

## **MID SUFFOLK DISTRICT COUNCIL**

Minutes of the meeting of the **MID SUFFOLK DEVELOPMENT CONTROL COMMITTEE B** held in the Elisabeth room, Endeavour House, Russell Road, Ipswich on Wednesday, 3 January 2018

### **PRESENT:**

Councillor: Kathie Guthrie – Chairman

Councillors:	Roy Barker	Julie Flatman
	Jessica Fleming	Barry Humphreys MBE
	Wendy Marchant	Derek Osborne
	Jane Storey	Keith Welham

### **Ward Member:**

Councillor: Elizabeth Gibson-Harries

### **In attendance:**

Corporate Manager – Growth and Sustainable Planning (PI)  
Area Planning Manager (GW)  
Planning Lawyer (IDP)  
Development Management Planning Officer (JW/RB/SB)  
Governance Support Officer (RC)

## **25 APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

25.1 An apology of Absence was received from Councillor Michael Burke.

## **26 TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**

26.1 Councillor Roy Barker declared a non-pecuniary interest in application 1582/17 as he knew the landowner.

26.2 All Members declared a non-pecuniary interest in application 0552/17 as the applicant was a fellow Councillor.

26.3 Councillor Keith Welham declared a non-pecuniary interest as a member of Stowupland Parish Council and was involved in related bodies in the area.

## **27 DECLARATIONS OF LOBBYING**

27.1 All Members declared that they had been lobbied on applications DC/17/04483 and DC/17/04484.

28      **DECLARATIONS OF PERSONAL SITE VISITS**

28.1 None declared.

29      **SA/17/11 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 1 NOVEMBER 2017**

29.1 The minutes of the meeting held on 1 November 2017 were confirmed and signed as a correct record subject to the clarification that Councillor Barry Humphreys MBE left the meeting during the fourth item of business as noted on page 2 of the minutes (minute no. 24).

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

30.1 None received.

31      **SA/17/12 SCHEDULE OF PLANNING APPLICATIONS**

In accordance with the Council's procedure for public speaking on planning applications a representation was made as detailed below:

**Schedule of Applications**

<b>Application Number</b>	<b>Representations From</b>
1884/16	Sally Reeves (Objector)
	Philip Cobbold (Agent)
0552/17	Craig Beech (Agent)
1582/17	Richard Seamark (Agent)

31.1 The items of business were taken in the order as follows as set out by the Chair at the beginning of the meeting.

1. DC/17/04483 & DC/17/04484
2. 0552/17
3. 1884/16
4. 1582/17

31.2 Item 3

Application Proposal	DC/17/04483 Planning Application – Part change of use to form A5 hot food takeaway with extraction equipment and flue.
Site Location	<b>RICKINGHALL INFERIOR</b> – The Newsagent Bell Hill Cottage, The Street, Rickinghall Inferior, IP22 1BN
Applicant	Mr Yusuf Karakus

Item 4

Application Proposal	DC/17/04484 Listed Building Application- Insertion of internal extraction equipment with external flue, internal sound proofing and fire proofing partitions and new internal door.
Site Location	<b>RICKINGHALL INFERIOR</b> – The Newsagent Bell Hill Cottage, The Street, Rickinghall Inferior, IP22 1BN
Applicant	Mr Yusuf Karakus

31.3 The Chair clarified that the two applications (DC/17/04483 & DC/17/04484) would be decided upon at the same time.

31.4 The Corporate Manager-Growth and Sustainable Planning, advised Members that correspondence had been received on 2 January 2018 bringing into doubt the ownership certificates. From an initial review the Corporate Manager reported that they appeared invalid and as such which meant that the applications should not be determined at the meeting.

31.5 The Corporate Manager advised that the reissuing of certificates could allow the application to proceed and advised in the meantime that a site visit could be beneficial for Members to undertake.

31.6 Councillor Guthrie noted the advice from the Corporate Manager and Proposed that the application be deferred to ensure that the application was valid and to conduct a site visit on Wednesday 24 January at 15:00. The motion was Seconded by Councillor Roy Barker.

31.7 By a Unanimous Vote

**31.8 Decision**

That in view of the irregularity that has been discovered, consideration of these applications be deferred and reported back once ownership has been correctly certified and formalities reviewed. That a site visit be conducted on 24 January at 15:00.

31.9 Councillor Jane Storey entered the meeting as a Committee Member at 10:03.

31.10 Item 2

Application Proposal	0552/17 Erection of rear extension, loft conversion with dormer roof extension, front porch and new 3 bay cart lodge with room over.
Site Location	<b>ATHELINGTON</b> – Old Rectory, Horham Road, Athelington
Applicant	Mr Cook & Mr Hicks

31.11 The Case Officer presented the application to the Committee advising Members that the Officers report had been reviewed by the Monitoring Officer as the application had been made by a Councillor.

31.12 The Case Officer responded to Members' questions on the heritage value of the building, and the response from Mid Suffolk District Council's Heritage team regarding the dormer, coach house and proposed porch.

31.13 Craig Beech, Agent, outlined the changes to the building and that the only reason that this had come before the Committee was because of the applicant's position with regards to the Council. He concluded that there had been no objections apart from the response from the Heritage Team.

31.14 Councillor Elizabeth Gibson-Harries, Ward Member, commented that the alterations were appropriate and welcomed development to make properties more habitable and comfortable.

31.15 Councillor Barry Humphreys MBE proposed that the application be approved as per the Officer recommendation and was Seconded by Councillor Jessica Fleming.

31.16 By a unanimous vote.

**31.17 Decision**

That authority be delegated to the Corporate Manager- Growth and Sustainable Planning to grant permission and that such permission be subject to the conditions as set out below:

- Standard time limit
- To be in accordance with submitted documents and drawings
- Materials, brick pointing, mortar bond and details as shown to match existing.
- Archaeological investigation.

31.18 Item 1

Application	1884/16
Proposal	Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.
Site Location	<b>STOWUPLAND</b> – Land on the South East side of, Church Road, Stowupland.
Applicant	Porch Builders

31.19 The Case Officer presented the application to the Committee and the Area Planning Manager clarified that there had been a re-consultation on the updated plans for the application.

31.20 The Case Officer responded to Members' questions regarding the access and crossing point, type of crossing and proposed pavements. The Case Officer clarified that the proposal had been assessed by Suffolk County Council's Highways Department who did not object, subject to conditions.

31.21 Sally Reeves, Objector, outlined objections to the proposal including the proposed car park and the possibility of Anti-social behaviour if it was not secure and that the proposed crossing on the A1120 would be dangerous for all road users.

31.22 The Objector responded to Members' questions that the current highway width was 6.29m and that the highway would be narrowed to 6m at the crossing point.

31.23 Philip Cobbold, Agent, outlined that the car park could be used for the school and for attendees of the Church, that there were two attenuation ponds on the site that had been assessed by Suffolk County Council's Floods team. He added that Suffolk County Council's Highways Department had not objected, subject to conditions, and that the Environment Agency had withdrawn their objection.

31.24 The Agent responded to Members' questions regarding the crossing, the remainder of the land that was not part of the application and the proposed cemetery extension.

31.25 Councillor Keith Welham, Ward Member, outlined that the Parish Council did not object to the initial plan but did object to the updated plan. He commented on the proposal for the cemetery, the use of the car park as a drop off point for parents, the need for a crossing as the current proposal would be unsafe and that the re-consultation letters had not been received by residents.

31.26 The Ward Member responded to questions from the Committee regarding the re-consultation and the possible location of the car park.

31.27 Members' debated the impact of the re-consultation of the application and raised significant concerns over the proposed crossing for the A1120 and narrowing of the road at the crossing point.

31.28 Councillor Roy Barker Proposed that the application be Deferred to review proposed mitigation measures for highway safety and to review the consultation with the Parish Council and Neighbours and undertake further consultation if necessary. The motion to Defer was Seconded by Councillor Wendy Marchant.

31.29 The Corporate Manager- Growth and Sustainable Planning, advised Members that as this was an outline application the layout of the site and the proposed positioning of the car park did not need to be provided. He added that if Members were minded to, the Committee could request Officers to investigate the car parking arrangements.

31.30 The Proposer and Seconder agreed with the advice from the Corporate Manager.

31.31 By a unanimous vote

#### 31.32 **Decision**

Deferred: Officers to review proposed mitigation measures for highway safety with applicant and highway authority, and to explore with applicant car parking location within site. Report back to Committee and invite highways officer to attend concurrently. Review consultation with Parish Council and neighbours and undertake further consultation if necessary.

#### 31.33 Item 5

Application	1582/17
Proposal	Outline Planning Application with all matters reserved except Access for up to 13ha of business and industrial development (use Class B1a, B1b, B1c, B2 & B8), up to 540m2 floor area of use Class A4, up to 425m2 floor area of use Class A3/A5 and associated infrastructure & works, total proposed area 14.97ha.
Site Location	<b>CREETING ST PETER</b> – Land to the North East of, Mill Lane, Creeting St Peter, Suffolk.
Applicant	Building Partnerships Ltd

31.34 The Case Officer presented the application to the Committee noting that the application had come forward with access to the A1120 as the first Phase of development (0371/15) had not come forward as planned which would have provided access to the A1120.

31.35 The Case Officer responded to Members' questions regarding the access off the A1120 and cycle access to the site from Mill Lane.

31.36 Richard Seamark, Agent, outlined that the development would be for mixed business uses and added that Phase 1 (0371/15) permission had not been formally granted. He concluded that the alternate access had been judged acceptable and would bring significant benefits to the local economy.

31.37 Councillor Keith Welham, Ward Member, outlined that Creting St Peter Parish Council did not object to the application, that the new access was not ideal because of the phased development and asked that signage be included for cyclists and pedestrians.

31.38 Councillor Roy Barker Proposed that the application be approved as per the Officer recommendation with the extra conditions of a scheme for cycle signage and management of vehicular access from the site onto Mill Lane.

31.39 By a unanimous vote

#### 31.40 **Decision**

That authority is delegated to the Corporate Manager – Growth and Sustainable Planning to grant outline planning permission with all matters reserved except access for up to 13ha of business and industrial development (use Class B1a, B1b, B1c, B2 & B8), up to 540m<sup>2</sup> floor area of use Class A4, up to 425m<sup>2</sup> floor area of use Class A3/A5 and associated infrastructure & works, total proposed area 14.97ha subject to the prior completion of a section 106 Agreement or undertaking on terms to their satisfaction to secure the following heads of terms:

- Phasing
- Estate Management
- £95,000 commuted sum towards open space provision

And that such permission be subject to conditions covering the matters as set out below:

- Time limit
- Reserved matters
- Approved plans
- Sequence of infrastructure and reserved matters programme timetable within phases to be submitted concurrent with first reserved matters submission and to include alternative sequence programmes to safeguard coordinated build out.
- Concurrent with reserved matters for area or phase – colour, materials, finishes, signage, parking, boundary treatments, movement patterns, lighting, outdoor spaces, security principles and waste bin storage arrangements
- Ecology implementation
- Lighting design scheme
- Detailed landscape planting plan, maintenance plan and specification
- Detailed boundary treatment plan
- Implementation of energy statement
- Surface water drainage scheme to be agreed

- Implementation, maintenance, and management of surface water drainage scheme
- Details of sustainable urban drainage system submitted.
- Construction surface water management plan
- Archaeological investigation and report.
- Fire Hydrants
- Noise conditions for western boundary and southern boundary with Clamp Farm
- Vehicular access laid out and completed as E14/1180/03/001 Rev E (or subsequent version approved by LPA)
- Means to prevent discharge of surface water from the development onto the highway
- Details of estate roads to be agreed
- Construction management plan
- Road safety audit Stage 2 process
- Works designed and constructed in accordance with County Council specification and enter into a S278 agreement
- Public footpath 1 must be diverted to prevent an illegal obstruction and an order must be made, confirmed, and brought into effect
- Details of parking areas
- Phasing details for access across the site and linked access to Phase 1
- Working times for units to be agreed
- Removal of permitted development rights so as to prevent loss of B Class uses without planning permission
- Submission of revised Framework Travel Plan
- Details of proposed shuttle bus agreed
- Details of Travel Plan coordinator and steering group agreed
- Prior to each reserved matters commencement details to be provided for cycle storage, changing facilities, storage lockers and showers to be agreed.
- Provision of travel information pack to employees
- Prior to occupation Travel Plan information pack agreed
- Prior to each occupation details of electric vehicles charging points to be agreed
- Six months after the first occupation a Full Travel Plan to be agreed
- Monitoring of Travel Plan by steering group.
- Scheme for cycle signage to be agreed
- Management of Vehicular access from site to Mill Lane to be agreed

The business of the meeting was concluded at 12.11 pm.

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Chairman