



Hadleigh Town Council

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

Tel: 01473 823884

PLANNING ADVISORY COMMITTEE

Councillors James Bayliss, Lisa Gordon, 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 **Tuesday 10th November 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/92564567728>

or telephone 0208 080 6591

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 27 th October 2020.
4: Planning Applications	To consider and make recommendations on the applications for Planning Consent listed below: a) DC/20/04667 Proposal: Householder application - Garage conversion and erection of single-storey detached garage Location: 2 Matilda Groome Road, Hadleigh, Ipswich, Suffolk IP7 6FB b) DC/20/04840 Proposal: Householder application - Erection of rear first floor and single storey infill extension and partial replacement roof (following partial demolition of existing single storey extension). Replacement of windows to front elevation and insertion of escape window to ground floor side elevation. Location: 103 Angel Street, Hadleigh, Ipswich, Suffolk IP7 5DE c) DC/20/04900 Proposal: Householder application - Conversion of garage, removal of garage door, partial bricking up and installation



Hadleigh Town Council

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

Tel: 01473 823884

	of double glazed UPVC window. Location: 1 Emma Girling Close, Hadleigh, Ipswich, Suffolk IP7 6FH
5: Planning Appeals	To note planning appeals a) Appeal Reference: APP/D3505/D/20/3257793 Application: DC/20/01317 Proposal Householder Application - Erection of ground and first floor extensions. Location: 120 Benton Street, Hadleigh, Ipswich, Suffolk IP7 5AZ Appeal Start Date: 27/10/2020 Hadleigh Town Council recommended approval of the proposed development in April 2020.
6: Planning Reconsultations	To consider and make recommendations on the applications for Planning Consent listed below: a) DC/20/04324 Proposal: Householder Planning Application - Erection of a single storey rear and side extension and first floor side extension over garage (Resubmission of DC/20/01446) Location: 17 Yeoman Way, Hadleigh, Ipswich, Suffolk IP7 5HW Reason(s) for re-consultation: Revised application description. Hadleigh Town Council had no objection to the proposed development in April 2020.
6: Planning Decision Notices	To note the schedule of planning decisions made by Babergh District Council.
7: Future Meetings	The next Planning Advisory Committee meeting will be on Tuesday 24 th November 2020 at 7pm by video conference.
8. Close of meeting	Not later than 10.00pm

Prepared by

Cheryl Tye

Cheryl Tye
Acting Town Council Manager
5th November 2020



Hadleigh Town Council

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

Tel: 01473 823884

HADLEIGH TOWN COUNCIL
Meeting of the Planning Advisory Committee

SCHEDULE OF DECISIONS OF LOCAL PLANNING AUTHORITY

Schedule produced on 4th November 2020

<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/20/00346	Land To The Rear Of , 82 High Street, Hadleigh, IP7 5EF	Full Planning Application - Erection of a three storey dwelling with associated parking	Resolved that the Council would recommend approval, subject to the case Officer paying close attention to the overlooking distances and impact upon neighbour amenity.	Granted
DC/20/04019	65 Stockton Close, Hadleigh, Ipswich, Suffolk IP7 5SH	Erection of a single storey rear extension and conversion of existing garage to additional living space.	resolved to approve the application	Granted
DC/20/02375	35-37 George Street, Hadleigh, Ipswich, Suffolk IP7 5BD	Discharge of Conditions Application for DC/19/01324 - Conditions 3 (DPC Below Wall Plate), Condition 4 (Section Drawings - Insulation) and Condition 5 (Amended Window Details)	Not consulted	Condition 3 - Satisfied; Condition 4 - Satisfied; Condition 5 - submit a full set of drawings giving details to the satisfaction of the Local Planning Authority
DC/20/03499	97 High Street, Hadleigh, Ipswich, Suffolk IP7 5EJ	Discharge of Condition Application for DC/18/00023- Condition 5 (Fenestration) Part Discharge for doors only	Not consulted	FENESTRATION Prior to the commencement of any works to alter fenestration of the hereby approved development, detailed large appropriately scale drawings which shall include details of materials, finishes, method of opening, glazing and colour of all new or replacement windows, roof lights and doors and their surrounds to be installed shall be submitted to and approved, in writing, by the Local Planning Authority.
DC/20/03886	Shepherds Rest, Pond Hall Road, Hadleigh, Ipswich Suffolk IP7 5PS	Application under S73 for removal or variation of conditions relating to DC/20/00988 dated 22/04/2020 - To vary Condition 2 (approved plans and documents) revised drawings to enable adequate living accommodation and storage for Manager and Holiday Let.	Not consulted	Granted
DC/20/03444	2 Station Road, Hadleigh, Ipswich, Suffolk IP7 5HG	Application for Listed Building Consent - Replace first floor window	unanimously agreed to support the application.	Listed building consent has been granted
DC/20/02948	Toppesfield Manor, Market Place, Hadleigh, Ipswich Suffolk IP7 5DN	Discharge of Conditions Application for DC/19/05838 - Condition 3 (Requirement for Inspection)	unanimously agreed to support the application.	Discharge of condition
DC/20/04043	Deanery Lodge, Church Walk, Hadleigh, Ipswich Suffolk IP7 5ED	Erection of first floor rear extension (amended scheme to previously approved DC/20/02898).	Not consulted on amended scheme, on DC/20/02898 it was resolved to make no objection to the application.	Granted



Hadleigh Town Council

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

Tel: 01473 823884

PLANNING ADVISORY COMMITTEE

Tuesday 27th October 2020 at 7.00pm via video conference

DRAFT MINUTES

1: Opening	<p>e) The Chair welcomed Councillors and members of the public to the meeting, advising that members of the public and press may record/film or broadcast this meeting, when the press and public are not lawfully excluded.</p> <p>Councillors attending McLeod, Schleip (Chair), Bayliss, Talbot. Also in attendance: Acting Town Council Manager, and 1 member of the public.</p> <p>f) Councillor Gordon sent apologies.</p> <p>g) There were no Members' declarations of pecuniary or non-pecuniary interest.</p> <p>h) No requests for dispensations were made.</p>
2: Public Forum	<p>There were no members of the public wishing to speak.</p>
3: Minutes	<p>Proposed by Councillor Bayliss, Seconded by Councillor McLeod, and unanimously agreed, the minutes of the Planning Advisory Committee meeting on 13th October 2020 were approved.</p>
4: Planning Applications	<p>To consider and make recommendations on the applications for Planning Consent listed below:</p> <p>a) DC/20/04348 Proposal: Advertisement Consent. Shop fascia and symbol to the front and side of the building. Location: 55 High Street, Hadleigh, Ipswich, Suffolk IP7 5AB Proposed by Councillor Bayliss, seconded by Councillor McLeod it was agreed to support the application</p> <p>b) DC/20/04349 Proposal: Application for Listed Building Consent. Provision of signage including logo on the fascia of the building and symbol on the front and side of the building. Location: 55 High Street, Hadleigh, Ipswich, Suffolk IP7 5AB Proposed by Councillor McLeod, seconded by Councillor Bayliss it was agreed to support the application.</p> <p>c) DC/20/04472 Proposal: Householder application - Erection of single storey front and rear extension Location: 17 Highlands Road, Hadleigh, Ipswich, Suffolk IP7 5HU Proposed by Councillor McLeod, seconded by Councillor Schleip it was agreed that as the application was in keeping with the neighbourhood to support the application.</p> <p>d) DC/20/04569 Proposal: Householder Planning Application - Erection of first floor side extension. Location: 31 Cottesford Close, Hadleigh, Ipswich, Suffolk IP7 5JA</p>



Hadleigh Town Council

Proposed by Councillor McLeod, seconded by Councillor Bayliss it was agreed to support the application.

- e) **DC/20/04528 Proposal:** Householder Planning Application - Erection of single storey rear orangery extension (following demolition of existing conservatory) **Location:** Coram House, Coram Street, Hadleigh, Ipswich Suffolk IP7 5NR

Proposed by Councillor Schleip, seconded by Councillor McLeod it was agreed to support the application.

- f) **DC/20/04615 Proposal:** Outline Planning Application (some matters reserved, access and landscaping to be considered) Town and Country Planning Act 1990 - Erection of 45No dwellings (including up to 15 affordable dwellings) (following demolition of three existing buildings). **Location:** Land Off, Lady Lane, Hadleigh, Suffolk

Councillors discussed the density of the number of houses being proposed for the site, and access issues both for cars and pedestrians. Concern was also raised about flooding of the site and water flow, which the Suffolk County Council Engineer had also alluded to; Anglian Water had requested measures be put in place to mitigate the risk of flooding.

It was noted that the water treatment plant could cope with this and other new planned developments for the Hadleigh envelope, but demand does need to be monitored. The land is currently not being used, and as one third of the properties will be affordable it was deemed to be of benefit to Hadleigh, though the lack of a Neighbourhood Plan prevents building development cohesion in Hadleigh, and the development of the plan should be brought up the agenda. Without the plan to support development, it is difficult to object to such applications.

Proposed by Councillor McLeod, seconded by Councillor Schleip it was agreed that the Town Council were in favour of the development in principle, but had concerns around the infra structure.

- g) **DC/20/04143 Proposal:** Notification for works to trees in a Conservation Area - G1 - Mixed species - face back over carpark. 1no Sycamore - Fell and treat stump. 1no Apple - Prune to shape **Location:** Wheatsheaf House, 4 High Street, Hadleigh, Ipswich Suffolk IP7 5AP

The Town Council Tree Warden did not feel there was sufficient information available to justify the felling of a healthy sycamore tree although it was acknowledged it did hang over a car park. The apple tree did require pruning.

Proposed by Councillor McLeod, seconded by Councillor Bayliss it was agreed to object to the sycamore being felled, and to support the pruning of the apple tree.

- h) **DC/20/04191 Proposal:** Notification for works to trees in a Conservation Area - 1no Gleditsia - Tip prune to shape. 1no Purple plum - Tip prune to shape. 1no Magnolia grandiflora - Reduce by up to



Hadleigh Town Council

	<p>3m. 1no Phillyrea - Pollard Location: Edge Hall, 2 High Street, Hadleigh, Ipswich Suffolk IP7 5AP</p> <p>The phillyrea is nationally recognized as an outstanding specimen and whilst pollarding is required as it could tip over due to more growth on one side, this needs to be carefully undertaken to preserve the life of the tree.</p> <p>Proposed by Councillor McLeod, seconded by Councillor Bayliss it was agreed to support the application.</p> <p>i) DC/20/04672 Proposal: Householder Planning Application - Erection of single storey front and rear extensions. Location: 7 Wentworth Close, Hadleigh, Ipswich, Suffolk IP7 5SA Proposed by Councillor McLeod, seconded by Councillor Bayliss it was agreed to support the application.</p>
5: Reconsultations	<p>a) DC/20/03155 Proposal: Planning Application. 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. Location: 40 High Street, Hadleigh, Ipswich, Suffolk IP7 5AN Reason(s) for re-consultation: Amended plans received by the Local Planning Authority on the 20th October 2020.</p> <p>in total eleven trees were being chopped down due to the development, and that a recommendation could be put into the Neighbourhood Plan that trees lost in development should be replaced elsewhere in the district if this is not already in Babergh District Council's Local Plan. Trees are an attraction to Hadleigh.</p> <p>Proposed by Councillor Bayliss, seconded by Councillor Schleip it was agreed to advise the Planning Authority that the number of trees being lost through the development was disappointing.</p> <p>b) DC/20/03156 Proposal: 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. Location: 40 High Street, Hadleigh, Ipswich, Suffolk IP7 5AN Reason(s) for re-consultation: Amended plans received by the Local Planning Authority on the 20th October 2020.</p> <p>Proposed by Councillor Schleip, seconded by Councillor McLeod it was agreed not to comment on the application.</p>
6: Planning Decision Notices	<p>The schedule of planning decisions made by Babergh District Council was noted.</p>
7: Future Meetings	<p>The next Planning Advisory Committee meeting will be on Tuesday 10th November 2020 by video conference.</p>



Hadleigh Town Council

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

Tel: 01473 823884

8. Close of meeting	There being no further business the meeting finished at 7.43pm.

Prepared by

Cheryl Tye

Cheryl Tye
Acting Town Council Manager
28th October 2020



Hadleigh Town Council

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

HADLEIGH TOWN COUNCIL

Meeting of the Planning Advisory Committee 01473 823884

SCHEDULE OF DECISIONS OF LOCAL PLANNING AUTHORITY

Schedule produced on 21st October 2020

<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/20/03437	35 Castle Road, Hadleigh, Ipswich, Suffolk IP7 6JP	Erection of first floor front extension	Support	Granted
DC/20/04063	Benton Cottage, 131 Benton Street, Hadleigh, Ipswich Suffolk IP7 5AZ	Replace existing wood windows with UPVC throughout including rear french door and rear stable door.	N/A	Application withdrawn by householder
DC/20/03589	19 Cranworth Road, Hadleigh, Ipswich, Suffolk IP7 5BA	Erection of single storey rear extension including raised decking	To consider overlooking from the raised decking	Granted
DC/20/03738	Settway House, 23 Fullers Close, Hadleigh, Ipswich Suffolk IP7 5AS	Erection of single storey rear extension	To make no comment	Granted
SCC/0090/19	Hadleigh Quarry, Aldham Mill Hill, Hadleigh, IP7 6DL	Variation of conditions 2, 28, 29 and 30 of planning permission B/12/01244 to increase HGV movements and amend phasing details	Object	Refused
SCC/0091/19	Hadleigh Quarry, Aldham Mill Hill, Hadleigh, IP7 6DL	Variation of conditions 7, 8 and 12 of permission SCC/0157/17B to increase HGV movements, erection of lighting on wash plant and to amend the scheme of noise mitigation.	Object	Refused
DC/20/03569	1-3 Long Bessels, Hadleigh, Ipswich, Suffolk IP7 5DB	Application for consent to display an advertisement(s) - Installation of 3no. internally illuminated Fascia signs, window graphics, 1no. Quill Flag and 1no. Pavement sign	resolved to request the planning authority consider whether the illuminated sign need be operational outside of the shop's opening hours	Advertisement consent has been granted. The maximum luminance of the signage shall not exceed 250 candela/m ² at any time. Reason - To protect residential amenity. The light source of the advert/s shall only illuminate the hereby approved signage during the opening hours of the shop (06:00 - 23:00 hours). Reason - To reduce the risk of discomfort glare for neighbouring properties.
DC/20/02376	Land To The South Of, Ipswich Road, Hadleigh, Suffolk	Discharge of Conditions Application for DC/17/03902- Condition 3 (Materials), Condition 9 (Construction Management Statement), Condition 10 (Noise Assessment) and Condition 25 (Construction Surface Water Management Plan)	Not consulted	Details as specified on Drawing Number 939-P-150 Rev H and on the Materials Schedule ref 939P151 Rev J received on 12 October 2020 have been considered by this Authority and are acceptable. This condition has been satisfied subject to implementation in accordance with the wording of the above condition. This discharge of condition is granted without prejudice to the agreement of final boundary treatment details

