

Minutes of the Development Control Committee Meeting held on Wednesday 19 October 2016 at 2:00 pm in the King Edmund Chamber, Endeavour House, Ipswich.

Present: Councillors Peter Beer (Chairman), Graham Newman, (Vice Chairman), Nick Barber, Peter Byatt, Jessica Fleming, Sandra Gage, Christopher Hudson, Richard Kemp, Michael Ladd, Bill Quinton, Stephen Searle, Reg Silvester and Andrew Stringer.

Also present: Councillors James Finch and Gordon Jones.

Supporting officers present: Rebekah Butcher (Democratic Services Officer), Mark Barnard (Planning Officer), Emma Bethell (Principal Planning and Environment Lawyer), John Pitchford (Head of Planning) and Anita Seymour (Development Manager).

18. Apologies for Absence and Substitutions

Apologies for absence were received from Councillor Keith Patience (substituted by Councillor Sandra Gage) and Councillor Joanna Spicer.

19. Declarations of Interest and Dispensations

Councillor Richard Kemp declared a non-pecuniary interest in Agenda Item 4: proposed change of use of land for the storage of empty skips and skip lorry parking – Harpers Hill Farm, Harpers Hill, Nayland, Colchester, CO6 4NT, by virtue of the fact he was a member of the Dedham Vale AONB and Stour Valley Joint Advisory Committee.

Councillor Sandra Gage declared a non-pecuniary interest in Agenda Item 4: proposed change of use of land for the storage of empty skips and skip lorry parking – Harpers Hill Farm, Harpers Hill, Nayland, Colchester, CO6 4NT, by virtue of the fact she was a member of the Suffolk Coast and Heaths AONB Joint Advisory Committee.

20. Minutes of the Previous Meeting

The minutes of the meeting held on 14 September 2016 were confirmed as a correct record and signed by the Chairman.

21. Proposed change of use of land for the storage of empty skips and skip lorry parking. Harpers Hill Farm, Harpers Hill, Nayland, Colchester, CO6 4NT

The Committee considered a report at Agenda Item 4 which proposed a change of use of vacant land to skip storage associated with the adjacent waste transfer station. The site was located within the Dedham Vale Area of Outstanding Natural Beauty (AONB).

The Committee noted the following amendments to the report at paragraph 8, conditions 8 and 9 on page 13, and condition 15 on page 15:

- 8) Within one month of commencement of development details of landscape works and implementation programme as provided for on Drawing Number JGRE 473/2-001 Rev A dated 27 October 2016 entitled Detailed Landscape Proposals and to provide for reinforcement of the planting along the southern bund shall be submitted to and approved in writing by the Waste Planning Authority and these works shall be carried out as approved.

Landscaping works shall include:

- a) Planting plans which provide for native tree and shrub planting and neutral grassland;
- b) Written specifications for remedial works and preparation of soil particularly to remove compaction (including cultivation and other operations associated with plant and grass establishment); and
- c) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and implementation programme.

The approved works shall be implemented in accordance with the agreed implementation programme.

Reason: To ensure the site is properly planted and in the interests of visual amenity and in accordance with NPPF Section 11 and Development Plan Policies CN01.

- 9) Prior to commencement of works the final site level shall be agreed in writing with Waste Planning Authority.

Reason: In the interests of visual amenity and in accordance with NPPF Section 11 and Development Plan Policies CN01.

- 15) Skips stored on site shall not exceed 3.5 metres in height at any time.

Reason: In the interest of visual amenity and the special character of the AONB.

The Committee visited the site on 14 October 2016.

Mr Joseph Greenhow, agent for the applicant, addressed the Committee. Mr Greenhow informed the Committee of the applicant's primary objective to relieve the congestion of skips which caused inconvenience and delays in site operations during Autumn and Winter. Mr Greenhow described the applicants landscape scheme, as well as the fact habitat assessments and reptile surveys had also been undertaken. Mr Greenhow confirmed the applicant had made further changes to the height of skips after comments received from the local parish council, which had been secured by conditions. In conclusion, Mr Greenhow respectively requested the application be granted.

Councillor James Finch, local councillor for Stour Valley Division, addressed the Committee. Councillor Finch informed the Committee of the applicant's long history operating from the site and of some local concerns, but not related to this application. Councillor Finch requested the monitoring of noise levels on behalf

of local people and acknowledged this had been secured by condition. Councillor Finch noted the comments from the AONB officer and welcomed the recommendation addressing those issues. Councillor Finch concluded welcoming the amendments and monitoring arrangements, and recommended to the Committee to accept the proposal.

Decision: On the proposition of Councillor Richard Kemp, seconded by Councillor Graham Newman, the Committee unanimously agreed that the application be granted subject to the conditions recommended in the report by the Director of Resource Management.

Reason for decision: The Committee considered that the proposal would not give rise to material harm to the special character of the Dedham AONB, and was in compliance with National and Local Development Plan Policies.

Alternative options: There were none considered.

Declarations of interest: There were none noted.

Dispensations: There were none granted.

22. Proposed 8 no. classbase standalone block including toilet facilities, group room and all associated landscaping. Hall extension to north boundary of main school. Coupals Primary School, Chalkstone Way, Haverhill, Suffolk, CB9 0LD

At Agenda Item 5, the Committee considered a report which sought approval to construct a detached two-storey building at the rear of Coupals Primary School, comprising eight additional classrooms and ancillary accommodation. There would also be an extension to the school dining hall at the front of the building.

The accommodation was required to provide for additional pupil numbers resulting from housing growth in the town. The additional classrooms would be brought into use over a four-year period, raising the school's capacity from 270 places in 2016-17 to 420 places by 2021-22.

Mr Frank Stockley, Senior Infrastructure Officer, Suffolk County Council, spoke on behalf of the applicant. Mr Stockley informed the Committee of the applications importance as part of the Council's Basic Need Programme. Mr Stockley explained that housing developments had put pressure on three local schools, with 139 first place preferences and over 100 second place preferences received from local families. Mr Stockley confirmed temporary accommodation had been put in place in the short term, and the Samuel Ward Academy Trust, had also helped provide some spaces, after working with them closely on the project.

Mr David Maguire, Head Teacher of Coupals Primary School, addressed the Committee. Mr Maguire informed the Committee of the school's improved Travel Plan arrangements, including using links with local businesses in Haverhill to encourage cycling by providing discounts on safety items and bike repairs etc. Mr Maguire stated that the school would soon be part of the Council's Junior Road Safety Scheme, and local councillor Tony Brown was also working on the implementation of a '20's Plenty' Scheme, as presently there were no yellow lines outside of the school which was problematic.

Decision: On the proposition of Councillor Andrew Stringer, seconded by Councillor Graham Newman, the Committee unanimously agreed that the application be granted subject to the conditions recommended in the report by the Director of Resource Management.

Reason for decision: The Committee considered the new classroom block would relate well to the existing building and would not result in harm to visual or residential amenity. The extension to the school hall would also be in keeping. Travel issues would be addressed through a revised school Travel Plan to be approved before occupation of any of the new floor space.

Alternative options: There were none considered.

Declarations of interest: There were none noted.

Dispensations: There were none granted.

23. Urgent Business

There was no urgent business.

The meeting closed at 3:17 pm.

Chairman