



Hadleigh Town Council

The Guildhall,
Market Place,
Hadleigh,
Suffolk
IP7 5DN

Tel: 01473 823884

Extraordinary PLANNING ADVISORY COMMITTEE

Councillors James Bayliss, Carolyn Cammack, Gordon McLeod, Carol Schleip (Chair), Gavin Talbot.

Councillors are summoned and members of the public and press are warmly invited to attend a meeting of Hadleigh Town Council on **Wednesday 5th August 2020 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/96983561284>

Or Telephone: 0330 088 5830

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.

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. Members of the public should not be involved in the decision-making of the Council in subsequent agenda items unless expressly invited to do so by the Chairman. 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 a) Tuesday 14 th July 2020 b) Tuesday 28 th July 2020
4: Planning Applications	To consider and make recommendations on the applications for Planning Consent listed below: a) DC/20/02448 Erection of a front porch, two storey rear extension, Erection of a garage and hobbies room with new driveway at 23 Angel Street, Hadleigh, Ipswich, Suffolk IP7 5EY b) DC/20/02831 Construction of a new road access to serve the agricultural land and buildings off Pond Hall Road. at Land West Of Cookson And Zinn, Pond Hall Road, Hadleigh, Suffolk c) DC/20/02841 Application to determine if Prior Approval is required for a proposed: Change of Use from Shops (Class A1) to Restaurants and Cafes (Class A3) at 112B High Street, Hadleigh, Ipswich, Suffolk IP7 5EL d) DC/20/02898 Erection of a first floor rear extension, external boiler room, air source heat pump and swimming pool. At



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	<p>Deanery Lodge, Church Walk, Hadleigh, Ipswich Suffolk IP7 5ED</p> <p>e) DC/20/02401 Re-consultation: Amended drawings received Erection of two storey side extension (following demolition of garage) at 51 Stockton Close, Hadleigh, Ipswich, Suffolk IP7 5SH.</p> <p>f) DC/20/02929 Erection of front porch and windows to front elevation at 34 Pykenham Way, Hadleigh, Ipswich, Suffolk IP7 5ER</p> <p>g) DC/20/03015 Notification for works to trees in a Conservation Area - 1no Horse Chestnut - deadwood. 2no Ash - deadwood. 1no Fruit tree - Winter prune. 1no Wild Bullace – Fell (Causing damage to listed wall) 1no Ash - Fell (Causing damage to listed wall). 1no Sycamore - Fell (Causing damage to listed wall) at Sun Court, 107 High Street, Hadleigh, Ipswich Suffolk IP7 5EJ</p> <p>h) DC/20/03093 Erection of single storey rear extension at West Lodge, George Street, Hadleigh, Ipswich Suffolk IP7 5BE</p> <p>i) DC/20/03094 Application for Listed Building Consent - Erection of single storey rear extension at West Lodge, George Street, Hadleigh, Ipswich Suffolk IP7 5BE</p> <p>j) DC/20/03088 Erection of 1no single storey dwelling and associated extension of driveway, fence and landscaping works (following demolition of existing garage and sheds) at Tohatchie, Lady Lane, Hadleigh, Ipswich Suffolk IP7 6AR</p>
5: Planning Decision Notices	To note the schedule of planning decisions made by Babergh District Council (appended).
6: Notification of Appeals	To consider and make additional comments on Appeals made to the Planning Inspectorate against the decision of Babergh District Council. a) APP/D3505/W/20/3248029 - Land Adjoining Hadleigh Hall, Pound Lane, Hadleigh, IP7 5EQ against decision on DC/19/03204 Erection of 1No dwelling including cart lodge and storage building with associated landscaping, parking and creation of vehicular access. b) APP/D3505/W/20/3248162 - Land Adjoining Hadleigh Hall, Pound Lane, Hadleigh, IP7 5EQ against decision on DC/19/05970 Erection of 1no. dwelling with cart lodge and storage building, construction of vehicular access and parking area including associated landscaping. c) APP/D3505/W/20/3251112 - Brick Kiln Bungalow, Corks Lane, Hadleigh, Ipswich Suffolk IP7 6DA against decision on DC/20/00012 Change of use of land for siting of 2no. static caravans (re-submission of refused application DC/19/000373).
7: Future Meetings	The next Planning Advisory Committee meeting will be on Tuesday 18 th August 2020 by video conference.
8. Close of meeting	Not later than 10.00pm

Prepared by

A. McMillan

Andrew McMillan Town Council Manager 30 July 2020



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PLANNING ADVISORY COMMITTEE

Tuesday 14th July 2020 at 7.00pm via videoconference.

Draft MINUTES

1: Opening	<p>a) The Chair welcomed Councillors and the public noting that it will be an important year for the committee. The Chair noted 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.</p> <p>Councillors attending: McLeod, Cammack, Talbot, Schleip (Chair). Also in attendance: The Town Council Manager, 3 members of the public.</p> <p>b) Councillor Bayliss was noted as absent from the meeting c) No declarations of interest were made. d) No requests for dispensations were made</p>
2: Public Forum	No members of the public wished to speak.
3: Minutes	Proposed by Councillor McLeod, Seconded by Councillor Cammack and unanimously agreed, the minutes of the Planning Advisory Committee meeting on 30th June 2020 were approved.
4: Planning Applications	<p>Councillors considered the following applications for Planning Consent listed below:</p> <p>a) DC/20/02074 Proposal: Outline Erection of 2No dwellings Location: Land North Of, Coram Street, Hadleigh, Suffolk Proposed by Councillor McLeod, Seconded by Councillor Schleip and unanimously agreed, it was resolved that the Council has no objection to the principle of the development, but would recommend that noise issues due to proximity to the A1071 be addressed. The Town Council wishes to be consulted on the reserve matters at the appropriate time.</p> <p>b) DC/20/02584 Proposal: Variation of Condition 2 (Approved Plans and Documents) on planning permission DC/17/03770 to allow design revisions to garage/annexe/store building Location: East House, George Street, Hadleigh, Ipswich Suffolk IP7 5BE Proposed by Councillor McLeod, Seconded by Councillor Cammack and unanimously agreed, it was resolved to support the planning application.</p> <p>c) DC/20/02650 Proposal: Loft Conversion Location: Flat 1, Hadleigh Hall Flats, Pound Lane, Hadleigh Ipswich Suffolk</p> <p>d) DC/20/02737 Proposal: Listed Building Consent - Loft Conversion and associated works. Location: Flat 1, Hadleigh Hall Flats, Pound Lane, Hadleigh Ipswich Suffolk</p> <p>Councillors considered the linked applications c) DC/20/02650 and d) DC/20/02737, together. Proposed by Councillor McLeod, Seconded by Councillor Schleip and unanimously agreed, it was resolved to support the principle of the application provided the development is built as proposed.</p>



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	<p>e) DC/20/02698 Proposal: Variation of Condition 2 (Approved Plans and Documents) on planning permission DC/20/00788 -to substitute drawings 3713-1005A, 3713-1001D AND 3713-1002G with drawings 3713-1000C, 3713-1001C and 3713-1002D. Location: 7 Bridge Street, Hadleigh, Ipswich, Suffolk IP7 6BY</p> <p>Proposed by Councillor Talbot, Seconded by Councillor Cammack and unanimously agreed, it was resolved to support the planning application.</p>
5: Pre-application developer liaison (TCM)	<p>Councillors considered Artisan Planning's proposed development at Old Sampsons Yard (former Monastery Works) site, off Lady Lane.</p> <p>Proposed by Councillor Talbot, Seconded by Councillor Cammack and unanimously agreed, it was resolved to respond to Artisan Planning "HTC is supportive of the principle of development on this neglected site and will provide further comments when a full application is submitted, but would like to make the following comments at this stage. HTC has declared a climate emergency and as such would be keen to see any development have an ambitious approach to ensuring the development is environmentally friendly. HTC would like to ensure that noise is fully considered as this can be a relatively noisy area. HTC would like to ensure that consideration is given to the needs of people entering and exiting the site both in terms of vehicles as well as pedestrians to ensure public safety."</p>
Note	<p>Due to a technical difficulty the Chair's audio could no longer be heard. The Town Council Manger suggested that a temporary Chair be voted in to conduct the remainder of the meeting. Councillor Talbot volunteered, and no other nominations were received. Proposed by Councillor Talbot, Seconded by Councillor McLeod it was agreed that Councillor Talbot should chair the remainder of the meeting.</p>
6: Planning Decision Notices (TCM)	<p>The schedule of planning decisions made by Babergh District Council was noted.</p>
7: Hadleigh Quarry update (Cllr Schleip)	<p>Councillors noted that the Town Council Manager had attended the "virtual site visit" regarding applications SCC/0090/19 and SCC/0091/19 at Hadleigh Quarry and heard the SCC Case Officer describe the site and the proposed development. After the virtual site visit, attendees were reminded that the Committee meeting is on 15 July at 10am. It was confirmed that Cllr Schleip would attend and raise issues of illumination, landscape impact and traffic concerns.</p>
8: Future Meetings	<p>The next Planning Advisory Committee meeting was confirmed for Tuesday 28th July 2020 by video conference.</p>
9: Close of meeting	<p>The meeting closed at 7.43pm</p>

Prepared by *A. McMillan* Andrew McMillan Town Council Manager 14 July 2020



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PLANNING ADVISORY COMMITTEE

Tuesday 28th July 2020 at 7.00pm via videoconference.

Draft MINUTES

1: Opening	Councillors attending: Cammack, Talbot. Also in attendance: The Town Council Manager, 1 member of the public. Apologies were received from Councillor Bayliss, Schleip and McLeod The Town Council Manager stated that the meeting was not quorate due to apologies, and so would be closed.
9: Close of meeting	The meeting closed at 7.03pm

Prepared by *A. McMillan* Andrew McMillan Town Council Manager 28 July 2020

Item 5: Schedule of Planning Decisions

Schedule produced on 20/07/2020

<u>Application No.</u>	<u>Address</u>	<u>Details of Application</u>	<u>Decision of Local Planning Authority</u>
DC/19/05963	60 High Street, Hadleigh, Ipswich, Suffolk IP7 5EE	Listed Building Consent - Redevelopment of Partridges to include the retention of the historic listed buildings, and demolition of the later shop/workshop and storage buildings along George St/Magdalen Rd. Part change of use from A1 to B1 Office.	Granted
DC/19/05962	60 High Street, Hadleigh, Ipswich, Suffolk IP7 5EE	Redevelopment of site to create 3No mixed use buildings containing A1/A3 retail space at ground floor and 14No residential units on first and second floor (retention of the historic listed buildings, and demolition of the shop/workshop and storage buildings along George St/Magdalen Rd. Part change of use from A1 to B1 Office.	Granted
DC/20/02102	Carringtons, Pond Hall Road, Hadleigh, Ipswich Suffolk IP7 5PQ	Change of Use of agricultural land to equine use and construction of manege	Granted
DC/19/01534	Red House, Pound Lane, Hadleigh, Ipswich Suffolk IP7 5EQ	Discharge of Conditions Application for DC/19/01534- Condition 3 (Materials)	Discharge of conditions
DC/19/03678	Capitol Stud Farm, Pond Hall Farm, Hadleigh, Suffolk IP7 5PS	Discharge of Conditions Application for DC/19/03678 - Condition 6 (HRA Mitigation to be Agreed) and Condition 7 (Mitigation)	Discharge of conditions
DC/19/04247	Land On The South Side Of The A1071 , Gallows Hill, Hadleigh, Ipswich IP7 6JQ	Erection of 14no dwellings (including 4 No. affordable homes), new access and footpath improvements.	Granted
DC/20/00624	111 Benton Street, Hadleigh, Ipswich, Suffolk IP7 5AR	Discharge of Conditions Application for DC/20/00624- Condition 3 (Agreement of reclaimed tiles)	Discharge of conditions
DC/20/02444	15 Benton Street, Hadleigh, Ipswich, Suffolk IP7 5AR	Application for works to tree/s in a Conservation Area -Tree 1 (Ornamental Cherry) Reduce by 30%, Conifer 1 - Reduce by 50%, and fell 2No Conifer tress (T2 & T3, Reduce 1No Silver Birch by 50%.	Does not wish to object
DC/20/02108	The Old School, 3-5 Bridge Street, Hadleigh, Ipswich Suffolk IP7 6BY	Change of use of dwelling use class C3 to use class D2 leisure use including Concert Hall	Granted
DC/19/05482	The Cock Inn, 89 George Street, Hadleigh, Ipswich Suffolk IP7 5BP	Discharge of Conditions Application for DC/19/05482 - Condition 3 (Agreement of Joinery Details), Condition 4 (Details of Eaves), Condition 5 (Rainwater Goods) and Condition 6 (Agreement of Materials)	Discharge of conditions
DC/20/00419	13 Bridge Street, Hadleigh, Ipswich, Suffolk IP7 6BY	Change of use of rear outbuilding from C3 to D2. (Retention of)	Granted

Item 6: Appeals

- a) APP/D3505/W/20/3248029 - Land Adjoining Hadleigh Hall , Pound Lane, Hadleigh, IP7 5EQ against decision on DC/19/03204 Erection of 1No dwelling including cartlodge and storage building with associated landscaping, parking and creation of vehicular access.

HTC considered the original application on 22 August 2019 and it is minuted “Councillors offered no suggestions relevant to approval of the proposal. The development was considered too large for the site and out-of-character with buildings in the 'hugely historic area'.

It was noted the application has previously been rejected and agreed to oppose the application.”

The Appeal will be heard by written representations. The original comments will automatically be submitted to the Planning Inspectorate.

- b) APP/D3505/W/20/3248162 - Land Adjoining Hadleigh Hall , Pound Lane, Hadleigh, IP7 5EQ against decision on DC/19/05970 Erection of 1no. dwelling with cart lodge and storage building, construction of vehicular access and parking area including associated landscaping.

HTC considered the original application on 28 January 2020 and it is minuted “ Proposed by Councillor Cammack and seconded by Councillor Talbot, and unanimously agreed, It was resolved to object to the proposed development on the grounds at the application is substantially similar to two previous refused proposals. The site itself is an important buffer between the heritage heart of the town and the later development behind it. The removal and substantial works to the trees on the site is unacceptable given the importance of the buffer role, and the street scene. The proposed design of the house in the arts and crafts style is out of context with the established surroundings, which are very sensitive to aesthetic design considerations. The resulting adverse impacts on the visual and setting of Hadleigh Hall cannot be considered harmonious. It is further noted that a recent decision at 40 George Street was to refuse on the basis of harm to the setting of a Listed Building. The harm from this development is substantial, and would harm one of the finest buildings and settings in Suffolk, and so for consistency the Council would propose that this application is also refused.

The Appeal will be heard by written representations. The original comments will automatically be submitted to the Planning Inspectorate.

- c) APP/D3505/W/20/3251112 - Brick Kiln Bungalow, Corks Lane, Hadleigh, Ipswich Suffolk IP7 6DA against decision on DC/20/00012 Change of use of land for siting of 2no. static caravans (re-submission of refused application DC/19/000373).

HTC considered the original application on 28 January 2020 and it is minuted “Proposed by Councillor Cammack and seconded by Councillor Talbot, and unanimously agreed, It was resolved to query the proposed development as it is inconsistent throughout the submitted documentation in terms of the proposed use: holiday accommodation or residential use for a family member, and; caravan, lodge or house terminology used interchangeably. The Town Council notes the poor access and elevated/prominent position of the site making it highly visible. If the proposal is for holiday use, then subject to the improvements to the access and appropriate conditions to limit occupation to holiday use are applied, the principle is supported. If the proposal is for residential use, then it is considered to be an unsuitable location for the reasons above.”

The Appeal will be heard by written representations. The original comments will automatically be submitted to the Planning Inspectorate.