



Hadleigh Town Council

The Guildhall,
Market Place,
Hadleigh,
Suffolk
IP7 5DN
Tel: 01473 823884

PLANNING ADVISORY COMMITTEE

Councillors Schleip, Bayliss, Gordon, McLeod, Talbot.

Councillors are summoned and members of the public and press are warmly invited to attend a meeting of Hadleigh Town Council on **Tuesday 12th January 2021 at 7.00pm via video conference**

Members of the public and press who wish to “attend” the meeting may follow this link:

<https://zoom.us/j/97871363683>

or telephone 0131 460 1196

You will be held in a “virtual waiting room” and admitted at the appropriate time to start the meeting.
The normal rules about conduct and participation in a Council meeting still apply.

The Council, members of the public and press may record/film or broadcast this meeting, when the press and public are not lawfully excluded. Any member of the public who attends this meeting is advised that the Town Council cannot control 3rd party recording. The Town Council will record the meeting.

AGENDA

1: Opening	a) Welcome and opening remarks from the Chair b) Apologies for absence c) Members’ declarations of pecuniary and non-pecuniary interest d) Consideration of requests for dispensations.
2: Public Forum	15 minute session. Maximum 3 minutes per person. If members of the public wish to speak they are advised to inform the Town Council Manager in advance to ensure that they are given the opportunity within the videoconference platform. The use of the “raise hand” icon should be used to notify the chair that you wish to speak.
3: Minutes	To approve minutes of the Planning Advisory Committee meeting on Tuesday 22 nd December 2020.
4: Planning Applications	To consider and make recommendations on the applications for Planning Consent listed below: a) DC/19/05419 Proposal: Revised Hybrid Application. Phase 2 of Hadleigh East urban extension area (part of Core Strategy Policy CS6: Hadleigh). On 19.6Ha of land to the South of Tower Mill Lane/East of Frog Hall Lane, Hadleigh comprising the following elements: Full Planning Application. (11.98Ha) Proposed residential development of 273 dwellings, associated infrastructure, including main access and estate roads, drainage attenuation ponds, utilities/services equipment, provision of Public Open Space and structural landscaping, secondary access (loop) road to serve the employment land. (including secondary link to Phase 1). Outline Planning Application (7.64Ha). (Access to be considered) to include 5.5Ha of land for B1, B2 and B8 employment uses, a 928sqm pre-school site (Use Class D1), associated infrastructure and landscaping. All matters reserved apart from the



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	<p>primary means of access (from the main access road) and secondary access (loop) road, including a secondary link to Phase 1. Location: Land South Of Tower Mill Lane/East Of Frog Hall Lane, Hadleigh, Suffolk, IP7 6LA Reason(s) for re-consultation: Covering letter from the Agent, change to the proposal of increase in houses, amended plans and further information all received by the Local Planning Authority on the 8th December 2020.</p> <p>Previous application consultation in December 2019 was not received by Hadleigh Town Council in time to make a formal comment on the application. <i>Extension to deadline requested until 14th January 2021.</i></p> <p><i>To note the Hadleigh Society's objection to the latest set of amended plans for Planning Application DC/19/05419 - Hybrid Application. Phase 2 of Hadleigh East urban extension area.</i></p> <p>b) DC/20/04520 Proposal: Listed Building Consent - Installation of central heating boiler, replacing flue. Location: 126 High Street, Hadleigh, Ipswich, Suffolk IP7 5EL <i>Extension to deadline requested until 14th January 2021.</i></p> <p>c) DC/20/05743 Proposal: Householder application - Conversion of existing garage to home office Location: 111 George Street, Hadleigh, Ipswich, Suffolk IP7 5BP <i>Extension to deadline requested until 14th January 2021</i></p> <p>d) DC/20/05634 Proposal: Full Planning Application - Erection of 1No. dwelling (C3) following demolition of 1No. commercial building (Sui Generis). Location: The White Horse, Stone Street, Hadleigh, Ipswich Suffolk IP7 6DN</p> <p>e) DC/20/05846 Proposal: Planning Application. Fixing wire guarding to Betton stained glass window to north aisle. Ventilation to northeast Vestry - traditional hopper method to ground floor window. Inward opening casement to the first floor east window. Location: St Mary's Church, Church Walk, Hadleigh, Suffolk IP7 5DT.</p> <p>f) DC/20/05911 Proposal: Householder Planning Application - Erection of two storey rear extension (following demolition of rear conservatory); Erection of front porch (retention of). Location: 3 Glanville Road, Hadleigh, Ipswich, Suffolk IP7 5SG</p> <p>g) DC/21/00001 Proposal: Householder Application - Erection of single storey rear extension. Location: 11 Millers Close, Hadleigh, Ipswich, Suffolk IP7 6GG</p>
5: Planning Decision Notices	To note the schedule of planning decisions made by Babergh District Council.
6: Neighbourhood Plan	<p>To note that a company called My Neighbourhood Plan are able to develop the Neighbourhood Plan for Hadleigh, should Councillors wish to explore this option further.</p> <p>https://5pp31.r.ah.d.sendibm4.com/mk/mr/EMRrlqzm5VbVSS9p_5BSwJ98-MX2iQec5xHY1360Hx3xWI421IHC5FqIXw8ADJasE0fqyNA_FyNnw1klq_jDYdL_Pq4YNpjWW6MbifubTMTzTNU0</p>



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7: Suffolk Design	To note that Suffolk County Council has commissioned the production of Suffolk Design: Streets Guide, a new design guide to update existing guidance for new residential developments, and is asking members of the public for feedback in shaping the guidance
8: Sunnica Energy Farm	To note that Newgate Communications held a statutory consultation on proposals for Sunnica Energy Farm between 22 September and 18 December 2020 and due to a technical error Hadleigh Town Council were not contacted as part of this statutory consultation.
9: Future Meetings	The next Planning Advisory Committee meeting will be on Tuesday 26 th January 2021 by video conference.
10. Close of meeting	Not later than 10.00pm

Prepared by

Cheryl Tye

Cheryl Tye
Town Council Manager
7th January 2021



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PLANNING ADVISORY COMMITTEE EGM

Tuesday 15th December 2020 at 7.00pm via video conference

Draft Minutes

1: Opening	<p>In attendance Councillors Bayliss, Gordon, McLeod, Schleip (Chair), Talbot. Also, in attendance the Acting Town Council Manager and 3 members of the public.</p> <p>e) The Chair advised the meeting that he Council, members of the public and press may record/film or broadcast the meeting, when the press and public are not lawfully excluded. Any member of the public who attends the meeting is advised that the Town Council cannot control 3rd party recording. The Town Council will record the meeting.</p> <p>f) There were no apologies for absence</p> <p>g) No members declared a pecuniary or non-pecuniary interest</p> <p>h) There were no considerations of requests for dispensations.</p>
2: Public Forum	<p>There were no members of the public wishing to speak</p>
3: Minutes	<p>Proposed by Councillor Schleip, seconded by Councillor McLeod the minutes of the Planning Advisory Committee meeting on Tuesday 8th December 2020 were approved.</p>
4: Planning Applications	<p>a) DC/20/05488 Proposal: Outline Planning Application (Access to be considered all other matters reserved) - Erection of 2no. two-bedroom flats with associated parking and B8 Storage (following demolition of existing building) Location: Land and Storage Building to The Rear Of, 78-80 High Street, Hadleigh, Ipswich Suffolk IP7 5EF</p> <p>It was felt that the design was interesting in that it used wood and metal. Concern was expressed about the possible use of an alleyway for transporting materials, as the alleyway if a fire exit and assembly point for a shop on the High Street.</p> <p>Proposed by Councillor Schleip, seconded by Councillor McLeod it was agreed to support the application but with a condition that the alleyway must be kept clear at all times.</p> <p>b) DC/20/05615 Proposal: Application for removal or variation of a condition following grant of planning permission B/08/01324/ROC dated 17/11/2008 and previous B/99/01349/ROC Town and Country Planning Act 1990. Planning (Listed Buildings and Conservation Areas) Act 1990 - Removal of Condition 1 to enable the company to operate 24-</p>



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hour working from 07:00 Mondays to 14:00 Saturdays in the mixing and packaging plant building. The operation of machinery and any process in the mixing and packing plant building and the hay and straw bedding building shown edged red and green respectively on Drawing No. 20/214-01 shall be carried out at all times in accordance with a scheme of noise reduction measures to include the noise treatments numbered 2 to 6 at Annex E of the Environmental Noise Assessment Report, prepared by Sharps Redmore Partnership, dated 24th September 2007. The operation of machinery and any process in the mixing and packing plant building and the hay and straw bedding building shall only take place between the hours of 0700 on Mondays to 1400 on Saturdays. Additional Condition: The level of noise emitted from the site between the hours of 2300 to 0700 shall at no time exceed an LAeq of 31 dB, as measured at the site's northern or eastern boundary. The noise level shall be a 5-minute LAeq. **Location:** Stone Street Farm, Stone Street, Hadleigh, Ipswich Suffolk IP7 6DN

Questions were raised about the level of monitoring which would take place at the site, especially as a residential property would be affected by the development; about the level of lighting on the site with 24-hour a day personnel walking around, and light displacement within the local area which may affect wildlife.

Proposed by Councillor Schleip, seconded by Councillor Bayliss it was **agreed to support** the application with suitable planning conditions in place including lighting and noise impact assessments, vehicle movement impact assessment and the ecological impact in the area.

- c) **DC/20/05137 Outline Planning Application.** (Access and Landscaping to be considered) for Class E Business buildings up to 1900m² and Classes B2 and B8 buildings up to 4200m² **Location:** Cobbolds Farm, Ipswich Road, Hadleigh, Suffolk IP7 6BG

This planning application relates to the industrial units being developed on the land next to Wolf's Wood, which is a green field site, with houses on the opposite side of the road being developed a brown field site.

Councillor McLeod advised that with industrial units dotting the side of the road it was having a ribbon effect and was there sufficient demand for these types of units to warrant this development. It appears that the application has not met all of the requirements other organisations have requested, and as the site is not on the main drainage system, any water would run off the car parks into a natural area, potentially with contaminants. The impact of the lighting in the local area would be intrusive, transport links



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	<p>were poor with no pavements or cycling links, and it would be visually intrusive on the approach to Hadleigh.</p> <p>Hadleigh Society were not supporting the application and it was felt that the application needed to be reworked to meet all the criteria which are currently not satisfied.</p> <p>Proposed by Councillor Bayliss, seconded by Councillor McLeod it was agreed to object to the application on the grounds that the proposed scheme is contrary to the Council Policy CS15; there is over development in the area, a need has not been established for this type of development and transport links are not in place, and Hadleigh Town Council support the comments of the Hadleigh Society.</p>
<p>5: Planning Decision Notices</p>	<p>The schedule of planning decisions made by Babergh District Council was noted.</p>
<p>6. Planning Breaches (Cllr McLeod)</p>	<p>Councillor McLeod advised that Suffolk County Council and Babergh District Council do not have the resources to follow-up every reported planning breach, with Covid-19 further hindering efforts. The Hadleigh Town Council Planning Committee should be able to report serious planning breaches to Suffolk County Council and Babergh District Council on residents' behalf.</p> <p>It was felt there was a need to cater for all the population, so perhaps a paper form, as well as a web form could be developed, or perhaps it could become part of the Town Council surgeries when they are held.</p> <p>Councillor McLeod agreed to write an article for the Hadleigh Community News to highlight the proposed service available through the Town Council.</p> <p>Proposed by Councillor McLeod, seconded by Councillor Bayliss it was agreed that members of the Hadleigh Town Council Planning Committee investigate and follow up any reported planning breaches and, where appropriate, escalate them to the Planning Authority, and report back to the complainants where feasible.</p>
	<p><i>Councillor Talbot lost internet connection at 7.42pm and returned to the meeting at 7.44pm</i></p>
<p>7: Babergh Mid Suffolk Local Plan consultation</p>	<p>Councillor Bayliss was concerned about the lack of commitment to provide social housing, especially as Ipswich Borough Council have made a commitment to build social housing. It was felt that there needs to be a greater development of bungalows, accommodation for single people and people with disabilities.</p> <p>Councillor Talbot had concerns as follows:</p> <p>SP02: Concern that the viability assessment process will continue to let developers wriggle out of the 35% affordable homes quota.</p>



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Recent years experience shows limited council/social housing has actually been built so a real need for the 35% affordable homes to be kept to. Concern that the governments right to buy and a lack of affordable homes could worst case scenario lead to a reduction in affordable homes. Given that the average house price is 11 times average earnings it is crucial this is right.

Concern was expressed over the speed of building affordable homes. Would take 7 years to get enough affordable homes to meet the requirements of the Babergh council house waiting list (as at 2018) let alone anyone else needing an affordable home

Affordable homes should be affordable to run as well as affordable to buy/rent. These homes should be prioritised for the energy efficiency measures identified in SP10.

LP11 (4) expects this for self build/custom build but there is no similar expectation for affordable homes.

LP08: Policy LP08 expects community led housing proposals to have general community support, with evidence of meaningful public engagement. Depending on what is meant by "meaningful public engagement" this seems to be setting a higher bar to community led projects than that of private developers. Community led projects shouldn't have to do more than big private developers to make the case.

Policy SP10 requires "proactive approaches and identify opportunities to deliver de-centralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community led initiatives" which is a good vision. However, we would have some concerns that a developer who is only interested in doing the bare minimum to pass planning might just be proactive around a very small % of the homes so they can show they are proactive but in as minimal way as possible which leads us to query where the bar is set of being able to turn something down as being "insufficiently proactive". LP25 (3a) does expect "reductions in CO2 emissions of 19% below the Target Emissions Rate of the 2013 edition of the 2010 building regulations (part L) or any subsequent more recent legislation or council policy which would lead to a greater reduction in CO2 emissions" so this may cover it possibly but raising it as a minor concern about how SP10 works in practice.

Infrastructure Delivery Plan doesn't identify the sporting needs of the town in relation to Layham Road Sports Ground which Babergh have already had a report on from the council and sports ground users (Sports, Leisure and Physical Activity Strategy). A Babergh report (BDC Local Football Facilities Plan) has identified the need for a 3G pitch in Hadleigh as being the highest priority location in the district, this should be reflected in the Infrastructure Delivery Plan.



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	<p>Policy LP29: Hadleigh Town Council have previously requested LA028 include an allocation of land for sport and this hasn't been done. Additional land allocation for sport will be necessary to cope with the housing growth.</p> <p>Finally, there doesn't appear to be anything about bringing vacant properties back into use, the potential for mobile homes, the development of more bungalows to free up larger homes, houses of multiple occupation, or the need for green spaces to be available both within and around the edge of the town envelope.</p> <p>Proposed by Councillor Bayliss, seconded by Councillor the comments for the Hadleigh Town Council submission for the Babergh Mid Suffolk Local Plan consultation were agreed.</p>
<p>8: Virtual Babergh District Council Teams Video meeting</p>	<p>It was noted that that there Hadleigh Planning application on the agenda for the virtual Babergh District Council Teams Video meeting on 16 December 2020. Development started on the site before planning approval has been granted, including the removal and burning of aged oak trees, and Babergh District Council Enforcement Officers had to stop the works prior to the approval of the application. The affordable housing quota has also been removed from the site, with a financial contribution being made instead.</p> <p>Proposed by Councillor Talbot, seconded by Councillor Gordon it was agreed that the Chair of the Planning Committee will email the Case Officer and Chair of the Babergh District Council Planning Committee as the report being presented at the virtual Babergh District Council Teams Video meeting on 16 December 2020 is factually incorrect in advising that Hadleigh Town Council do not object to the application when the Town Council do; key objections being the density of the development, overlooking other existing properties, the loss of affordable housing and lack of bungalows being built.</p>
<p>9: Future Meetings</p>	<p>The next Planning Advisory Committee meeting scheduled for Tuesday 22nd December 2020 by video conference was cancelled due to a lack of planning applications to consider.</p>
<p>10: Close of meeting</p>	<p>There being no further business the meeting finished at 8.36pm</p>

Prepared by

Cheryl Tye

Cheryl Tye
Acting Town Council Manager
16th December 2020



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HADLEIGH TOWN COUNCIL				
Meeting of the Planning Advisory Committee				
<u>SCHEDULE OF DECISIONS OF LOCAL PLANNING AUTHORITY</u>				
<u>Schedule produced on 10th December 2020</u>				
<u>Application No.</u>	<u>Address</u>	<u>Details of Application</u>	<u>Recommendation of Town Council</u>	<u>Decision of Local Planning Authority</u>
DC/20/04324	17 Yeoman Way, Hadleigh, Ipswich, Suffolk IP7 5HW	Householder Planning Application - Erection of a single storey rear and side extension and first floor side extension over garage (Resubmission of DC/20/01446) (Hadleigh Town Council had no objection to the proposed development in April 2020.)	It was agreed to make no further comment on the application.	Granted

HADLEIGH TOWN COUNCIL
Meeting of the Planning Advisory Committee

SCHEDULE OF DECISIONS OF LOCAL PLANNING AUTHORITY

Schedule produced on 5th January 2021

<u>Application No.</u>	<u>Address</u>	<u>Details of Application</u>	<u>Recommendation of Town Council</u>	<u>Decision of Local Planning Authority</u>
DC/20/05158	49 Angel Street, Hadleigh, Ipswich, Suffolk IP7 5EY	Notification of Works to Trees in a Conservation Area - T1 (Yew) - Pollard at approx 1.5-2m	It was agreed to support the application.	Does not wish to object
DC/20/04667	2 Matilda Groome Road, Hadleigh, Ipswich, Suffolk IP7 6FB	Householder application - Garage conversion and erection of single-storey detached garage	It was agreed to support the application.	Granted
DC/20/04672	7 Wentworth Close, Hadleigh, Ipswich, Suffolk IP7 5SA	Householder Planning Application - Erection of single storey front and rear extensions.	It was agreed to support the application.	Granted
DC/20/03155	40 High Street, Hadleigh, Ipswich, Suffolk IP7 5AN	Alterations to facilitate change of use from bank (Use Class A2) to flexible commercial at ground floor, convert 1no flat to 2no flats on upper floors, extension to rear to form 2no dwellings (following part-demolition), and the erection of 3no dwellings fronting Magdalen Road.	Objected	Granted
DC/20/03156	40 High Street, Hadleigh, Ipswich, Suffolk IP7 5AN	Application for Listed Building Consent. Alterations to facilitate change of use from bank (Use Class A2) to flexible commercial at ground floor, convert 1no flat to 2no flats on upper floors, extension to rear to form 2no dwellings (following part-demolition), and the erection of 3no dwellings fronting Magdalen Road.		Granted
Appeal A: ref. APP/D3505/C/20/3249326	Hadleigh Hall, Pound Lane, Hadleigh IP7 5EQ			Appeal Dismissed by The Planning Inspectorate. The requirements of the notice are to: a) Demolish the fence indicated in green on the plan attached to the notice and remove all the fence panels, posts and associated materials from the site edged red on that plan.
Appeal B: ref. APP/D3505/W/19/3242781	Hadleigh Hall, Pound Lane, Hadleigh IP7 5EQ			Appeal Dismissed
DC/20/04628	9 Queen Street, Hadleigh, Ipswich, Suffolk IP7 5DZ	Application for Listed Building Consent - Works to an existing outbuilding to include replacement of existing fixed window with opening window in original opening and removal of plaster from underside of ceiling joists to create storage space in roof void.	It was agreed to support the application.	Listed building consent has been granted
DC/20/04900	1 Emma Girling Close, Hadleigh, Ipswich, Suffolk IP7 6FH	Householder application - Conversion of garage, removal of garage door, partial bricking up and installation of double glazed UPVC window	It was agreed to support the application.	Granted
DC/20/05013	111 Benton Street, Hadleigh, Ipswich, Suffolk IP7 5AR	Application for Listed Building Consent - Removal of existing window in rear elevation and replacement with patio doors. Alterations to existing patio area including new retaining brick walls.		Listed building consent has been granted

Agenda Item 7

For further information, contact: Amy Anderson. Tel: 01473 264389 Email: Amy.Anderson@suffolk.gov.uk

Help shape guidance for new housing developments in Suffolk

Suffolk County Council has commissioned the production of Suffolk Design: Streets Guide, a new design guide to update existing guidance for new residential developments, and is asking members of the public for feedback in shaping the guidance.

The Streets Guide is part of the Suffolk Design initiative which is where District and Borough planning authorities and the County Council are working together to improve the design criteria and guidance for new developments across the county.

The guide seeks to draw together national policies, guidance and other best practice and set within the Suffolk context. It covers more than just technical standards for roads, as requirements for footpaths, cycleways, utilities, sustainable drainage are also set out.

In addition, the Streets Guide will assist with the development of local and neighbourhood plans.

The guide is not intended to be used to resist development. It is to guide designers and developers in drawing together proposals that they want to put forward.

Cllr Andrew Reid, Suffolk County Council's Cabinet Member for Highways, Transport and Rural Affairs, said:

"The Suffolk Design: Streets Guide sets out a different approach that focuses on the needs of all users rather than designing for motorised traffic first. By doing this, the opportunities for walking and cycling can be designed into and surrounding new developments and not treated as afterthoughts.

"The new guidance seeks to help designers and all local councils to understand and plan for streets that support sustainable travel, that are attractive places yet easy to maintain, and that reflect Suffolk's heritage and landscape."

Cllr Richard Rout, Suffolk County Council's Cabinet Member for Environment and Public Protection, said:

"I welcome this update to the existing guidance. Our streets function in many different ways, not just for cars to pass along or park. Streets are also places where people meet, where trees and other plants grow and how energy is conveyed for our homes and businesses.

"All these different elements need careful consideration as we look forward to a low carbon future and adapt to climate change."

The consultation is open until 5pm on Wednesday 10 February 2021. Members of the public can take part by visiting, www.suffolk.gov.uk/suffolkstreets

ENDS

Councillors contacts:

Councillor Andrew Reid (Con), Cabinet Member for Highways, Transport and Rural Affairs 07545 423799, andrew.reid@suffolk.gov.uk

Councillor Richard Rout (Con), Cabinet Member for Environment & Public Protection 07711 133 422, Richard.rout@suffolk.gov.uk