
Development Control Committee



St Edmundsbury
BOROUGH COUNCIL

Minutes of a meeting of the **Development Control Committee** held on **Thursday 3 May 2018** at **10.00 am** at the **Conference Chamber, West Suffolk House**, Western Way, Bury St Edmunds IP33 3YU

Present: **Councillors**

Chairman Jim Thorndyke

Vice Chairman Carol Bull and David Roach

John Burns
Terry Clements
Jason Crooks
Robert Everitt
Paula Fox
Susan Glossop

Ian Houlder
David Nettleton
Alaric Pugh
Andrew Smith
Julia Wakelam

17. **Apologies for Absence**

Apologies for absence were received from Councillor Peter Stevens.

18. **Substitutes**

There were no substitutes present at the meeting.

19. **Minutes**

The minutes of the meeting held on 5 April 2018 were unanimously received by the Committee as a correct record and were signed by the Chairman.

20. **Planning Application DC/18/0275/FUL - Sainsbury's, Haycocks Road, Haverhill**

Planning Application – (i) Extension to online goods area and (ii) alterations to existing service yard and car park.

The application had been referred to the Development Control Committee following consideration by the Delegation Panel and because Haverhill Town Council had submitted an objection to the scheme which was contrary to the Officer's recommendation of approval.

The Senior Planning Officer, as part of her presentation, explained to Members that despite the applicant's proposal to remove 46 car parking spaces (36 spaces removed under this application plus an additional 10 from application no: DC/18/0388/FUL) Sainsbury's car park would still comply with Suffolk County Council's Parking Standards for an A1 class food retailer.

Speakers: Mr Adam Cundale (applicant) spoke in support of the application.

Members raised concerns related to the amount of parking spaces that would be lost as a result of the proposed extension and the impact this could have on highway safety as customers may start parking on the access road to Sainsbury's car park. It was queried if the Committee could add in conditions that would require the applicant to re-configure the layout of the car park and impose restrictions on the access road. The Service Manager (Planning – Development) explained that such conditions could not be added in but encouraged Members to discuss their concerns with the applicant outside of the Committee meeting.

The importance of maintaining the existing landscaping within the car park throughout the construction phase was highlighted to ensure it could continue to provide environmental benefits.

Reference was made to paragraph 12 of the report which related to the National Planning Policy Framework (2012) guidelines on delivering sustainable development and achieving economic growth. Some Members agreed that the application was a proactive approach in meeting the demands of the store and therefore would encourage economic growth in the area.

The Chairman invited the applicant to respond to the concerns Members had regarding safety on the access road that could be caused by the loss of parking spaces. The applicant explained that Sainsbury's would co-operate with the relevant Members and other interested parties to ensure that appropriate solutions could be found.

An additional condition had been requested to ensure that delivery times for the extension would be in accordance with those already agreed for the store. On looking at the history of the site it was established that the existing condition controlling delivery vehicle movements applied to the entire store as well as this GOL facility and as such, there was no need to reapply the condition. An informative would be used to remind the applicant.

Councillor David Nettleton moved that the application be approved, as per the Officer recommendation, and this was duly seconded by Councillor Ian Houlder.

Upon being put to the vote and with 13 voting for the motion and 1 abstention, it was resolved that

Decision

Planning permission be **GRANTED** subject to the following conditions:

1. Development to commence within 3 years
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents
3. Submission and implementation of soft landscaping scheme
4. Implementation of tree protection as per submitted tree report.

21. **Planning Application DC/18/0388/FUL - Sainsburys, Haycocks Road, Haverhill**

Planning Application – (i) Change of use of 10no parking spaces to hand car wash and valeting operation to include cabin and canopy and (ii) 7no floodlights.

The application had been referred to the Development Control Committee because Haverhill Town Council had submitted an objection to the scheme which was contrary to the Officer recommendation of approval. The application had also been referred to allow it to be considered alongside DC/18/0275/FUL (previous agenda item) which also involved the loss of car parking spaces within the same site.

The Senior Planning Officer started her presentation by informing Members of the Committee that there had been some amendments to the conditions listed under paragraph 27 of the report:

- Condition four had been re-worded to read '*The car wash lighting shall be provided and retained as shown on plan no. s CB9 7YL-PL004 and CB9 7YL-PL-005 and as described within the lighting specification included within the Design and Access Statement*'.
- Condition five had been removed. The screens along with the landscape buffer would prevent any spray from the cleaning operation being blown towards the A1307 highway so it was not necessary to list it as a condition.

Members referred back to the concerns that were raised during discussion of the previous application related to the loss of car parking spaces and the impact this could have on highway safety.

It was also highlighted that the plans on page 31 of the agenda pack implied that the proposed canopy would impose into the road and therefore caused concerns for safety. The Service Manager (Planning - Development) confirmed that the proposed canopy would not impose out into the road and obstruct vehicles.

A query was raised in relation to a photograph that had been submitted by Councillor Burns and included in the Case Officer's presentation whereby temporary fencing had been erected in Sainsbury's car park nearby to the application site. The Service Manager explained to Members that the fenced off site was unlikely to be related to the application, however if it transpired that the proposed buildings had been constructed on a different site to what had been applied for then the necessary enforcement action would be taken.

The application had received support from Members in the interest of job creation. The applicant estimated that the proposed car wash would create four full time and four part time jobs that would benefit the local economy.

Councillor Jason Crooks moved that the application be approved, as per the Officer recommendation, and this was duly seconded by Councillor Robert Everitt.

Upon being put to the vote and with 11 voting for the motion, 2 against and with 1 abstention, it was resolved that

Decision

Planning permission be **GRANTED** subject to the following conditions:

1. Development to commence within 3 years.
2. The development shall be carried out in accordance with approved plans.
3. The operating hours of the Waves Car Wash facility and any associated lighting shall be limited to 08:00 to 19:00 hours on Monday-Saturday and from 10:00 to 16:00 hours on Sundays, Bank and Public Holidays.
4. The car wash lighting shall be provided and retained as shown on plan no. s CB9 7YL-PL004 and CB9 7YL-PL-005 and as described within the lighting specification included within the Design and Access Statement.

The Meeting concluded at 10.53 am

Signed by:

Chairman
