

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE A** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 20 July 2022 at 09:30am.

PRESENT:

Councillor: Matthew Hicks (Chair)
Barry Humphreys MBE (Vice-Chair)

Councillors: Rachel Eburne John Field
Sarah Mansel John Matthissen
Richard Meyer Timothy Passmore

Ward Member(s):

Councillors: Dave Muller

In attendance:

Officers: Chief Planning Officer (PI)
Planning Lawyer (IDP)
Housing Enabling Officer (ST)
Case Officers (BH/ET)
Governance Officer (CP)

12 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

12.1 There were no apologies for absence.

13 TO RECEIVE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE OR NON-REGISTERABLE INTERESTS BY MEMBERS

13.1 Councillor Humphreys MBE declared an other registerable interest in respect of application number DC/20/01036 as a Member of Stowmarket Town Council.

14 DECLARATIONS OF LOBBYING

14.1 All Members declared that they had been lobbied in respect of application number DC/20/01036.

15 DECLARATIONS OF PERSONAL SITE VISITS

15.1 None declared.

16 NA/22/3 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 22

JUNE 2022

By a vote of 5 votes for and 3 abstentions.

It was RESOLVED:

That the minutes of the meeting held on 22 June 2022 were confirmed and signed as a true record.

17 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME

17.1 None received.

18 NA/22/4 SCHEDULE OF PLANNING APPLICATIONS

18.1 In accordance with the Councils procedures for public speaking on planning applications, representations were made as follows:

Application Number	Representations From
DC/20/01036	Angela Brooks (Agent) Councillor Terence Carter (Ward Member) Councillor Dave Muller (Ward Member)
DC/21/06871	Phil Cobbold (Agent) Councillor Andrew Stringer (Ward Member)

19 DC/20/01036 ASHES FARM, NEWTON ROAD, STOWMARKET, SUFFOLK, IP14 5AD

19.1 Item 7A

Application Proposal	DC/20/01036 Application for Outline Planning Permission (Access to be considered) – Erection of up to 300 No dwellings, new vehicular access, landscaping, open space and drainage infrastructure.
Site Location	STOWMARKET – Ashes Farm, Newton Road, Stowmarket, Suffolk, IP14 5AD
Applicant	St Phillips Land Limited

19.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the adjacent unconnected site known as Diapers Farm for which there is an outstanding planning application, the Councils Development Brief for the overall site and the area of this brief under consideration as part of this application, the location of the existing public right of way, the proposed

access to the site and through to the adjacent development site, the proposed highway improvements and the Memorandum of Understanding in place between the developers of this site and the two adjacent sites to make improvements to the junction at Stowupland, the housing mix, and the updated recommendation of approval contained in the tabled papers.

- 19.3 The Case Officer and the Chief Planning Officer responded to questions from Member on issues including: the proposed affordable housing allocation at the site, the timescales for the applications included in the development brief, access to the site, whether there would be any new allotments on site, whether there had been consideration given to increase the open space provision, the memorandum of understating relating to the junction at the roundabout, the housing numbers detailed in the development brief, the Joint Local Plan and the Stowmarket Area Action Plan, permeability of driveways, proposed plans for cycleways and footpaths including access to Stowupland Road, the proposed junction improvements, the market housing mix, the viability assessment of the highways improvements, the response received from Strategic Housing, and mitigation for potential traffic congestion.
- 19.4 Members considered the representation from Angela Brooks who spoke as the Agent.
- 19.5 The Agent responded to questions from Members on issues including: the single point of access to the site, emergency access to the site, and whether consideration could be given to the provision of a cycleway.
- 19.6 The Chair read out a statement from the Ward Member Councillor Carter, who was unable to attend the meeting.
- 19.7 Members considered the representation from Councillor Muller who spoke as the Ward Member.
- 19.8 The Ward Member responded to questions from Members on issues including: the capacity of the healthcare provision in the area.
- 19.9 The Case Officer responded to questions regarding the S106 contribution relating to local education provisions, the public transport service and whether there was any CIL payment relating to the site.
- 19.10 Members debated the application on issues including: the Stowmarket Area Action Plan, the lack of public transport services, highways safety issues, the potential for traffic congestion, open space provision, the proposed housing mix, and pedestrian and cycle access to the site.
- 19.11 Councillor Passmore proposed that the application be deferred to enable Officers to obtain further information.
- 19.12 Councillor Humphreys MBE seconded the proposal.
- 19.13 Members continued to debate the application on issues including: access to the site including safety issues, the public transport service, and the benefits

of the Diapers Farm application being reported to Committee concurrently.

19.14 Councillor Passmore and Councillor Humphreys MBE accepted the reasons for deferral as read out by the Chief Planning Officer.

By a unanimous vote

It was RESOLVED:

That the application be deferred to enable Officers to review and report to Committee on the following issues:

- (1) Appropriateness of cycling Active Travel arrangements from, within and through the site**
- (2) To ensure that the highway works and junction improvements, single access point and emergency vehicular access and their delivery can be secured and managed for the whole SAAP allocation 6.13 and development brief in a programmed way so as to ensure that there is no cumulative residual highways impact on highways within the town**
- (3) Appropriateness of open space provision and measures in relation to the site and separation between Stowupland and Stowmarket**
- (4) To report on the market housing mix and that Members wish to see the Diapers Farm application concurrently with the reporting back of these matters**

20 DC/21/06871 LAND ADJOINING THE PRINCIPALS HOUSE, STOKE ROAD, THORNDON, SUFFOLK, IP23 7JG

20.1 Item 7b

Application Proposal	DC/21/06871 Application for approval of Reserved Matters following grant of Outline Planning Permission DC/19/01310 dated: 11/12/2019 – Appearance, Landscaping, Layout and Scale for Erection of 20no. dwellings and access (following demolition of existing buildings)
Site Location	THORNDON – Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk, IP23 7JG
Applicant	Burgess Homes Ltd

20.2 A break was taken from 11:45am until 11:55am, after application number DC/20/01036 and before the commencement of application number DC/21/06871.

- 20.3 The Case Officer presented the application to the committee outlining the proposal before members including: the concurrent application detailed in the tabled papers, the location and layout of the site, the proposed landscaping plan, the design of the dwellings, and the officer recommendation of approval as detailed in the report.
- 20.4 The Case Officer responded to questions from Members on issues including: the types of heating, whether the dwellings meet the National Space Standards, if there is any difference in the build process between the affordable and market dwellings, access to the play area, and flood and drainage issues.
- 20.5 Members considered the representation from Phil Cobbold who spoke as the Agent.
- 20.6 The Agent responded to questions from Members on issues including: the proposed parking plans, the permeability of the surfaces, the design for the affordable housing units, whether any consultation has taken place with the Parish Council, the proposed heating sources, and whether the comments from the Parish Council could be addressed.
- 20.7 The Chair read out a statement from Ward Member Councillor Stringer who was unable to attend the meeting.
- 20.8 Members debated the application on issues including: the design of the properties, the inclusion of chimneys, the need for the affordable and market housing to be of the same design standard, and whether the accessibility of dwellings would meet Building Regulation M4(2).
- 20.9 Councillor Eburne proposed that the application be approved as detailed in the officer recommendation.
- 20.10 Councillor Passmore seconded the proposal.
By a unanimous vote

It was RESOLVED:

That authority be delegated to the Chief Planning Officer to seek amendments to the ecological mitigations and enhancements as recommended by Place Services and such amendments as the Chief Planning Officer considers appropriate to the SuDS basin details and that subject thereto that authority be delegate d to the Chief Planning Officer to GRANT reserved matters approval subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Approved drawings**
- **Materials**

21.1 None received.

The business of the meeting was concluded at 12.26 pm.

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Chair