DC/17/02738 106 High Street – this is her address and she sold the land the development is on

DC/17/02677 Land rear of nos. 6 to 14 Benton Street

DC/17/03964 1-2 Clifford Finch Way, Lady Lane

As she knows the applicants

Councillor Young declared a non-pecuniary interest in planning application DC/17/03864 – 26 Aylward Close - as she is a nearby neighbour

Councillor Shearly-Sanders declared a non-pecuniary interest in planning application DC/17/02677 – Land rear of nos. 6 to 14 Benton Street – as he is a nearby neighbour

Councillor Matthews declared a non-pecuniary interest in planning application DC/17/03964 – 1-2 Clifford Finch Way, Lady Lane as he occasionally works for the company

Councillor Angland declared a non-pecuniary interest in planning application DC/17/03796 – McCarthy & Stone Proposed Residential & Retirement Living Development, High Street as she owns part of the land that this wall forms the boundary



B/17/01091                      59 High Street  
Application for Advertisement Consent – Erection of 1no. external hanging sign; first and ground floor window graphic signs and internal signs  
Approval was recommended

DC/17/02568                      58 Woodthorpe Road  
Householder Planning Application – Erection of a two storey side, rear extension and porch  
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:-

DC/17/02677                      Land Rear of Nos. 6 to 14 Benton Street  
Full Planning Application – Erection of 2 no. detached dwellings  
Refusal was recommended (Voting was 9 for, 2 against, 2 abstentions)  
Reasons for refusal were due to the access via Tinkers Lane

DC/17/02738                      106 High Street  
Application for Listed Building Consent – Reduce height of front boundary wall to Meadows Way by seven courses (fifteen courses to corner) including, restoring existing coping to lowered wall.  
Approval was recommended (Voting was unanimous)

DC/17/02743                      Tymar, Magdalen Road  
Householder Planning Application – Erection of two storey rear extension (following removal of conservatory) and detached outbuilding  
Approval was recommended (Voting was unanimous)

DC/17/03515                      12 Castle Rise  
Householder Planning Application – Erection of side extension and extension to front porch (following demolition of existing conservatory)  
Approval was recommended (Voting was unanimous)

DC/17/03583                      5 Station Road  
Householder Application – Erection of single storey rear and side extensions, formation of rear terrace and associated works  
Approval was recommended (Voting was unanimous)

DC/17/03620                      59 High Street  
Application for Listed Building Consent – Erection of 1 no. external hanging sign; first and ground floor window graphic signs and internal signs  
Approval was recommended (Voting was unanimous)

DC/17/03632                      39 Castle Road  
 Householder Planning Application – Erection of single storey front extension and two storey rear extension  
 Approval was recommended (Voting was unanimous)

DC/17/03770                      East House, George Street  
 Full Planning Application – Change of use of redundant community facility to 2no. dwellings, including internal and external alterations. Erection of one and one half storey outbuilding forming garage/garden store/annexe building. Erection of cartlodge extension to existing single storey outbuilding  
 Approval was recommended (Voting was unanimous)  
 Concerns were raised over the loss of trees and were any covered by TPOs. There was support for the letter written by Hadleigh Society.

DC/17/03771                      East House, George Street  
 Application for Listed Building Consent – Change of use of redundant community facility to 2no. dwellings, including internal and external alterations. Erection of one and one half storey garage/garden store/annexe and erection of cartlodge extension to existing single storey outbuilding  
 Approval was recommended (Voting was unanimous)

DC/17/03796                      Mccarthy And Stone Proposed Residential & Retirement Living Development, High Street  
 Application for Listed Building Consent – Boundary works associated with the commencement and completion of planning permission B/16/00760 along southern boundary adjacent to Grade 11 listed building “Hadleigh School” curtilage  
 Approval was recommended (Voting was unanimous)  
 A request was made for the correct name of the building to be used – Hadleigh Hall (formerly Hadleigh School)

DC/17/03807                      Overall House, 89 High Street  
 Application for Listed Building Consent – Removal of existing roof lantern and insertion of replacement to match existing  
 Approval was recommended (Voting was unanimous)

DC/17/03861                      12 High Street  
 Erection of a single storey extension to existing outbuilding and conversion to dwellinghouse (following removal of existing shed) – this application follows approval of B/16/00825/FUL/NLW  
 Refusal was recommended (Voting was unanimous)  
 The reasons for recommending refusal were the same as the previous application and additionally that increasing its space it would require more parking.

DC/17/03864                      26 Aylward Close  
Householder Planning Application – Erection of a single storey rear extension  
Approval was recommended (Voting was unanimous)

DC/17/03964                      1-2 Clifford Finch Way, Lady Lane Industrial Estate  
Planning Application – Erection of warehouse extension (incorporating office and reception) to Unit 4A  
Approval was recommended (Voting was unanimous)

DC/17/04081                      99 Hall Street, High Street  
Application for Listed Building Consent – Works to front door to allow the top panel to be replaced with a clear glazed section  
Approval was recommended (Voting was unanimous)

DC/17/04092                      Stonewold, Boswell Lane  
Householder Planning Application – Erection of single storey front extension (following demolition of existing)  
Approval was recommended (Voting was unanimous)

Additional Applications:

DC/17/03623                      Unit 46 Lady Lane Industrial Estate  
Application under Section 73 of the Town and Country Planning Act for variation of condition 5 – Planning permission B/15/00164 to change BREEAM rating to Very Good.  
Approval was recommended (Voting was unanimous)

DC/17/03721                      Pipistrelles Barn, Pond Hall Road  
Householder Planning Application – Installation of a Solar PV system comprising 16 no. 250W Mono-crystalline cells to south roof slope  
Approval was recommended (Voting was unanimous)

DC/17/03761                      The Green  
Household Planning Application – Erection of a cart lodge with storage over and an external staircase  
Approval was recommended (Voting was unanimous)

DC/17/03845                      Seymour House, Angel Street  
Notification of Works to Trees in a Conservation Area: Pollarded back to previous points 3 no. Limes (G1), Reduce height by 1.5m and prune lateral spread on 1 no. Holly (T1)  
Approval was recommended (Voting was unanimous)

DC/17/03924 Friars Hall Nursing Home, Friars Road  
Tree Preservation Order – Works Related: Reduce crown spread by 2.5-3m on 1 no. Robinia (T1) remove deadwood and lift lower branches on 1 no. Ash (T2) remove deadwood and reduce spread by 1.5 on 1 no. Robinia (T3), section dismantle to just above ground level 1 no. Sycamore (T4) remove deadwood and lowest limb on 1 no. Ash tree (T5) reduce height by 50% and lateral spread by 1.5m on group of conifers (G1) reduce crown by 1.5-2m on group of Cherry trees (G2), reduce by 1.5m group of Laurel trees (G3) remove deadwood and reduce crown by 2m on 1 no. Sweet Chestnut (T6) fell to just above ground level 1 no. Cherry tree, remove low limb on 1 no. Large Ash (T8) and lift crown to 5.2m on group of mixed tree (G4)  
Approval was recommended (Voting was unanimous)

DC/17/04130 69 George Street  
Householder Planning Application. Installation of a dormer window and conversion of roof space to form a bedroom  
Approval was recommended (Voting was unanimous)

**18. 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.

It was noted that the McCarthy & Stone Development decision notice had now been published and is a 21 page document.

**19. FUTURE PLANNING COMMITTEE MEETINGS**

The Chair asked for members opinions on how they felt the meeting had gone following the introduction by Babergh District Council of paperless planning applications and receiving details by e.mail.

It was agreed that at the next meeting the projector and screen be used to view plans through a power point presentation. The Clerk was asked to request paper copies from Babergh District Council and find out how long they would take to arrive and would there be a cost involved and could a proper hyperlink to the application be provided. The Clerk would provide a weekly list and supply e-mails to members on a weekly basis not as received.

**20. NEIGHBOURHOOD PLAN**

This item has been referred to the Town Council Meeting.

21. **7 BRIDGE STREET**

The Committee noted the discharge of conditions application for B/6/01701/FUL/SAS – Condition 9 (Archaeology)

22. **MOTION PROPOSED BY COUNCILLOR WILSON**

How to finance a challenge to Planning decisions.

Resolution/ Motion

To instruct the Town Clerk to investigate how this Town Council can fund a challenge to Planning permissions allowed by Babergh District Council contrary to the advice of this Council and the wishes of Hadleigh residents.

This should include consulting with the Councils solicitors, planning consultants and the BAPTC. The Clerk should report back to the next Town Council.

This motion was seconded by Councillor Sheldrick

Councillor Byrne requested an amendment to the Motion – that the second paragraph be removed.

This was seconded by Councillor Cook

Voting was: unanimous

This motion was carried.

23. **MOTION PROPOSED BY COUNCILLOR SHEARLY-SANDERS**

The Town Clerk's purported suspension of the Neighbourhood Plan Working Party

**Resolution**

It is RESOLVED that :

1 The Town Clerk ("Clerk") be and is instructed to write to the Suffolk Association of Local Councils ("SALC") with a request for advice ("Request") as to the Town Clerk's powers , if any, to suspend (the "Suspension") the Hadleigh Town Council's Planning Committee's Neighbourhood Plan Working Group ("Working Group");

2 With the Request to supply copies of all documents and papers relating to the Suspension;

3 On request from any Councillor to promptly supply such Councillor with a copy of the Request and Documents if such copies had not been supplied earlier to all Councillors;

4 Promptly on receipt of advice from SALC (the "Advice") to circulate copies of it to all Councillors;

5 To prepare a comprehensive written report on all matters mentioned in this Resolution and circulate it to all Councillor's no later than Friday 8 September 2015.

6 Further and in the alternative, as may be required, the Planning Committee recommends the Council to instruct the Town Clerk in the terms of paragraphs 1 to 5 of this resolution, with appropriate changes.

This motion was seconded by Councillor Wilson

Voting was:           2 for  
                              8 against  
                              2 abstentions

This motion was not carried.

**24. ANY OTHER RELEVANT BUSINESS**

Councillor Cook asked the Clerk to write to Babergh District Council and advise them how difficult it is for members of the public to work out which planning applications are appropriate to Hadleigh in the list in the East Anglian Daily Times. They only appear as a list of numbered Planning Applications and no longer show the town or village first as used to happen. This is not a particularly helpful way to find out about planning applications.

During the meeting a request had been made for mediation to be arranged following certain comments that had been made during the meeting.

There being no further business the meeting closed at 8.05pm.

CONFIRMED

CHAIRMAN