



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 8th December 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/94826110966>

or telephone 0203 481 5237

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 24 th November 2020.
4: Planning Applications	To consider and make recommendations on the applications for Planning Consent listed below: a) Proposed parking restrictions Angel Street , Hadleigh. Following representations to County Highways by County Councillor Mick Fraser, Suffolk County Council are proposing to extend the double yellow line restrictions in Angel Street as illustrated in the plan. b) DC/20/05402 Proposal : Householder Application - Erection of two storey side extension, single storey rear extension and single storey front porch extension (following demolition of garage). Location : 35 Tayler Road, Hadleigh, Ipswich, Suffolk IP7 5HS



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5: Planning Decision Notices	To note the schedule of planning decisions made by Babergh District Council.
6. Planning Breaches (Cllr McLeod)	To agree 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.
7: Babergh Mid Suffolk Local Plan consultation	To seek Councillors views and members of the public's comments in response to the Babergh Mid Suffolk Local Plan consultation by 15 th December 2020.
8: Future Meetings	The next Planning Advisory Committee meeting will be on Tuesday 22 nd December 2020 by video conference.
9: Close of meeting	Not later than 10.00pm

Prepared by

Cheryl Tye

Cheryl Tye
Acting Town Council Manager
3rd December 2020



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PLANNING ADVISORY COMMITTEE

Tuesday 24th November 2020 at 7.00m via videoconference

DRAFT Minutes

1: Opening	<p>e) The Chair welcomed everyone and advised the meeting that The 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 is advised that the Town Council cannot control 3rd party recordings. The Town Council will record the meeting.</p> <p>In attendance: Councillor Schleip (Chair), Councillors Bayliss and Talbot, the Acting Town Council Manager and one member of the public.</p> <p>f) Apologies for absence were received from Councillor Gordon and Councillor McLeod.</p> <p>g) Councillor Talbot declared a potential non-pecuniary interest in item 4. A.</p> <p>h) There were no requests for dispensations.</p>
2: Public Forum	There were no members of the public wishing to speak
3: Minutes	Proposed by Councillor Bayliss, seconded by Councillor Schleip, it was agreed to the approve minutes of the Planning Advisory Committee meeting on Tuesday 10 th November 2020.
4: Planning Applications	<p>To consider and make recommendations on the applications for Planning Consent listed below:</p> <p>a) DC/20/04965 Proposal: Householder Application - Erection of a two-storey rear extension and a porch. Conversion of garage into home office. Erection of a cart lodge (amended scheme to that approved under DC/19/03135). Location: Gable End, Hadleigh Heath, Polstead, Ipswich Suffolk IP7 5NY No comment to be made on this application as the meeting was not quorate.</p> <p>b) DC/20/05013 Proposal: 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. Location: 111 Benton Street, Hadleigh, Ipswich, Suffolk IP7 5AR Proposed by Councillor Schleip, seconded by Councillor Bayliss, it was agreed not to comment on the application.</p> <p>c) DC/20/05074 Proposal: Planning Application. Erection of perimeter security fencing and gates 1.8m high to the west side entrance and 2.4m high to the front elevation. Location: Unit D, Lady Lane Industrial Estate, Hadleigh, Ipswich Suffolk IP7 6AU Proposed by Councillor Schleip, seconded by Councillor Bayliss, it was agreed to support the application.</p>



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	<p>d) DC/20/04628 Proposal: 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. Location: 9 Queen Street, Hadleigh, Ipswich, Suffolk IP7 5DZ Proposed by Councillor Schleip, seconded by Councillor Talbot it was agreed to support the application.</p> <p>e) DC/20/05158 Proposal: Notification of Works to Trees in a Conservation Area - T1 (Yew) - Pollard at approx 1.5-2m. Location: 49 Angel Street, Hadleigh, Ipswich, Suffolk IP7 5EY Proposed by Councillor Bayliss, seconded by Councillor Schleip, it was agreed to support the application.</p>
<p>5: Planning Decision Notices</p>	<p>The schedule of planning decisions made by Babergh District Council were noted.</p>
<p>6: Revised CIL Charging Rates Consultation</p>	<p>It was noted that Babergh and Mid Suffolk District Councils are carrying out a consultation in relation to proposed revised Community Infrastructure Levy (CIL) charging rates. Comparing the current rates to the proposed new rates it was noted that large scale developments would be contributing more to the infrastructure than smaller or single unit developments.</p> <p>Proposed by Councillor Bayliss, seconded by Councillor Talbot it was agreed to feed back that it was disappointing that there had been a gap in the proposal of the new levy, but that Hadleigh Town Council were agreeable to the proposed rates.</p>
<p>7: Joint Local Plan</p>	<p>The meeting noted the publication of the Babergh and Mid Suffolk pre submission joint local plan (Regulation 19) (November 2020). The plan indicates 600 additional houses for Hadleigh, with the Persimmon development providing the largest number of houses, with the old refuse site also being earmarked for development. The need for infrastructure and green space was discussed.</p> <p>It was agreed to review the comments from the previous consultation exercise, and that the Neighbourhood plan would link into the document. It was agreed that at the start of 2021 an action plan to develop the Neighbourhood Plan would be discussed, to look at the themes coming through, and increase in the size and population of Hadleigh. All Councillors need to be provided with an opportunity to comment on the Joint local Plan, providing an opportunity for those with an interest in a specific area to feedback.</p> <p>It was noted that there were two more Planning Advisory Committee meetings before the deadline in December.</p>



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	A member of the public was invited to contribute and suggested looking at the areas being proposed, as some of them already had outline planning permission. It was also worth looking at Babergh as a whole and determining whether Hadleigh was being expected to provide a greater proportion of housing than other areas, or if it was proportionally represented.
8: Future Meetings	The next Planning Advisory Committee meeting will be on Tuesday 8 th December 2020 by video conference.
9: Close of meeting	There being no further business, the meeting closed at 7.38pm.

Prepared by

Cheryl Tye

Cheryl Tye
Acting Town Council Manager
24th November 2020

HADLEIGH TOWN COUNCIL
Meeting of the Planning Advisory Committee

SCHEDULE OF DECISIONS OF LOCAL PLANNING AUTHORITY

Schedule produced on 18th 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/20/03499	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	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 and shall thereafter be entirely implemented as approved.
Appeal Ref: APP/D3505/W/1 9/3243324	40 George Street, Hadleigh IP7 5BE	Detached 2 Bedroom Single Storey Dwelling. Construction of new Vehicular Access (Ref DC/19/03577, dated 29 July 2019)	Original response in 2019 - Councillors offered no objections if relevant conditions from the Hadleigh Society and Suffolk County Council were met. Councillors noted a previous planning application had lapsed, hence this latest submission, and agreed to approve the application.	Appeal Rejected by The Planning Inspectorate
DC/20/04528	Coram House, Coram Street, Hadleigh, Ipswich Suffolk IP7 5NR	Householder Planning Application - Erection of single storey rear orangery extension (following demolition of existing conservatory)	agreed to support the application.	Granted
DC/20/04143	Wheatsheaf House, 4 High Street, Hadleigh, Ipswich Suffolk IP7 5AP	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	It was agreed to object to the sycamore being felled, and to support the pruning of the apple tree.	Does not wish to object. The Council advises that where works are proposed to trees not under the direct ownership of the applicant, permission should be sought from the owner prior to works commencing.
DC/20/04191	Edge Hall, 2 High Street, Hadleigh, Ipswich Suffolk IP7 5AP	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 3m. 1no Phillyrea - Pollard	It was agreed to support the application.	Does not wish to object. The Council advises that where works are proposed to trees not under the direct ownership of the applicant, permission should be sought from the owner prior to works commencing.
DC/20/04806	3 Carlton Walk, Hadleigh, Ipswich, Suffolk IP7 5SL	Application for a Non Material Amendment to DC/20/01528 - Repositioning of windows and 1 additional skylight window, not building the porch.	The Council has no objection to the proposed development.	Amendment Details Approved
DC/20/04469	West Lodge, George Street, Hadleigh, Ipswich Suffolk IP7 5BE	Discharge of Conditions Application for DC/20/03094- Condition 3 (Facing and Roofing Materials), Condition 4 (Brickwork), Condition 5 (Windows, Doors and Roof Lantern Drawings), Condition 6 (Windows, Doors and Roof Lantern Manufacturer's Details), Condition 7 (Details of Eaves) and Condition 8 (Rainwater Goods)	Not consulted	Discharge of conditions with guidelines / conditions



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NOTICE OF PUBLIC CONSULTATION

Babergh and Mid Suffolk Proposed Revised Community Infrastructure Levy Charging Rates under the Community Infrastructure Levy Regulation 2010 (as amended).

Notice is hereby given that Babergh and Mid Suffolk District Councils are carrying out a consultation in relation to proposed revised Community Infrastructure Levy (CIL) charging rates. The consultation is being carried out under the CIL Regulations 2010 (as amended). The consultation period is for a period of six weeks commencing on 12th November 2020 and ending at 12 noon on 24th December 2020.

WHAT ARE THE PROPOSED REVISED CIL CHARGING RATES?

The Community Infrastructure Levy was brought in by Government to allow local authorities the opportunity to charge a levy on all eligible chargeable development so as to provide infrastructure to support new development taking place within Council administrative areas. Babergh and Mid Suffolk District Councils became CIL charging authorities and implemented their scheme of CIL charging on the 11th April 2016. At that time, both Councils agreed they would not be revising these CIL charging rates within a three-year period from that date. This period expired on the 11th April 2019. In order to meet infrastructure needs and address rising infrastructure costs, both Councils have proposed revised charges and as required by the CIL Regulations both Councils are holding a public consultation on these proposed revised charges within the time period set out above. Any person, group or organisation may comment including residents, businesses, voluntary organisations and others.

VIEWING THE CONSULTATION

These revised CIL charging rates can be seen by accessing all documents the subject of this Consultation using the following hyperlinks to the Councils' websites.

Babergh <https://baberghmidsuffolk.moderngov.co.uk/documents/s20715/BC209.pdf>

Mid Suffolk <https://baberghmidsuffolk.moderngov.co.uk/documents/s20750/MC209.pdf>

HOW TO COMMENT

Comments must be made in writing by **12 noon on 24th December 2020**.

Comments can be made electronically by e-mail by sending views to Infrastructure@baberghmidsuffolk.gov.uk or in writing to Babergh and Mid Suffolk District Councils, Endeavour House, Russell Road, Ipswich, Suffolk IP1 2BX.

All information collected and processed by the District Councils is by virtue of our requirement under the CIL Regulations 2010 (as amended). All comments received will be made publicly available and may be identifiable by name / organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018. For more information on how we do this and your rights with regards to your personal information, and how to access it, please visit our website or call Customer Services on 0300 123 4000 and ask to speak to the Information Governance Officer.

November 2020

HADLEIGH TOWN COUNCIL				
Meeting of the Planning Advisory Committee				
<u>SCHEDULE OF DECISIONS OF LOCAL PLANNING AUTHORITY</u>				
<u>Schedule produced on 3rd 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/20/04472	17 Highlands Road, Hadleigh, Ipswich, Suffolk IP7 5HU	Householder application - Erection of single storey front and rear extension	It was agreed that as the application was in keeping with the neighbourhood to support the application.	Granted
DC/20/04569	31 Cottesford Close, Hadleigh, Ipswich, Suffolk IP7 5JA	Householder Planning Application - Erection of first floor side extension	It was agreed to support the application.	Granted
DC/20/04349	55 High Street, Hadleigh, Ipswich, Suffolk IP7 5AB	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	It was agreed to support the application.	Listed building consent has been granted
DC/20/04348	55 High Street, Hadleigh, Ipswich, Suffolk IP7 5AB	Application for Advertisement Consent - Shop fascia and symbol to the front and side of the building.	It was agreed to support the application.	Advertisement consent has been granted
DC/20/04650	Former Angel Court Care Home, Angel Street, Hadleigh, Suffolk	Discharge of Condition Application for DC/18/04812- Condition 13 (Location of Bat and Bird Boxes)	Not consulted	Condition approved : Prior to the first occupation of the development hereby agreed, the location of at least four built in bat boxes or bat bricks provided at least 4m above ground level and the location of at least two house martin nest boxes provided at least 2m above ground level, shall be submitted and agreed in writing with the local planning authority.
DC/20/04600	Janheir, Boswell Lane, Hadleigh, Ipswich Suffolk IP7 6BX	Discharge of Conditions Application for DC/20/03211 - Conditions 3 (Landscaping Scheme), Condition 5 (Materials), Condition 10 (Access Surface Treatment), Condition 11 (Surface Water Discharge Prevention) and Condition 12 (Parking and Turning). the Planning Committee unanimously agreed to support application DC/20/03211 at their meeting on 08/09/20	Not consulted	Approved with conditions