

**HADLEIGH TOWN COUNCIL**

**Minutes of the Meeting of the Planning Committee**  
held on 12<sup>th</sup> October 2017

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Present: Councillors: Angland, (Chair), Byrne, Cook, Free, Haines,  
Haylock, Matthews, Sheldrick, and Wiltshire

In attendance: Nine members of the public  
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**34. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Monks, Shearly-Sanders and Wilson who are on holiday and Whiting and Young for personal reasons. These apologies were accepted.

**35. DECLARATIONS OF INTEREST**

Councillor Haines declared a non-pecuniary interest in planning applications DC/17/04827 and DC/17/04828 – 52 High Street as she is a near neighbour.

**36. MINUTES**

The Minutes of the Meeting of the Committee held on the 14<sup>th</sup> September 2017, a copy of which is included in the Minute Book, was confirmed as a correct record and signed.

**37. MATTERS ARISING**

There were no matters arising.

*At this point the meeting was adjourned for members of the public to speak on planning application DC/17/03902 – Land South of Ipswich Road and SCC/157/17 – Hadleigh Quarry, Peyton Hall Farm*

**38. 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:-

With the approval of the Committee the Chair brought forward the two applications spoken on during the public adjournment.

DC/17/03902                      Land South of Ipswich Road, Ipswich Road  
Full Planning Application - Erection of 171no. starter homes with  
associated car parking, public open space and landscaping  
Refusal was recommended (Voting was unanimous)

The reasons for recommending refusal were insufficient parking; the roads are too narrow for emergency vehicles to obtain access to dwellings; pedestrian and school access via Tower Mill Lane is unsuitable; water management and drainage has not been addressed, footpath and cycling provision is not sufficient, conservation of some hedges has not been taken into account. The Committee requested that Babergh District Council take into account the significant number of objections made by near neighbours. It was also felt that the outstanding issues the residents on the first phase of this development were discussing with Persimmons should be addressed and agreed prior to the next development starting.

SCC/157/17                      Hadleigh Quarry, Peyton Hall Farm  
Erection of a wash plant and associated Silt Lagoons. Additional information has been provided by the applicant addressing concerns raised including: noise, traffic, water and plant specification.  
Refusal was recommended (Voting was unanimous)

This application had been re-presented by Suffolk County Council following further information having been provided.

It was felt that the additional information received from Suffolk County Council did not alter the reasons for refusal recommended at the previous meeting except to add that lighting would be required for the working hours submitted and have a detrimental effect on nearby residents. Furthermore the Committee felt that the additional number of lorries that would be using the junction could potentially give rise to an increase in accidents given the road is busy with regular shift changes at Wattisham Flying Station.

Copies of these two decisions would be sent to Suffolk and Babergh District Councillors.

DC/17/03633                      Benton End Farm, Benton End  
Planning Application - Change of use of existing grazing area to dog running and exercise fields

Approval was recommended (Voting was unanimous)  
The Committee would draw Babergh District Council's attention to the conditions made in the environmental report:

The hours of use  
Waste disposal  
Noise

And to include these conditions into any approval given.

To also note that this area is designated as a water meadow and may flood.

DC/17/04269                      Pettimoor, Station Road  
Householder Planning Application - Erection of single storey side/rear extension (following demolishing of existing garage)  
Approval was recommended (Voting was unanimous)

DC/17/04352                      1A Bradfield Avenue  
Application under Section 73 of the Town and Country Planning Act (Erection of three new dwellings (retention of existing)) for variation of condition 9 (Provision of obscure glass and non-opening window) of planning permission B/17/01140 – to enable an emergency exit opening window to be fitted.

Approval was recommended (Voting was 6 for; 1 against and 1 abstention)

It was felt that this whole application had been very badly managed by Babergh District Council and the Committee had no choice but to recommend approval even though the house had not been built in accordance with the original planning application.

The Committee concur with the email submitted by a near resident on the 27<sup>th</sup> June sent to Babergh District Councillor Grandon.

DC/17/04535                      22-26 High Street  
Planning Application - Change of use of buildings from B1 to B1 Office and A2 Financial Services  
Approval was recommended (Voting was unanimous)

DC/17/04606                      11 Joseph Close  
Householder Planning Application - Replacement of existing wooden sash windows with UPVC sash windows  
Approval was recommended (Voting was 7 for and 1 against)

DC/17/04827                      57 High Street  
Application for Planning Permission - Internal alterations to provide an internal staircase to access office space at first floor and removal of partitions.

Approval was recommended (Voting was unanimous)

DC/17/04828                      57 High Street  
Application for Listed Building Consent – Internal alterations to provide an internal staircase to access office space at first floor and removal of partitions

Approval was recommended (Voting was unanimous)

Additional Applications:

DC/17/05090                      48 Bradfield Crescent  
Erection of single storey and two storey rear extension following demolition of existing; Erection of a front porch.  
Approval was recommended (Voting was unanimous)

### 39. 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.

Councillor Cook advised that the Forget Me Not Care Agency are taking over the old Angel Delight building. There had been no change of use planning application received and wondered if this had been granted by Babergh District Council under permitted development. The Clerk was asked to write to Babergh District Council to request again that should any ad hoc changes of use be granted in the town of Hadleigh could they advise the Town Council of their decision made.

Councillor Haylock brought to the attention of the Committee an article on The Quality of House Building – Design Matters written by the Preservation Society in the Suffolk View Magazine which states:

*The problems have been compounded by the loss of specialist staff from local planning authorities. Currently there are few staff with specialist design and landscape skills working in the local planning authorities than was the case over more recent decades. Until recently, landscape advice was delivered by officers at Suffolk County Council to Babergh and Mid Suffolk district councils only. This arrangement has now ceased and instead services have been secured from the adjoining county (Essex) to deliver a freestanding service to one joint authority – Babergh and Mid Suffolk. This reduction in in-house landscape staff is a worrying trend.*

Councillor Wiltshire reported on East House as it had been brought to her attention that the consultation period had been cut short which may have resulted in the property being re-marketed for sale. The planning application had now been approved so it was assumed that work would commence.

Councillor Wiltshire asked if the Clerk had been informed on any progress made regarding the removal of the garage to the rear of the Royal Bengal. The Clerk advised that no information had been received and was asked to write to Babergh District Council for the up to date positions.

The Chair advised that she had been informed that the Planning Department at Babergh District Council had now closed and all planning was being dealt with at the Mid-Suffolk Council offices in Needham Market.

The meeting closed at 8.23pm.