

**BABERGH DISTRICT COUNCIL  
DEVELOPMENT COMMITTEE  
28 NOVEMBER 2007**

**ADDENDUM TO PAPER G147**

**SUMMARY OF ADDITIONAL CORRESPONDENCE RECEIVED SINCE  
THE PUBLICATION OF THE AGENDA BUT BEFORE 12 NOON ON THE  
WORKING DAY BEFORE THE MEETING AND ERRATA**

Item No	Page	Summary
1	5	<p><u>Glemsford Parish Council</u> Reiterate their previous objection.</p> <p><u>Mrs J A Purdy</u> The changes are not significant enough to overcome parking problems. The development will be dangerous and result in overlooking.</p> <p><u>Mr &amp; Mrs Warne</u> The proposal would destroy the current layout of dwellings and lead to access and parking problems. Considers the site to be common land.</p> <p><u>Mr &amp; Mrs Deal</u> The proposal would lead to additional overlooking, loss of light, devalue existing properties, produce a loss of views and parking problems, and result in an inappropriate overdevelopment of the site.</p>
2	10	<p><u>Errata</u> Incorrect description. The application is for, "Erection of 2 No two-storey detached dwellings with detached cart lodge (existing bungalow to be demolished).</p>
4	18	<p><u>Errata</u> Incorrect description. The application is for, "Erection of 1 No detached two-storey detached dwelling with double cart lodge and store (existing bungalow and garage to be demolished). Alterations to existing vehicular access.</p>
9	49	<p><u>Newton Parish Council</u> Copy correspondence addressed to the Mineral Planning Authority. Welcome the reduction in vehicle movements following the deletion of the recycling proposals from the application but still consider the number of vehicle movements to be too high and could lead to highway safety issues. Express concern about the adequacy of the A134/A1071 junction in the light of additional lorry movements. Consider a roundabout should be constructed on the A134 at the site entrance and that speed restrictions be imposed.</p>

12	64	<p><u>Errata</u> Paragraph 3 should refer to the construction of a part three and part four storey building and not as stated.</p> <p><u>Agent</u> Amended plans received.</p> <p><u>Local Highway Authority</u> No objection subject to imposition of conditions.</p> <p><u>Environment Agency</u> No objection subject to imposition of conditions.</p> <p><u>County Archaeologist</u> No objection subject to imposition of an investigative condition.</p> <p><u>Chief Planning Control Officer</u> In the light of the above the RECOMMENDATION is revised:</p> <p>(1) That, the Solicitor to the Council be authorised to secure a planning obligation under Section 106 of the Town and Country Planning Act, 1990, to ensure the payment of developer contributions towards public open space provision.</p> <p>(2) That, subject to the planning obligation in Resolution above being secured, the Chief Planning Control Officer be authorised to grant planning permission subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• Materials</li> <li>• Details of walls/fencing</li> <li>• Finished site and ground floor levels</li> <li>• Surface water drainage</li> <li>• As recommended by LHA</li> <li>• As recommended by SCC Archaeology</li> </ul> <p>(3) That, in the event of the planning obligation referred to in resolution (1) not being secured, the Chief Planning Control Officer be authorised to refuse planning permission for the following reason:</p> <ul style="list-style-type: none"> <li>• inadequate open space provision (HS32)</li> </ul>
13	73	<p><u>Agent</u> Amended plans received showing the provision of additional landscaping to the northern and eastern boundaries. House types amended to delete extensive weather boarding previously proposed.</p>

Local Highway Authority

Suggest that further minor amendments be made to the internal estate layout to improve the manoeuvring and visibility to parking spaces 2, 3, 10, 17, 18, 26, 31 – 34, 36 50 – 52, and 65 and the alignment of the cycleway/footpath.

Environmental Health

No objection

Chief Planning Control Officer

The schedule referred to paragraph 4 of the report has been revised following the receipt of the amended plans and is appended. The revisions address previous concerns in relation to the design and appearance of the dwellings. The landscaping proposals are also acceptable in principle. The minor revisions required by the Local Highway Authority are capable of resolution via the submission of further amended plans.

In the light of the above the RECOMMENDATION is revised:

(1) That, subject to:

- (i) no new material issues being raised during the outstanding period of public consultation,
- (ii) no reasonable and material objections being received from Natural England (ecology issues) and;
- (iii) the satisfactory resolution of the issues surrounding the request for a financial contribution from the Suffolk PCT (paragraph 55 above),

The Solicitor to the Council be authorised to secure a planning obligation under Section 106 of the Town and Country Planning Act, 1990, to ensure:

- The provision of 32 of the 93 units as affordable housing, in perpetuity.
- A financial contribution towards the maintenance of the village green (including the play space and equipment) and other incidental open spaces and strategic landscaping areas.
- The payment of the education contribution
- The payment of the health contribution (if appropriate – paragraph 55 above)
- The payment of a developer contribution to be used to provide a cycle link to the primary school.
- As may be recommended by LHA

(2) That, subject to the completion of the planning obligation in Resolution (1) above being secured the Chief Planning Control Officer be authorised to grant planning permission subject to conditions, including:

- Samples of materials
- Landscaping
- Retention and protection of trees and hedgerows

		<ul style="list-style-type: none"> <li>• Ecology (including those matters recommended by SWT and as may reasonably be recommended by NE)</li> <li>• Construction management plan</li> <li>• Provision of the highway improvements – paragraph 6 above (Grampian style condition, unless included within the S106 Agreement)</li> <li>• As may be recommended by LHA (including street lighting)</li> <li>• Contamination &amp; remediation (as recommended by Environmental Health)</li> <li>• Fire Hydrants</li> <li>• Recycling of materials from demolition</li> <li>• Means of enclosure</li> <li>• Details of play space and equipment</li> <li>• Withdrawal of GPDO rights to the affordable housing units.</li> <li>• Archaeology</li> </ul> <p>(3) That, in the event of the planning obligation referred to in Resolution (2) above not being secured, the Chief Planning Control Officer be authorised to refuse planning permission for the following reasons:</p> <ul style="list-style-type: none"> <li>• No provision for affordable housing, education, off site highway works, public open space provision or (if appropriate) health provision.</li> </ul>
14	90	<u>Shotley Parish Council</u> No Objection

<b>Code</b>	<b>Type</b>	<b>No of beds</b>	<b>Ridge height</b>	<b>Materials (walls / roof)</b>
A	Dwelling	3	8.4m	Buff brick, slate
A1	Dwelling	3	8.4m	Buff brick (weatherboarding detail) / slate
B	Dwelling	3	8.9m	Render & red brick plinth / pantiles
C	Dwelling	2	8m	Red brick / pantiles
D	Dwelling	3	8.6m	Buff brick / pantiles
E	Dwelling	2	7.9m	Buff brick / pantiles
F	Dwelling	3	8.5m	Red brick (weatherboarding detail) / pantiles
G	Dwelling	2	7.9m	Red brick (weatherboarding detail) / pantiles
H	Dwelling	3	8.8m	Red brick (weatherboarding detail) / slate
H1	Dwelling	2	8.8m	Red brick (weatherboarding detail) / slate
H2	Dwelling	4	8.8m	Red brick (weatherboarding detail) / slate
J	Dwelling	4	8.6m	Red brick (weatherboarding detail) / slate
J1	Dwelling	4	8.6m	Red brick (weatherboarding detail) / slate
K	Dwelling	3	8.4m	Red brick (weatherboarding detail) / pantiles
K1	Dwelling	3	8.3m	Red brick (weatherboarding detail) / pantiles
L	Bungalow	2	5.5m	Red brick (weatherboarding detail) / slate
L1	Bungalow	3	5.5m	Red brick (weatherboarding detail) / slate
M	Dwelling	4	8.6m	Red brick (weatherboarding detail) / pantiles
N	Dwelling	4	8.2m	Buff brick / pantiles
P	Dwelling	4	8.8m	Red brick (weatherboarding detail) / slate
R	Dwelling	4	8.9m	Render & red brick / pantiles
S	Dwelling	3	7.9m	Red brick / pantiles
T	Dwelling	3	8.1m	Red brick (weatherboarding detail) / slate

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27 November 2007