

**BABERGH DISTRICT COUNCIL**

**FROM: Development Committee**

**REPORT NUMBER    **E127****

**TO: OVERVIEW AND SCRUTINY  
(COMMUNITY SERVICES) COMMITTEE**

**DATE OF MEETING: 14 September 2005**

**DRAFT ANNUAL REPORT OF DEVELOPMENT COMMITTEE FOR 2004/05**

**1.    SUMMARY**

1.1    This report summarises the work of Development Committee for the year 2004-05

**2.    RECOMMENDATIONS**

2.1    That this report be noted.

**3.    INTRODUCTION**

3.1    Article 7.05 of the Council's Constitution provides that:

    "The Development Committee must report annually to Overview and Scrutiny (Community Services) Committee on its performance with particular reference to those decisions taken contrary to policy, decisions taken contrary to officer recommendations and also relating to its performance on appeals".

3.2    In addition, the meeting of Strategy Committee on 11 October 2001, resolved:

    "That the Head of Planning (Control) and the Head of Legal and Administrative Services make an annual report to Overview and Scrutiny Committee concerning the number, cost and outcome of planning appeals, the use of consultants generally and any contributions from applicants or potential applicants".

3.3    In the interests of good stewardship a report has been made annually to Development and O & S Committees about the contributions obtained from developments through S106 Obligations, and finally this committee asked at its meeting of 12 July 2005 that Development Committee also reports to it on:

- the planning delivery grant
- staff retention and recruitment
- support for rural businesses

3.4    It is the purpose of this report to combine all these elements in one report, to be considered by Development Committee and Overview and Scrutiny (Community Services). In accordance with the resolution of O & S on 30 March 2004, this report covers the period 1 April 2004 to 31 March 2005, rather than calendar years as previous the case. Figure in round brackets are for 2003/04 – figures in square brackets are for the calendar year 2003.

#### **4. THE WORK OF DEVELOPMENT COMMITTEE**

- 4.1 The work of Development Committee comprises aspects of the Town and Country Planning Service, principally all facets of Development Control – including enforcement, listed buildings & tree preservation, and implementation and enforcement of the Building Regulations and dangerous structures. In addition it handles several other aspects of the Council’s work, including the adoption of open spaces, the diversion, extinguishment or creation of footpaths, consultations on transportation and highway matters, the provision and maintenance of car parks, historic buildings and other grants under the Council’s Conservation Strategy.

#### **5 COMMITTEE MEETINGS**

- 5.1 In 2004/5 Development Committee met on 17 occasions, on a three-weekly cycle. In April 2005 this was changed to a four-weekly cycle. At each meeting the reports included a schedule from the Head of Planning (Control) of applications for planning permission and other consents, for consideration and determination by the committee. The schedules varied from 10 to 26 [12 to 31] items in length, with an average length of 17 [21] items. The Council permits public speaking at Development Committee on items on the above schedule, and in the year some 94 [119] people took advantage of this, these being:

Parish council	14 [17]
Applicant (or representative)	55 [60]
Objector (or representative)	25 [43]

Local members (not being members of Development Committee) attended committee meetings and addressed the committee with regard to 21 applications [19]. No members of Development Committee) chose to take a “representational” role for an item and not vote. Panels of members from the committee undertook inspections of the sites of 41 [55] applications, to inform the committee’s eventual decision. A list of the wards in which site inspections took place forms Appendix 1.

- 5.2 In October 2004 a change was made to the Council’s Constitution increasing the scope of the delegated powers available to the Head of Planning (Control). Overall this has increased the percentage of applications determined under these powers from 82% to 88%. The average schedule length in the post-October period was 14 items, compared to 19 for the first part of the year. The average duration of a committee meeting in 2004/5 was 3hours 40 mins [4hrs 16min] , with an average time of 13 minutes per item (12 minutes).
- 5.3 During the year 276 (329) decisions on planning and similar applications were made following a resolution of Development Committee. Specific requests have been made either by Development Committee or this committee concerning particular types of applications or decisions. To date these are:
- applications to which Local Plan policies LP50 – 53 apply (change of use of buildings in the countryside);
  - decisions made contrary to the recommendation of the Head of Planning (Control) – there were 34 [23] of these, of which 11 [10] were cases in which planning permission was refused following a recommendation of approval;

- grants of planning permission not in accordance with the policies of the development plan - 14 [10] decisions
- decisions relating to development by or of businesses in rural areas.

A summary of each of these categories is attached as Appendix 2.

- 5.4 Other than the schedule of applications, during the year the committee considered 18 [11] other reports from HoP(C) – either alone or as a joint report with another Head of Service and 3 [1] reports from another division.

## **6. DEVELOPMENT CONTROL**

- 6.1 The Planning (Control) Division received 1823 (1882) applications for planning permission and similar consents during 2004/5, and 1793 (1733) were determined. Of these 1541 – 80% (1482 - 86%) were approved. 85% (81%) of the decisions were made by the Head of Planning (Control) under his delegated powers, the remaining being decided by Development Committee. In addition 521 (499) complaints of possible breaches of planning control were received for investigation, and these resulted in the service of 34 (30) Enforcement Notices and 6 Breach of Condition Notices (BCN).
- 6.2 The staffing establishment in Development Control consists of: 2 Development Control Managers (DCM), 4 Senior Development Control Officers (SDCO), 2 Development Control Officers (DCO), the Enforcement Officer and his Technical Assistant, and 6 Administrative Staff.
- 6.3 The present staffing level differs from establishment in that there are only 2.6 SDCOs instead of 4, there is a Conservation Officer (on a 3-year temporary appointment until June 2006), there are 2 Planning Assistants (PA - also 3 year temporary appointments, shared between development control and Planning Policy and Economic Development and funded from the Planning Delivery Grant – see section 11). It proved impossible to backfill on a temporary basis the SDCO post vacated by the Conservation Officer when he was seconded to that post for three years. Instead a further temporary PA was recruited; this person has now left and it has been decided not to fill that vacancy, because the Conservation Officer post is to be reviewed in 2006 and a further temporary appointment in that position would complicate that decision.
- 6.4 The only permanent professional vacancies that arose during 2004/05 were one DCM and one DCO. Both were filled, but the number of applicants for the post was small in both cases, indicating the national shortage of professional staff continues. The DCO was an internal appointment, and the vacancy resulting (one of the PA posts) has also been filled.
- 6.5 Staff retention has been aided by a regrading of the SDCO posts, which was accompanied by giving those officers some staff supervisory responsibilities. Although the present staffing level is above establishment, it is still small by comparison with other similar authorities, and backlogs of work have been avoided by making temporary appointments, and by contracting some work out to consultants. A current recruitment process (at SDCO level) gives us an opportunity to see if market conditions are changing.

## **7. BUILDING REGULATIONS**

- 7.1 Much of the work within the purview of Development Committee is delegated to officers, and this includes almost all the work of implementing the Building Regulations. During the year, the Building Control Section determined 956 (1036) applications for approval and carried out in excess of 10500 inspections of building works in progress. Building Control is, like Development Control, a statutory function, but differs in being subject to outside competition from the private sector. This competition is most apparent in large new commercial works and new housing schemes. In 2004/5 the Council retained 92% (87%) of new housing schemes (by number) and 96.5% (94.5%) of new commercial work (by value)

## **8. PLANNING APPEALS**

- 8.1 Development Control decisions made by Development Committee and by the Head of Planning (Control) are subject to appeal, either against refusal, against conditions imposed on a grant of permission, against an enforcement notice or in the event of an application not being determined. In 2004/05 41 (57) such appeals were decided. 27 – 66% (36 – 63%) of these were determined in the Council's favour, with two in which the appeal was only partially allowed. Of these appeals, 34 (41) were handled by an exchange of statements (written reps), 6 (10) via hearings and 1 (1) through a formal public inquiry. Because of the workload at the time in the Development Control teams several of these appeals were handled on the Council's behalf by a planning consultant. Costs have been awarded against the council on two occasions, firstly for £3500 regarding an appeal in Long Melford, and secondly for a sum not yet established in respect of a site in Sudbury. In this latter case the Council was also awarded some of its costs

## **9 PERFORMANCE INDICATORS.**

- 9.1 Our performance is as follows (% applications determined in 8 weeks – 13 weeks for major applications):

	2000/01	2001/02	2002/03	2003/04	2004/5
MAJOR APPLICATIONS	20	35	65	62	57
MINOR APPLICATIONS	48	49	52	68	57
OTHER APPLICATIONS	73	73	74	78	74

## **10 CONTRIBUTIONS OBTAINED**

- 10.1 Annually the contributions made by developments to the provision of services or facilities in mitigation of some of the effects of that development are reported. These are contained in Appendix 3. This contains all Planning Obligations relating to developments that are not completed and the contribution secured, and also those relating to affordable housing. S106 Obligations relating to other purposes (eg controlling occupancy) are not included.

## **11 PLANNING DELIVERY GRANT**

- 11.1 The Planning Delivery Grant has been paid for three years, and the formula has changed each year. In year one 2003/04, only a small sum was available, and the majority of authorities such as Babergh received £75000. In 2004/05 payment was performance-related, and because of our good Development Control performance at that time Babergh was awarded £341000. In 2005/06 our grant was £175000, the reduction being due to a change in formula and a lessening of our speed of decision. Further grants are due to be paid for 2006/07 and 2007/08, although the overall sum available is reducing (from £170m in 05/06 to £135m in 06/07); the proportion expected to relate to Development Control performance remains steady at 57.7% for the first year, but is expected to increase in 2007/08.
- 11.2 To date the grant has been spent on employing the Planning Assistants (see para 6.3 above), and a modern apprentice, in employing consultants, in staff training and software. Further sums are planned to be used for business process re-engineering and the development of ePlanning.

## **12. COMPLAINTS**

- 12.1 The Council's formal complaints procedure acts as a first port of call for those aggrieved with aspects of the service they have provided. Complainants who remain dissatisfied after going through this procedure are then able to pursue their complaint with the Ombudsman. Nationally complaints about planning form a high proportion of the total, and Babergh is no exception. In 2004/5 Babergh received 15 (17) complaints relating to Development Control – of these 11 (3) were pursued to the Ombudsman. He declined to investigate 8 (2) of these, found no evidence of maladministration in a further 2 (in the year to March 2004 he found no maladministration in the one case he did investigate). In the outstanding 2004/05 case a local settlement of £400 was agreed.

CONTACT Richard Watson

01473 825851

DEVELOPMENT COMMITTEE ANNUAL REPORT 2004/05 -  
SITE INSPECTIONS BY WARD

Alton	1
Berners	
Boxford	
Brett Vale	2
Brook	2
Bures	
Chadacre	
Dodnash	2
Glemsford & Stanstead	2
Gt Cornard N	1
Gt Cornard S	
Hadleigh N	2
Hadleigh S	
Holbrook	2
Lavenham	2
Leavenheath	2
Long Melford	3
Lower Brett	3
Mid Samford	2
Nayland	
North Cosford	1
Pinewood	
South Cosford	3
Sudbury E	
Sudbury N	3
Sudbury S	3
Waldingfield	5
TOTAL	41

## APPENDIX 2

## DEVELOPMENT COMMITTEE ANNUAL REPORT 2004/05 - DECISIONS MADE CONTRARY TO OFFICER RECOMMENDATION

DATE	REF	PARISH	PROPOSAL/POLICY/ISSUE	RECC	DECISION	OUTCOME
28.04	B/03/00696	ALPHETON	2 dwellings/countryside policy/employment loss/overdevelopment	R	Approve	-
	B/03/02163	GT CORNARD	1 dwelling/backland development	A	Refuse	appeal dismissed
19.05	B/04/00529	GT WALD	c/u agr to B1/res amenity/countryside impact	A	Refuse	appeal dismissed
	B/04/00124	SUDBURY	1 dwelling/loss of employment site	R	Approve	-
09.06	B/04/00395	GT WALD	garage roof/visual impact	A	Refuse	-
	B/04/00653	HINTLESHAM	1 dwelling/replacement dwelling in countryside	R	Approve	-
	B/04/00444	NEDGING	8 dwellings/countryside policy/sustainability	R	Approve	-
30.06	B/04/00605	STOKE by N	Conversion of pub to dwelling/policy CR32 & 33	R	Approve	
21.07	B/04/01053	BILDESTON	3 dwellings/lack of affordable housing & POS	R	Approve	
	B/04/1016	STRATFORD	2 dwellings/design	A	Refuse	
	B/04/00274	HOLTON	Use of farm building for B8 purposes/traffic	A	Refuse	subs app'n approved
11.08	B/04/1006	NAYLAND	2 vehicular accesses/impact on AONB	R	Approve	
	B/04/01768	BILDESTON	c/u of part pub to dwelling/EM15/CR 32 & 33	R	Approve	
	B/03/01769	HINTLESHAM	turf supply office/residential character	A	Refuse	-
	B/04/01116	CHATTISHAM	1 dwelling/design and layout	A	Refuse	appeal allowed
01.09	B/04/01206	RAYDON	garden extension, new access/highway safety	A	Dual	access removed from application to enable permission to be granted
	B/04/01293	M. ELEIGH	telecoms mast/siting & design	A	Refuse	
22.09	B/04/00680	HOLBROOK	1 dwelling/res amenity/access	R	Approve	
	B/04/01363	GLEMSFORD	c/u of pub to 2 dwellings/ EM15/CR 32 & 33	A	Refuse	
13.10	B/04/01568	POLSTEAD	residential extension/design	R	Approve	
03.11	B/04/01405	LAVENHAM	derestriction of holiday dwellings/policies LP50- 53	R	Approve	
	B/08/00810	POLSTEAD	residential extension/design	R	Approve	
24.11	B/04/01639	STUTTON	c/u & extn to outbuilding to holiday acc/LP50-53-preferred uses	R	Approve	
	B/04/01717	ALDHAM	agr wkr's dwelling/countryside policy/lack of agr need	R	Approve	
	B/04/01260	HADLEIGH	coach depot/countryside policy	R	Approve	
15.12	B/04/01468	HADLEIGH	5 dwellings/loss of employment use	R	Approve	
	B/04/01887	L'HEATH	1 dwelling/design and layout	A	Refuse	
02.02	B/04/01893	BENTLEY	1 dwelling/countryside policy	R	Approve	

23.02	B/04/02270	KERSEY	Conversion of pub to dwelling/policy CR32 & 33	R	Approve
	B/04/02256	GROTON	agr wkr's dwelling/countryside policy/lack of agr need	R	Approve
16.03	B/05/00301	ASSINGTON	garden extension/impact on countryside/policy CR22	R	Approve
	B/05/00124	SUDBURY	1 dwelling/stability of ground	A	Refuse subsequent application approved
	B/05/00174	ALPHETON	c/u building to holiday acc/LP50-53	R	Approve
	B/04/02061	ELMSETT	horse paddocks	A	Refuse

DEVELOPMENT COMMITTEE ANNUAL REPORT 2004/05

DECISIONS MADE CONTRARY TO DEVELOPMENT PLAN

DATE	REF	PARISH	PROPOSAL/POLICY	RECC	DECISION	OUTCOME
28.04	B/03/00696	ALPHETON	2 dwellings/countryside policy/employment loss	R	Approve	-
19.05	B/04/00124	SUDBURY	1 dwelling/loss of employment site	R	Approve	-
	B/04/00140	L'HEATH	1 dwelling/countryside policy/BUAB	A	Approve	(complaint)
09.06	B/04/00444	NEDGING	8 dwellings/countryside policy/sustainability	R	Approve	-
30.06	B/04/00605	STOKE by N	Conversion of pub to dwelling/policy CR32 & 33	R	Approve	
21.07	B/04/01053	BILDESTON	3 dwellings/lack of affordable housing & POS	R	Approve	
11.08	04/01768	BILDESTON	c/u of part pub to dwelling/EM15/CR 32 & 33	R	Approve	
03.11	B/04/01405	LAVENHAM	derestriction of holiday dwellings/policies LP50- 53	R	Approve	
24.11	B/04/01639	STUTTON	c/u & extn to outbuilding to holiday acc/LP50-53-preferred uses	R	Approve	
	B/04/01717	ALDHAM	agr wkr's dwelling/countryside policy/lack of agr need	R	Approve	
	B/04/01260	HADLEIGH	coach depot/countryside policy	R	Approve	
02.02	B/04/01893	BENTLEY	1 dwelling/countryside policy	R	Approve	
23.02	B/04/02270	KERSEY	Conversion of pub to dwelling/policy CR32 & 33	R	Approve	
	B/04/02256	GROTON	agr wkr's dwelling/countryside policy/lack of agr need	R	Approve	
16.03	B/05/00301	ASSINGTON	garden extension/impact on countryside/policy CR22	R	Approve	
	B/05/00174	ALPHETON	c/u building to holiday acc/LP50-53	R	Approve	

DEVELOPMENT COMMITTEE ANNUAL REPORT 2004/05 - DECISIONS TO WHICH POLICIES LP50/53 APPLY

DATE	REF	PARISH	PROPOSAL	RECC	DECISION	ISSUE
28.04	B/04/00446	SPROUGHTON	Use of barn for B2 purposes (formerly B1)	A	A	(PC objection)
19.05	B/04/00529	GT WALD	Use of ag bldings for B1	A	Refuse	appeal dismissed
09.06	B/04/00591	BURES	Use of grain store as office	Dual	Approve	
	B/04/00638	WHERSTEAD	Use of farm buildings for B1 purposes	A	Approve	(PC concern)
30.06	B/04/00541	LT WALD	Use of smokehouse for B1 purposes	A	Approve	(linked to a second,
	B/04/00054	BELSTEAD	Conversion of smithy to dwelling	A	Approve	unacceptable application)
21.07	B/04/00274	HOLTON	Use of farm building for B8 purposes/traffic	A	Refuse	subs app'n approved
11.08	B/04/00914	L'HEATH	Use of farm building for holiday accommodation	Dual	Dual	(design details outstanding)
03.11	B/04/01405	LAVENHAM	derestriction of holiday dwellings/preferred uses/quality of buildings	R	Approve	
24.11	B/04/01639	STUTTON	c/u & extn to outbuilding to holiday acc/preferred uses	R	Approve	
	B/04/00689	LT WALD	use of building for B1 purposes	A	Approve	
02.02	B/04/02274	HOLTON	Use of farm building for B8 purposes/traffic	A	Approve	(see B/04/00274 above)
16.03	B/05/00174	ALPHETON	c/u building to holiday acc/LP50-53	R	Approve	

DECISIONS ON EMPLOYMENT-RELATED APPLICATIONS OUTSIDE HADLEIGH, SUDBURY, GT CORNARD AND THE IPSWICH FRINGE

REF	LOCATION	PROPOSAL	DECISION	NOTES
B/04/00194	Long Melford Gdn Centre	Boundary fence	Refused	Del
B/04/00146	Capel PO	Temporary sorting office	Granted	Del
B/04/00417	Capel PO	Erection of extension	Granted	Del
B/04/00429	The Bush Shimpling	Erection of extension to pub	Granted	Del
B/04/00446	Perry Barn, Sproughton	c/u B1 to B2	Granted	DC
B/04/00339	Cattawade PO	Boundary Fence	Granted	Del
B/04/00424	The Crown, Acton	Boundary Fence	Granted	Del
B/03/01995	Quakers Yard, Lavenham	Erection of holiday unit	Granted	DC
B/04/00500	Old Buckenham Hall Sch	Erection of Extension	Granted	Del
B/04/00561	Willow End, Holbrook	Erection of office	Granted	Del

B04/00549	Pheasant Place, Burstall	c/u bicycle storage and maintenance	Granted	Del
B/04/00047	Acton Place	Erection of B1, Bw2 extension	Granted	Del
B/03/01278	The Bull, L Melford	Replacement of sole plate	Granted	Del
B/02/01078	Rooksey Gn Fm, Preston	c/u to holiday acc	Granted	DC
B/04/00529	White Hall Fm Gt Waldingfield	c/u to B1	Refused	DC (appeal dismissed)
B/04/00506	Lavenham Lodge Fm	c/u to tea packing	Granted	Del
B/04/00681	Clay Hall, Copdock	Erection of office	Granted	DC
B/04/00740	Fenn Farm, Burstall	c/u fish centre to retail and office use	Granted	Del
B/04/00638	Valley Farm,Wherstead	c/u to B1 offices and function venue	Granted	DC
B/04/00750	Potash Fm, Thorpe Mx	c/u barn to offices and dwelling	Granted	Del
B/04/00821	Willow Tree Fm Assington	Plant sales, tea room, shop extn	Granted	DC
B/03/01825	Warbanks Fm, Lawshall	c/u to B8	Granted	DC
B/04/00814	Cattawade PO	c/u shop& flat to shop, studio & office	Granted	Del
B/04/00605	The Rose, Thorington St	c/u pub to dwelling	Granted	DC
B/04/00094	Lawrence Ironworks, Stoke-by-N	Erection of storage building	Granted	DC
B/04/00111	Hitchcock Fms, Elmsett	c/u to store	Granted	Del
B/03/01718	Willow Fm, Glemsford	Erection of livery stable	Granted	Del
B/04/00591	Ropers Hall Fm, Bures	c/u to B1	Granted	DC
B/04/01164	Hill House, Shotley	c/u to 2 holidayunits	Granted	Del
B/04/00575	Lavenham Hall Fm	c/u to MVR	Granted	Del
B/04/01271	Pinmill Chandlery	c/u chandlery to studio	Granted	Del
B/04/00227	25 Church St Lavenham	c/u shop to tearoom	Granted	Del
B/04/00914	Nayland Hall Fm, L'heath	c/u to holiday accommodation	Granted	DC
B/04/00274	Holton Hall Fm	c/u to B8	Refused	DC (sub app'n approved)
B/04/00542	Humble Green Lt Waldingfield	temp storage building	Refused	DC
B/04/00541	Humble Green Lt Waldingfield	c/u to offices	Granted	DC
B/03/01768	Kings Head, Bildeston	c/u part pub to dwelling	Granted	DC
B/04/01434	Station House,, Glemsford	c/u workshop to dwelling	Refused	Del
B/04/01363	Cherry Tree, Glemsford	c/u pub to 2 dwellings	Refused	DC
B/04/01450	Dairy Fm, Woolverstone	c/u to B1	Granted	DC
B/04/01538	Clapstile Fm, Alpheton	c/u to B2	Granted	Del
B/04/01621	Drayton Lodge, Copdock	holiday accommodation	Refused	Del
B/04/01611	29 High St Lavenham	c/u shop and dwelling to dwelling	Granted	Del
B/04/01691	Raydon Hall Fm	c/u B1` to archerycentre	Granted	Del
B/04/01639	Holly Fm, Stutton	c/u to holiday unit	Granted	DC
B/04/01991	Long Melford Fine Arts	c/u art gallery to dwelling	Granted	Del

B/04/01932	Clapstile Fm, Alpheton	c/u to holiday unit	Refused	Del
B/04/01883	Mill Fm, Assington	c/u to educational purposes	Refused	Del
B/04/01912	Pear Tree Fm, Hartest	c/u to pet food sales	Granted	Del
B/04/02155	Down Hall, Preston	c/u to holiday accommodation	Refused	Del
B/04/01871	Graham House, Boxford	c/u to A1 and consulting rooms	Granted	Del
B/04/02194	Gattinets, E Bergholt	c/u office to music tuition	Granted	Del
B/04/02047	Boynton Hall, M Eleigh	c/u to equine treatment centre	Granted	Del
B/04/02171	Rose Hill Fm, L'heath	shop and tea rooms (conditions)	Granted	Del
B/04/02275	The Bull, Brantham	Erection of extensions	Granted	Del
B/04/00953	Armorex, Lavenham	Erection of offices	Granted	DC
B/04/02270	White Horse, Kersey	c/u pub to dwelling	Granted	DC
B/04/02128	Wrights, Long Melford	c/u A1 to education	Granted	Del
B/05/00111	Brewery Fm, Polstead	c/u to retail	Granted	Del
B/04/0217	Sis Co, L Melford	c/u dwelling to beauty salon	Granted	Del
B/05/00031	128 High St, Bildeston	Erection of workshop	Refused	Del
B/05/00174	Clapstile Fm, Alpheton	c/u to holiday unit	Granted	DC
B/04/02274	Holton Hall Fm	c/u to B8	Granted	DC
B/05/00280	Montessori Sch, Hadleigh	Temporary classroom	Granted	Del

**DEVELOPMENT COMMITTEE ANNUAL REPORT - PLANNING CONTRIBUTIONS (inc AFFORDABLE HOUSING) AUG 2005**

DEVELOPMENT	SITE	SUM	USE	PROGRESS	COMMENTS	
Residential development B/99/00706	Harp Close Meadow, Sudbury	£8200	Footpath/cycleway provision	Moneys received	To be spent by 2010 on footway improvements in conjunction with any adjacent development, or on improvements to existing footpaths in the locality	CAT
Seven flats B/00/01396	Queensbury Building, Sudbury	£10,000	Footway enhancements between Girling St car park & East St	Planning permission granted: monies paid	Design work in progress	CAT
Supermarket extension B/02/00459	Co-op, Hadleigh	£40,000 over 4 years	Hadleigh community minibus	Development completed: Three stage payments received	Part of a larger package of measures, including replacement of existing public toilets and bus shelters in Hadleigh.	MJP
Health Centre B/01/00110/FUL	Heath Road, East Bergholt	£18750	Pedestrian Crossing	Medical Centre completed	<b>No progress – no moneys received</b>	CLD
Residential Redevelopment B/01/01473/OUT	Elmsett Mill	£22542	Educational Provision & Affordable Housing	Agreement provides for on-site provision of 4 affordable dwellings – Implementation underway		MJP
Residential Redevelopment B/01/00228/OUT	Beestons' Coach Depot, Hadleigh	£30000	Education (£15000), Public Open Space (£15000) & Affordable Housing	Agreement provides for on-site provision of 4 affordable dwellings - Permission Granted – not yet implemented	Application superseded (see B/04/00882/FUL)	GD
6 Dwellings B/01/01793	34/42 Cornard Road, Sudbury	£5580	Public Open Space	Development Complete	Moneys received	CAT
Residential Development B/01/01984/OUT	Areas F1 & F2 Thorington Hall, Pinewood			Permission not yet issued – negotiations continuing		CLD
Residential Redevelopment	St Leonard's Hospital,	£24248	Education (£24248), Public Open Space	. Planning permission not yet issued – negotiations continuing		GD

B/03/00282/OUT	Sudbury		(formula) & Affordable Housing (on site)			
Residential Development B/00/01751/OUT	Cats Lane, Gt Cornard	not yet established	Education & Affordable Housing	Appeal lodged – (public inquiry adjourned); negotiations continuing		RJW
5 Dwellings B/01/02079/FUL..	Red House Long Melford	£4800	Public Open Space	Permission issued – not yet implemented		CAT
Residential Redevelopment B/01/01296/OUT	Beestons' Coach Depot, Long Melford	£107956	Public Open Space (£45840), Educational Provision (£67116) & Affordable Housing	Agreement to provide for on-site provision of 5 affordable dwellings. Planning permission granted – development commenced	<b>NO PAYMENT RECEIVED</b>	GD
14 Dwellings B/03/01192/FUL	5 Egremont Street Glemsford	£14404	Public Open Space	Development commenced	<b>NO PAYMENT RECEIVED</b>	JPG
Residential Redevelopment B/03/01204/OUT	Singleton Court, Gt Cornard	£8775	Public Open Space	Outline permission granted – details under consideration		CAT
Residential and Industrial Redevelopment B/03/01205/OUT	Guilford Europe, Gt Cornard		Public Open Space, (£8775) Educational Provision (£30000) & Affordable Housing (on site)	Outline permission granted – details under consideration		CAT
Residential Redevelopment B/03/01344/OUT	Hilltop, Chilton	£8640	Public Open Space	Development underway	<b>NO PAYMENT RECEIVED</b>	GD
Residential Redevelopment B/03/01342/FUL	E of Priory Walk, Sudbury	£11280	Public Open Space	Development underway	<b>NO PAYMENT RECEIVED</b>	GD
Residential Redevelopment B/03/01341/FUL	W of Priory Walk, Sudbury	£21360	Public Open Space	Development underway	<b>NO PAYMENT RECEIVED</b>	GD
9 Dwellings B/03/01723	Driftway, Capel St Mary		Affordable Housing (1 unit)	Permission issued – not yet implemented		MF

Extension to Supermarket B/03/016356/FUL	Waitrose, Sudbury	£25000	Road/Rail Interchange	Planning permission not yet implemented	Interchange scheme being developed jointly with Suffolk County Council	CAT
5 Dwellings B/05/00035/FUL	Syers Farm, Hitcham	£10157	Public Open Space & Affordable Housing (1 unit on site)	Planning permission not yet issued – negotiations continuing		GD
Residential Redevelopment B/03/00551/FUL	Horsehair Factory, Glemsford	£10320	Public Open Space (formula)	Planning permission granted – not yet implemented	Payable on occupation of 2 <sup>nd</sup> of 7 houses.	MC
Residential Redevelopment B/03/00841/OUT	Ballingdon Garage	£8880	Public Open Space (formula)	Planning permission granted – not yet implemented		GD
Residential development B/04/00551/OUT	Fullers Close Hadleigh		Public Open Space (formula)	Planning permission not yet issued – negotiations continuing		MJP
Residential development B/03/01638/OUT	Drapers Close Hadleigh		Public Open Space (formula)	Planning permission not yet issued – negotiations continuing		CLD
6 Dwellings B/03/02071/OUT	Barrow Hill, Acton		Public Open Space (formula) & Affordable Housing (2 units)	Planning permission issued but no commencement	Developer considering revised scheme	GD
7 Dwellings B/03/01791/OUT	Egremont Street, Glemsford	£7920	Public Open Space	Planning permission not yet issued – negotiations continuing	Some moneys received	GD
Residential and commercial redevelopment B/03/01142/OUT	Cornard Mills, Gt Cornard		Affordable Housing (30%), Rail Halt (£100000), Riverside Walk (£15000), Education (£11628)	Negotiations continuing – permission not yet issued		GD
306 Dwellings B/03/01504/FUL	Rugby Road, Gt Cornard		Affordable Housing (107 units) Relocation of Sports Facilities (£50000), Public Open Space (£450000), Education (£207000)	Planning permission not yet issued – negotiations continuing		CAT

Residential Development B/04/00882/FUL	Beestons Coach Depot, Hadleigh		Affordable Housing (6 units), Public Open Space (£36600), Education (£57847)	Planning permission not yet issued – negotiations continuing		MF
8 Dwellings B/04/00444/FUL	Crowcroft Road Nedging		Affordable Housing (3 units – or £150000) Public Open Space (on site)	Planning permission not yet issued – negotiations continuing		MJP
150 Dwellings B/03/01744/RES	Shotley Marina		Public Open Space (on site)	Approval not yet issued – negotiations continuing		RJW
3 Dwellings B/04/01053	Newberry Works, Bildeston	£6000	Public Open Space	Planning permission granted, implementation underway	Moneys received	CAT
5 Dwellings B/04/00463	Phases 4 & 5 Aldham Mill Hill		(affordable housing – supplemental to earlier S106)	Planning permission not yet issued – negotiations continuing		MJP
5 Dwellings B/04/1560	Orchard House, Stutton		1 dwelling to be for local needs and Public Open Space (formula)	Planning permission not yet issued – negotiations continuing		LJB
2 Dwellings B/04/01319	31-39 High St, Sproughton	£4918	Public Open Space (formula)	Under construction	Moneys received	MF
Mixed redevelopment B/04/01624	Poplar Road, Gt Cornard	£20664	Affordable housing & public open space	Planning permission issued – not yet implemented		GD
6 Dwellings B/04/01335	Crowcroft Rd Nedging		2 dwellings to be for local needs	Planning permission granted, implementation not yet commenced		MF
12 Dwellings B/04/01931	Rockalls Rd, Polstead		4 dwellings to be for local needs	Planning permission granted, implementation not yet commenced		MF
4 Dwellings B/04/02001	Chantry Gate, Sproughton	£6896	Public Open Space	Planning permission granted, implementation not yet commenced		MF
2 Dwellings B/04/01704	101-103 The Street, Capel	£2459	Public Open Space (formula)	Planning permission issued – implementation not yet		MF

				commenced		
Conversion of shop to pub and 4 flats B/05/00179	Co-op, North Street, Sudbury	£4060	Public Open Space (formula)	Planning permission granted, implementation not yet commenced		CAT
60 Dwellings B/01/02018/RES	Priory Stadium, Sudbury		Affordable housing (12 units) & public open space (both on-site)	Approval not yet issued – negotiations continuing		GD
12 Flats B/05/00619	Lavenham Leisure, Hall St, Long Melford	Not yet established	Public Open Space (formula)	Planning permission not yet issued – negotiations continuing		GD
325 Dwellings, etc B/03/01085	HMS Ganges, Shotley		Education provision, affordable housing on- & off-site, highway improvements, increased pedestrian and cycling provision, police base, enhanced health care provision, ferry and bus service improvements, community facilities, travel plan, ecological improvements and public open space	Obligation not yet secured, Application called-in by DPM.		RJW
3 local needs bungalows B/04/01394/FUL	Mill Lane, Layham		(affordable housing)	Planning permission issued – work underway		MF
192 dwellings B/00/01016/FUL	Land adj Eastern Bypass Sudbury	£413,798	Education provision, affordable housing on-site,	Work commenced on site		CAT
5 dwellings B/03/01654/OUT	Land adj The Maltings Bures	£8615	(1 affordable house) – Open Space	Planning permission issued – work underway	<b>NO PAYMENT RECEIVED</b>	GD

5 dwellings B/04/01468	96A Angel Street, Hadleigh	£8,620	Public Open Space	Planning permission not yet issued		MF
---------------------------	----------------------------------	--------	-------------------	---------------------------------------	--	----

R:\DOCS\Committee\REPORTS\Development\2005\140905-DraftAnnualReport App 3.doc