

**BABERGH DISTRICT COUNCIL**

**FROM: Development Committee**

**REPORT NUMBER**

**F 82**

**TO: Overview and Scrutiny  
(Community Services)  
Committee**

**DATE OF MEETING 5 September 2006**

**ANNUAL REPORT OF DEVELOPMENT COMMITTEE FOR 2005/06**

**1. SUMMARY**

1.1 This report summarises the work of Development Committee for the year 2005-06

**2. RECOMMENDATION**

2.1 That this report be noted.

The Committee is able to resolve this matter.

**3. FINANCIAL IMPLICATIONS**

None

**4. KEY INFORMATION**

4.1 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”.

4.2 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”.

4.3 In the interests of good stewardship a report has been made annually to Development and Overview and Scrutiny 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

- 4.4 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 2005 to 31 March 2006.

## 5. THE WORK OF DEVELOPMENT COMMITTEE

- 5.1 The work of Development Committee comprises aspects of the Town and Country Planning Service, principally all facets of Development Control – including enforcement, listed buildings and 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, consultations on transportation and highway matters, the provision and maintenance of car parks, historic buildings and other grants under the Council's Conservation Strategy.

## 6. COMMITTEE MEETINGS

- 6.1 In 2005/6 Development Committee met on 15 occasions, one of these being an additional meeting arranged solely to determine the application proposing the redevelopment of the former HMS Ganges at Shotley. 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.

	2003/04	2004/05	2005/06*
Schedule length	12 - 31	10 - 26	8 - 21
Average schedule length	21	17	14.9 (14)
Other reports from HoP(C)	11	18	13
Reports from other HoS	1	3	2
Public speaking -parish council	17	14	12 (13)
Public speaking – applicant	60	55	61 (64)
Public speaking – objector	43	25	28 (32)
<b>Public speaking –total</b>	<b>119</b>	<b>94</b>	<b>101 (109)</b>
Ward member speaking	19	21	20 (23)
Committee member acting as Advocate	0	0	0
Site inspections	55	41	40 (41)
Average duration of meetings	4 hrs 16	3 hrs 40	3 hrs 47 (3hrs 45)
Duration of meetings per item	12	13	15 (16)

\* figures for 2005/06 exclude the additional meeting held to consider HMS Ganges - those in brackets include that meeting

- 6.2 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 1.

## 7. **DEVELOPMENT CONTROL**

	2003/04	2004/05	2005/06
Applications received	1882	1823	1857
Applications decided	1733	1793	1721
Applications approved	1482 (86%)	1541 (80%)	1485 (86%)
% decided by HoP(C)	81%	85%	88%
Breaches investigated	499	521	460
Enforcement Notices Issued	30	34	18
BCNs issued		6	1

- 7.1 The staffing establishment in Development Control consists of: 2 Development Control Managers (DCM), 4 Senior Development Control Officers (SDCO), 1 Conservation Officer (added to the establishment in April 2006) 2 Development Control Officers (DCO), the Enforcement Officer and his Technical Assistant, and 6 Administrative Staff.
- 7.2 The present staffing level approaches the establishment, although there are only 3.6 SDCOs (at this time last year there were 2.6 and for a time during 2005/06 the number dropped to 1.6. In addition, however there is also a Planning Assistant (PA – a 3 year temporary appointments, shared between development control and Planning Policy and Economic Development).
- 7.3 Our location adjacent to the Essex border means we are competing with those authorities for staff, and recently our salary levels have not been competitive in that direction, although more recent recruitment campaigns suggest market conditions may be changing slightly.

## 8. **BUILDING REGULATIONS**

- 8.1 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. 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.

	2003/04	2004/05	2005/06
Applications received	1036	956	1013
Inspections undertaken		10500	9767
% new housing (by number) retained	87	92	86
% new commercial work (by value) retained	94.5	96.5	73

## **9. PLANNING APPEALS**

- 9.1 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.

	2003/04	2004/05	2005/06
Total appeals decisions	57	41	42
Number won by the Council	36 (63%)	27 (66%)	29 (69%)
Written Reps	41	34	40
Hearing	10	6	2
Public Inquiry	1	1	0

- 9.2 The appeal decisions summarised above include our first appeal against a High Hedge Remedial Notice – and one of the first such in the country. Because of the workload in the Development Control teams several of these appeals were handled on the Council's behalf by a planning consultant.
- 9.3 No awards of cost were made either for or against the Council following appeal decisions made in the year. However, the Council did pay £5,532 in respect of appellants' costs regarding a case in Copdock, where it became clear that we could not win the appeal, a fresh application for planning permission was invited and permission granted.

## **10. PERFORMANCE INDICATORS**

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

	2001/02	2002/03	2003/04	2004/05	2005/06
MAJOR APPLICATIONS	35	65	62	57	68
MINOR APPLICATIONS	49	52	68	57	70
OTHER APPLICATIONS	73	74	78	74	84

## **11. CONTRIBUTIONS OBTAINED**

- 11.1 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 2. 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.

## **12. PLANNING DELIVERY GRANT**

- 12.1 The Planning Delivery Grant has been paid for four 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. The grant for 2006/07 is £106,000 which reflects in part at least, a change in formula and a reduction in the overall fund from 170m to £135m.
- 12.2 To date the grant has been spent on employing the Planning Assistants (see para 7.2 above), and a modern apprentice, in employing consultants, in staff training and software. Further sums are earmarked for the development of ePlanning.

## **13. COMPLAINTS**

- 13.1 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.

	2003/04	2004/05	2005/06
Complaints received	17	15	18
Complaints pursued to Ombudsman	3	11	2
Ombudsman declined to investigate	2	8	1
Maladministration found	0	1	0

## **14. APPENDICES:**

Appendix 1 – Summary of types of applications and decisions  
 Appendix 2 – Planning Contributions (inc. Affordable Housing) Jun 2006

## **15. BACKGROUND PAPERS:**

None

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**APPENDIX 1****DEVELOPMENT COMMITTEE ANNUAL REPORT 2005/06 - DECISIONS MADE CONTRARY TO OFFICER RECOMMENDATION**

<b>DATE</b>	<b>REF</b>	<b>PARISH</b>	<b>PROPOSAL/POLICY/ISSUE</b>	<b>RECC</b>	<b>DECISION</b>	<b>OUTCOME</b>
27.04	B/05/00484	HADLEIGH	Motor Vehicle Repairs/parking/town centre uses	R	Approve	-
	B/04/02144	SPROUGHTON	2 dwellings/layout	R	Approve	
	B/04/02232	SEMER	Advertisements/visual impact	A	Refuse	
25.05	B/04/02119	SUDBURY	c/u workshop to dwelling/EM15 –loss of employment	R	Approve	
08.06	B/03/01085	SHOTLEY	325 dwellings, etc/sustainability	R	Approve	
22.06	B/05/00548	SUDBURY	extension to dwelling/neighbour amenity	A	Refuse	
	B/05/00664	ASSINGTON	c/u domestic outbuilding to shop/sustainability	R	Approve	
20.07	B/04/02013	ALPHETON	Office extension to garage/res amenity	A	Refuse	
	B/03/01929	BELSTEAD	5 dwellings/ res dev in countryside	R	Approve	
	B/05/00738	NAYLAND	Builders yd extn/highways, res amenity and landscape	R	Approve	
17.08	B/05/00815	BOXFORD	Dwelling in countryside/HS04	R	Approve	
	B/05/00901	ACTON	Dwelling in countryside/HS04/sustainability	R	Approve	
14.09	B/05/01330	GT CORNARD	11 dwellings/street scene/levels	A	Refuse	Appeal dismissed
	B/05/00042	E BERGHOLT	5 dwellings/loss of pub/street scene	A	Refuse	Subs approval
	B/05/01078	GT CORNARD	Res dev/ layout/impact on trees and wildlife	A	Refuse	
	B/05/01182	L MELFORD	Boiler flue/impact on LB	A	Refuse	
	B/02/01882	WASHBROOK	Domestic extension (minor amendment)	A	Refuse	
12.10	B/05/01582	ELMSETT	Dwelling in countryside/HS04	R	Approve	
	B/05/01476	CHATTISHAM	c/u garage to dwelling/sustainability	A	Refuse	
09.11	B/05/01674	NAYLAND	Dwelling/impact on Cons Area	R	Approve	
07.12	B/05/01892	HADLEIGH	Domestic extension/neighbour amenity	R	Approve	
04.01	B/05/02005	NAYLAND	Dwelling/impact on Cons Area	R	Approve	
	B/05/01685	WHERSTEAD	Retail/CR01	R	Approve	
	B/05/01971	BENTLEY	Replacement dwelling/HS05	R	Approve	
01.02	B/05/02071	LAWSHALL	Replacement dwelling/HS05	R	Approve	
01.03	B/06/00029	BURES	Dwelling/residential amenity	A	Refuse	
	B/05/01524	CHELMO	Jetty/residential amenity	A	Refuse	
29.03	B/05/01947	ALPHETON	barn conversions/preferred uses/flooding	R	Approve	
	B/05/01961	L MELFORD	Extn to restaurant	A	Refuse	
	B/05/02159	SUDBURY	Res dev/EM15/layout	R	Approve	

**DEVELOPMENT COMMITTEE ANNUAL REPORT 2005/06      DECISIONS MADE CONTRARY TO DEVELOPMENT PLAN**

<b>DATE</b>	<b>REF</b>	<b>PARISH</b>	<b>PROPOSAL/POLICY</b>	<b>RECC</b>	<b>DECISION</b>	<b>OUTCOME</b>
27.04	B/05/00484	HADLEIGH	Motor Vehicle Repairs/parking/town centre uses	R	Approve	
	B/04/02144	SPROUGHTON	2 dwellings/HS11,12,14,16	R	Approve	
25.05	B/05/00548	SUDBURY	c/u workshop to dwelling/EM15 –loss of employment	R	Approve	
22.06	B/05/00664	ASSINGTON	c/u domestic outbuilding to shop/sustainability	R	Approve	
	B/05/00692	CHATTISHAM	Single dwelling/ res dev in countryside	A	Approve	
20.07	B/03/01929	BELSTEAD	5 dwellings/ res dev in countryside	R	Approve	
	B/05/00738	NAYLAND	Builders yd extn/highways, res amenity and landscape	R	Approve	
17.08	B/05/01011	L'HEATH	Replacement dwelling/HS05	A	Approve	
	B/05/00815	BOXFORD	Dwelling in countryside/HS04	R	Approve	
	B/05/00901	ACTON	Dwelling in countryside/HS04/sustainability	R	Approve	
12.10	B/05/01582	ELMSETT	Dwelling in countryside/HS04	R	Approve	
	B/0501452	CAPEL	Kennel building/CR01	A	Approve	
07.12	B/05/01892	HADLEIGH	Domestic extension/design - neighbour amenity	R	Approve	
	B/05/01888	BENTLEY	Vehicle sales/CR01	A	Approve	
04.01	B/05/01685	WHERSTEAD	Retail/CR01	R	Approve	
	B/05/0197	BENTLEY	Replacement dwelling/HS05	R	Approve	
01.02	B/05/02071	LAWSHALL	Replacement dwelling/HS05	R	Approve	
29.03	B/05/01947	ALPHETON	barn conversions/preferred uses/flooding	R	Approve	
	B/05/02159	SUDBURY	Res dev/EM15/layout	R	Approve	

**DEVELOPMENT COMMITTEE ANNUAL REPORT 2005/06 - DECISIONS TO WHICH POLICIES CR18 & 19 APPLY**

<b>DATE</b>	<b>REF</b>	<b>PARISH</b>	<b>PROPOSAL</b>	<b>RECC</b>	<b>DECISION</b>	<b>ISSUE</b>
27.04	B/04/01745	ALDHAM	c/u to holiday accommodation	A	A	
22.06	B/04/00689	LT WALD	c/u barn to dwelling & outbuilding to B1	A	A	
20.07	B/05/00740	ALPHETON	c/u to staff accommodation	R	R	preferred uses
17.08	B/05/01061	STRATFORD	c/u to staff accommodation	A	A	
14.09	B/05/01170	POLSTEAD	c/u to animal feed sales	A	A	
12.10	B/05/01431	HARTEST	c/u to dwelling	A	A	landscape value
09.11	B/05/01372	HARTEST	c/u to dwellings	A	A	preferred uses
07.12	B/05/01408	HOLTON	c/u to B1	R	R	
29.03	B/05/02121	COCKFIELD	c/u to holiday accommodation	A	A	
	B/06/00095	HOLTON	c/u to grain cleaning depot	A	A	

**DEVELOPMENT COMMITTEE ANNUAL REPORT 2005/06 DECISIONS ON EMPLOYMENT-RELATED APPLICATIONS OUTSIDE HADLEIGH,  
SUDBURY, GT CORNARD AND THE IPSWICH FRINGE**

<b>REF</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>DECISION</b>	<b>NOTES</b>
B/05/00324	Jarvis Farm, Newton	Increased range of sales	Approved	Cttee
B/04/02232	Semer Business Pk, Semer	Advertisements	Refused	Cttee
B/04/02013	Alpheton Garage	office extension to garage	Refused	Cttee
B/04/02014	Alpheton Garage	c/u to display and parking of vehicles	Approved	Cttee
B/05/00399	Harrow Green, Lawshall	Vermiculture	Approved	Cttee
B/04/00689	Archers Fm, Lt Wald	c/u barn to dwelling & outbuilding to	Approved	Cttee
B/05/00664	Angel Hse, Assington	/u domestic outbuilding to shop	Approved	Cttee
B/05/00738	Nags Bdnng Supplies, Nayland	Extension	Approved	Cttee
B/05/00955	Copella, Polstead	Extensions	Approved	Cttee
B/05/00849	Acton Place	13 industrial units	Approved	Cttee
B/05/00303	Gifford's Meadow, Stanstead	Winery	Approved	Cttee
B/05/00981	Schofields, Stratford	variation of condition on removal firm	Approved	Cttee
B/05/01170	Brewery Fm, Polstead	c/u to animal feed sales	Approved	Cttee
B/05/01272	Steps Fm, Polstead	c/u to animal feed sales	Approved	Cttee
B/05/01110	Bentley Mushroom Fm	production building	Refused	Cttee/current appeal
B/05/01677	Folly Fm Tattingstone	2 industrial buildings	Approve	Cttee
B/03/01336	Newton Hall, Newton	Parking of tankers	Approve	Cttee
B/06/00229	Cornard Tye	Driving range extension	Approve	Cttee
B/05/01408	Holton Place	c/u to B1	Refused	Cttee
B/06/00095	Holton Place	c/u to grain cleaning depot	Approved	Cttee
B/06/00321	Copella, Polstead	Extensions	Approved	Cttee
B/05/00256	Boyton Hall, MEleigh	Equine rehabilitation centre	Approved	Del
B/05/00230	22 High St Lavenham	A1 shop	Approved	Del
B/05/00360	7A Clockhse Ln, Glemsford	A1 hairdresser's	Approved	Del
B/03/01424	Ski Centre, Wherstead	change of access	Refused	Del
B/04/02137	Stratford HallFarm	coffee shop and office	Approved	Cttee
B/05/00390	27a The Street, Capel	portakabin as office	Approved	Del
B/05/00551	Coconut Hse, L Melford	c/u B1 to A2	Approved	Del
B/05/00295	Leavenheath PO	office building	Approved	Del
B/05/00479	29 High St, Lavenham	tea room	Approved	Del
B/05/00353	Priory Barn, Preston	shop	Refused	Del

<b>REF</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>DECISION</b>	<b>NOTES</b>
B/03/01339	Hill Farm, Nedging	bus parking	Approved	Cttee
B/04/01114	Barleycombe L Melford	extension to care home	Approved	Cttee
B/05/00259	Old rectory Cottage, Nedging	c/u to office	Approved	Del
B/05/00355	Wenham Place Farm	c/u to B1	Approved	Del
B/05/00322	Ringer's Yard L Melford	c/u to team rooms	Approved	Del
B/05/00040	Church Mews, Nayland	c/u to office	Approved	Del
B/05/00585	Melford Rd, Lavenham	factory (free of conditions)	Refused	Del/current appeal
B/05/00596	Hollow Trees, Semer	extension of hours	Approved	Del
B/05/01074	Pear tree Fm, Hartest	extension of range of goods to be sold	Refused	Del
B/05/01070	Higham Place	office	Approved	Cttee
B/05/00596	Clench Hse, Holbrook	care home	Approved	Cttee
B/05/01585	White Hall Fm, Polstead	storage of scaffolding, pipes, etc	Refused	Del
B/05/01809	Boyton Hall, M Eleigh	A1 retail sales	Approved	Del
B/05/01888	Station Garage, Bentley	Increased vehicle sales	Approved	Cttee
B/05/01730	Lt Ropers Fm, Bures	storage, MVR	Refused	Del
B/05/01965	Leavenheath Joinery	workshop, office, showroom	Refused	Del
B/05/01969	Smallbridge Hall, Bures	c/u to wedding venue	Refused	Del
B/05/01789	7 Cordwinders, E Bergholt	c/u to A1 hairdresser's	Approved	Del
B/05/02050	Court Fm, Brantham	c/u B1 to dog grooming	Approved	Del
B/05/02139	Pegtile Ct, Lavenham	c/u to A2 offices	Approved	Del
B/05/01826	Old Fox, Raydon	picture framing studio	Approved	Del
B/06/00165	Washbrook SS	office/showroom	Approved	Del

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**APPENDIX 2**

**DEVELOPMENT COMMITTEE ANNUAL REPORT - PLANNING CONTRIBUTIONS (inc AFFORDABLE HOUSING) JUN 2006**

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 any progress on this?	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: All moneys now received	<b>Part of a larger package of measures, including replacement of existing public toilets and bus shelters in Hadleigh.</b>	MJP
Health Centre B/01/00110/FUL	Heath Road, East Bergholt	£18750	Pedestrian Crossing	Medical Centre completed	Dispute over payment being pursued	CLD
Residential Redevelopment B/01/01473/OUT	Elmsett Mill	£24942	Educational Provision & Affordable Housing	Agreement provides for on-site provision of 4 affordable dwellings – Development (inc affordable units).completed Moneys received and affordable units completed		MJP
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 & 2 Thorington Hall,			<i>Permission not yet issued – negotiations continuing</i>		CLD
Residential Redevelopment B/03/00282/OUT	St Leonard's Hospital, Sudbury	£24248	Education (£24248), Public Open Space (formula) & Affordable Housing (on site)	Planning permission expected to be issued shortly		GD

DEVELOPMENT	SITE	SUM	USE	PROGRESS	COMMENTS	
Residential Development B/00/01751/OUT	Cats Lane, Gt Cornard	£1324 per dwelling	Education & Affordable Housing (30%)	<b>Planning permission granted – development not yet commenced</b>		RJW
5 Dwellings <u>B/01/02079/FUL</u>	Red House Long Melford	£4800	Public Open Space	<i>Permission issued – not yet implemented</i>		CAT
Residential Redevelopment B/01/01296/OUT	Beestons' Coach Depot, Long Melford	£107956	Public Open Space (£45840), Educational Provision (£62116) & Affordable Housing	Agreement to provide for on-site provision of 6 affordable dwellings. Planning permission granted – development complete	<u>Payment being pursued</u>	GD
14 Dwellings B/03/01192/FUL	5 Egremont Street Glemsford	£14404	Public Open Space	<i>Development complete</i>	<u>£7200 received; remainder of the payment being pursued</u>	JPG
Residential Redevelopment B/03/01204/OUT	Singleton Court, Gt Cornard	£8775	Public Open Space	<i>Development commenced</i>	Payment being pursued	CAT
Residential and Industrial Redevelopment B/03/01205/OUT	Guilford Europe, Gt Cornard		Public Open Space, (£8775) Educational Provision (£30000) & Affordable Housing (on site)	<i>Development commenced</i>	Payment being pursued	CAT
Residential Redevelopment B/03/01344/OUT	Hilltop, Chilton	£8640	Public Open Space	Development complete Moneys received		GD
<b>Residential Redevelopment</b> B/03/01342/FUL	E of Priory Walk, Sudbury	£11280	Public Open Space	Development underway Moneys received		GD
Residential Redevelopment B/03/01341/FUL	W of Priory Walk, Sudbury	£21360	Public Open Space	Development underway Moneys received		GD
9 Dwellings B/03/01723	Driftway, Capel St Mary		Affordable Housing (1 unit)	<b>Permission issued – implemented expected to commence shortly</b>		MF

DEVELOPMENT	SITE	SUM	USE	PROGRESS	COMMENTS	
Extension to Supermarket B/03/016356/FUL/ B/05/01854/FUL	Waitrose, Sudbury	£25000	Road/Rail Interchange	Development complete	Interchange scheme being developed jointly with Suffolk County Council Payment being pursued	CAT/ DB
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, Glensford	£10320	Public Open Space (formula)	Development underway Money received		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 granted implementation not yet commenced		MJP
Residential development B/03/01638/OUT	Drapers Close Hadleigh		Public Open Space (formula)	Planning permission granted implementation not yet commenced		CLD
6 Dwellings B/03/02071/OUT	Barrow Hill, Acton		Public Open Space (formula) & Affordable Housing (2 units)	Planning permission issued but no commencement -later scheme (for 8 dwellings) approved - see below		GD
7 Dwellings B/03/01791/OUT	Egremont Street, Glensford	£7920	Public Open Space	Planning permission not yet issued – negotiations continuing		GD
Residential and commercial redevelopment B/03/01142/OUT & B/06/00185/OUT	Cornard Mills, Gt Cornard		Affordable Housing (30 - 35%), Rail Halt (£100000), Riverside Walk (£15000), Education £11628)	Development commenced	Moneys being pursued	RM

DEVELOPMENT	SITE	SUM	USE	PROGRESS	COMMENTS	
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 (& S106 not yet signed)– negotiations continuing (although development commenced on site)		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 granted - implementation not yet commenced		MJP
150 Dwellings B/03/01744/RES	Shotley Marina		Public Open Space (on site)	Approval granted - implementation not yet commenced		CLD
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 granted – implementation not yet commenced		LJB
2 Dwellings B/04/01319	31-39 High St, Sproughton	£4918	Public Open Space (formula)	Completed 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	Completed – units secured		MF
12 Dwellings B/04/01931	Rockalls Rd, Polstead		4 dwellings to be for local needs	Construction is underway with an estimated completion of 30.9.06		MF

DEVELOPMENT	SITE	SUM	USE	PROGRESS	COMMENTS	
4 Dwellings B/04/02001	Chantry Gate, Sproughton	£6896	Public Open Space	Construction underway	Payment being pursued	MF
2 Dwellings B/04/01704	101-103 The Street, Capel	£2459	Public Open Space	Construction underway Moneys received		MF
Conversion of shop to pub and 4 flats B/05/00179	Co-op, North Street, Sudbury	£4060	Public Open Space	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 issued – development not yet commenced		CAT
12 Flats B/05/00619	Lavenham Leisure, Hall St, Long Melford	Not yet established	Public Open Space (formula)	Planning permission issued – development not yet commenced		GD
325 Dwellings, etc B/03/01085	HMS Ganges, Shotley	£2,434,600 + direct provision (inc 30 affordable dwellings)	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, public open space and restoration of ancient monuments	Obligation secured, Application called-in by DPM. (Decision expected July 2006)		RJW
3 local needs bungalows B/04/01394/FUL	Mill Lane, Layham		(affordable housing)	Completed		MF

DEVELOPMENT	SITE	SUM	USE	PROGRESS	COMMENTS	
192 dwellings B/00/01016/FUL	Land adj Eastern By- pass Sudbury	£413,798	Education provision, affordable housing on-site (48 units)	Work commenced on site	Payment being pursued	CAT
5 dwellings B/03/01654/OUT	Land adj The Maltings Bures	£8615	(1 affordable house) – Open Space	Complete Monies Received		GD
5 dwellings B/04/01468	96A Angel Street, Hadleigh	£8,620	Public Open Space	Construction underway Monies Received		MF
Residential development (B/0/01176/OUT)	Armes Trading Estate Sudbury	£50,000	£50,000 contribution to offset the loss of Yellow Dot sports club, 30 % affordable housing provision, public open space on site and management of a wildlife area	Section 106 under negotiation - Planning permission not yet issued		CAT
Residential development (B/06/00014OUT)	Head Lane Great Cornard		Affordable housing ,public open space and education contributions (formulae contributions)	Section 106 under negotiation - Planning permission not yet issued		CAT
8 dwellings B/05/02081/FUL	Tots, Barrow Hill Acton	£11,940	POS 2 x affordable houses	S106 just completed pp about to be issued		DB
22 dwellings B/05/02159/OUT	Ballingdon Oil, Middleton Road	£47,501	Education POS – 10% or money 35% Affordable Housing	S106 in progress		DB
8 dwellings B/06/00632/FUL	Elm Grove, Tye Green, Glensford	£7280	POS	S106 completed and PP granted		DB
12 dwellings B/05/01934/FUL	48 Cats Lane, Great Cornard	£11,165	POS	S106 complete and pp granted – work underway and money paid		DB
8 flats B/06/00375/FUL	Land rear of Queens Arms, Gt Cornard	£7800	POS	S106 in progress		DB

DEVELOPMENT	SITE	SUM	USE	PROGRESS	COMMENTS	
9 dwellings B/05/01130/FUL	Tawneys Ride, Bures St Mary	£7,105	Affordable Housing (3 units) and Public Open Space	Planning permission granted – work underway	Payment being pursued	GP
9 dwellings B/05/01957/FUL	Land at Green Lane, Cockfield	£11,941	Affordable Housing (3 units) and Public Open Space	Planning permission granted – not yet implemented		GP
7 dwellings B/05/01645/OUT	Covered Reservoir, York Road, Sudbury	£9,911	Public Open Space	Outline planning permission granted – not yet implemented		GP
12 dwellings B/06/00311/FUL	Land off Churchill Close, Lawshall	£15,236	Affordable Housing (8 units) and Public Open Space	Planning permission granted – not yet implemented		GP
12 dwellings B/05/01049/FUL	Snells Garage, Ballingdon Hill, Sudbury	£19,800	Public Open Space	Planning permission granted – not yet implemented		GD
Superstore extension B/05/01330	Tesco, Long Melford	£300000	Contribution to town centre improvements – provision of delivery access and ped'n and cycle links	Planning permission not yet granted		RJW
5 Dwellings B/05/02135	The Beehive East Bergholt	£75000 (off-site affordable dwelling) + £5839 (POS)		Development commenced	Some moneys (POS) received	CLD

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