

HADLEIGH TOWN COUNCIL

Minutes of the Meeting of the Planning Committee
held on 14th September 2017

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

In attendance: Five members of the public

25. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Sheldrick who is on holiday and Whiting for personal reasons. These apologies were accepted.

26. DECLARATIONS OF INTEREST

Councillor Haines declared a non-pecuniary interest in planning application DC/17/04319 and DC/17/04320 – Red House, 8 Church Street as she is a near neighbour.

Councillor Young declared a non-pecuniary interest in planning application DC/17/00450 and DC/17/00451 – Eerie House, 15 High Street as she knows the applicant.

Councillor Angland declared a non-pecuniary interest in planning application DC/17/04239 – Hadleigh Hall, Pound Lane as she owns property nearby

Councillor Cook declared a non-pecuniary interest in planning application DC/17/042239 – Land adjoining Hadleigh Hall, Pound Lane, as she is a nearby resident.

27. MINUTES

The Minutes of the Meeting of the Committee held on the 17th August 2017, a copy of which is included in the Minute Book, subject to Councillor Young's request to have under Minute No: 20 – Neighbour Hood Plan – an addition to include that Councillor Wilson asked on what authority the Town Clerk suspended the Neighbourhood Plan Working Group and was advised that this would be answered at the Town Council Meeting under Standing Order Number 40, was confirmed as a correct record and signed.

Voting was 6 for; 4 against and 1 abstention.

Councillor Shearly-Sanders felt that there was insufficient information provided in the Minutes in relation to Minute No: 23 – Motion Proposed by Councillor Shearly-Sanders but was advised that if the information he requested was included then the full discussion that took place would need to be minuted and that the minutes only provide a precis of the meeting not a verbatim report. The Chair felt that the resolution was clear and did not require further clarification.

28. **MATTERS ARISING**

Minute No: 16 - Matters Arising

The Chair advised that the article requested by Councillor Sheldrick would appear in the October edition of the Hadleigh Community News.

Minute No: 24 – Any Other Relevant Business

The Chair advised that an e.mail had been sent to Babergh District Council but to date this had not been acknowledge.

Minute No: 22 – Motion proposed by Councillor Wilson

Councillor Wilson asked if any progress had been made on the motion. He was advised that this would be progressed when the Town Clerk returned from holiday.

At this point the meeting was adjourned for members of the public to speak on Suffolk County Council's planning application – Hadleigh Quarry, Peyton Hall Farm

The Chair requested that the Agenda item for the Hadleigh Quarry Planning Application be moved forward. This was request was agreed.

29. **SUFFOLK COUNTY COUNCIL PLANNING APPLICATION
SCC/0157/17
Erection of a wash plant and associated Silt Lagoons
Hadleigh Quarry, Peyton Hall Farm**

The Committee noted the Officer Delegated Decision to approve this application and the Chair explained the reasons why the decision was taken. As more in depth information had been provided to members during the public adjournment it was agreed that a letter be sent to Suffolk County Council to rescind the decision taken to approve the application and refuse the application based on the evidence provided. The letter to be copied to the Suffolk County Councillor for Hadleigh; Suffolk County Councillor for Elmsett and Whatfield and the District Councillors for these areas.

The Clerk was asked to make the Suffolk County Councillor aware of the highway issues at the crossroads on the A1071 and how this application would affect this junction due to increased traffic flow.

TOWN AND COUNTRY PLANNING

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

DC/17/00450 Eerie House, 15 High Street
Erection of carport
Approval was recommended (Voting was unanimous)

DC/17/00451 Eerie House, 15 High Street
Application for Listed Building Consent – Erection of carport
Approval was recommended (Voting was unanimous)

DC/17/03013 Inglenook, Pond Hall Road
Householder Application – Erection of single storey rear extension following demolition of existing rear conservatory
Approval was recommended (Voting was unanimous)

DC/17/03785 Capital Stud Farm, Pond Hall Road
Planning Application – Erection of stables, agricultural hay barn and manege
Approval was recommended (Voting was unanimous)

DC/17/03795 85 Aldham Road
Householder Planning Application – Erection of single-storey front extension and insertion of roof lantern to existing single-storey side element
Approval was recommended (Voting was unanimous)

DC/17/03821 15 Station Yard
Householder Planning Application – Erection of replacement conservatory on existing base brickwork
Approval was recommended (Voting was unanimous)
Concerns were raised that the wooden conservatory was to be replaced with upvc and hope that this is not inappropriate in a conservation area.

DC/17/04235 Wheatsheaf House, 4 High Street
Full Planning Application – Change of Use from residential to Office Use
Approval was recommended (Voting was: 9 for and 2 abstentions)
Hadleigh Town Council would agree with the letter sent by Hadleigh Society and would not wish to see any changes made in the future to the front of the building.

DC/17/04239 Land adjoining Hadleigh Hall, Pound Lane
 Full Planning Application – Erection of detached, two-and-a-half storey dwelling with detached cart lodge and storage building, construction of access and parking area and associated landscaping
 (Copies of Drawings received from Babergh District Council)
 Refusal was recommended (Voting was: 7 for; 2 against and 2 abstentions)
 The reasons for recommending refusal were due to concerns raised over the tree management; the ecological report not received, the height of the dwelling and the impact on the surrounding listed buildings.

DC/17/04319 Red House, 8 Church Street
 Householder Planning Application – Refurbishment and extension of existing conservatory. New door and door case to rear elevation
 Approval was recommended (Voting was unanimous)

DC/17/04320 Red House, 8 Church Street
 Application for Listed Building Consent – Refurbishment and extension of existing conservatory, new door and door case to rear elevation
 Approval was recommended (Voting was unanimous)
 Concerns were raised that the demolition of the conservatory was mentioned in the Design & Heritage Statement but not in the description. There were other errors in the documentation.

DC/17/04348 7A Ramsey Road
 Householder Planning Application for loft conversion
 Approval was recommended (Voting was unanimous)

DC/17/04473 Lady Lane Garage, Lady Lane
 Planning Application. Installation of two electric vehicle charging stations.
 Approval was recommended (Voting was unanimous)

DC/17/04501 Unit 31, Lady Lane Industrial Estate
 Erection of free standing canopy to waste storage containers
 Approval was recommended (Voting was unanimous)

30. **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.

31. **NEIGHBOURHOOD PLAN**

This item has been referred to the September Town Council Meeting.

32. BABERGH & MID SUFFOLK JOINT LOCAL PLAN: CONSULTATION DOCUMENT

The Chair reported that she and Councillor Cook had attended a policy liaison meeting on Thursday 7th September where Bill Newman had reported on the draft Local Plan Document and how important it is to receive feedback from Town and Parish Councils. The document is available to view on Babergh District Council's website or a hard copy is available in the office. The consultation is inter-active online. There is an open day on the document in Hadleigh on the 11th October and members were asked to attend this event. All comments can then be received at the Planning Committee on the 12th October for submission before the closing date.

33. ANY OTHER RELEVANT BUSINESS

Councillor Cook raised how future Planning Meetings would be held. It was felt that this meeting had worked well, receiving the documentation weekly by e.mail was more helpful for members and Babergh District Council had provided plans when requested. The Chair advised members to make their requests to the Clerk should they feel hard copies of the plans would be useful. It was agreed to continue using the same format as this meeting. It was felt that Babergh District Council's Planning Portal should be much more efficient than it actually is. The Clerk was asked to bring this to the attention of Lee Parker, Cabinet Member for Planning.

There being no further business the meeting closed at 9.05pm.

CONFIRMED

CHAIRMAN