

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 22 October 2014

PRESENT: Councillor Kathie Guthrie – Conservative and Independent Group (Chairman)

Conservative and Independent Group

Councillor: Roy Barker
Caroline Byles
Stuart Gemmill
Poppy Robinson

Suffolk Together, Green and Independent Group

Councillor: Gerard Brewster
John Matthissen

Liberal Democrat Group

Councillor: John Field
Michael Norris

Ward Member: Rachel Eburne
Lesley Mayes

In attendance: Corporate Manager – Development Management
Senior Development Management Planning Officer (ET)
Strategic Director (People)
Corporate Manager – Strategic Housing
Governance Support Officer (JB/VC)

SA19 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Apologies were received from Councillor Jane Storey

SA20 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST

Councillor Gerard Brewster declared a non-pecuniary interest in application 2742/14 by virtue of being on the Stowmarket Town Council Planning Committee.

Councillor Poppy Robinson declared a non-pecuniary interest in application 2742/14 by virtue of being a Stowmarket Town Councillor.

SA21 DECLARATIONS OF LOBBYING

There were no declarations of lobbying.

SA22 DECLARATIONS OF PERSONAL SITE VISITS

There were no declarations of personal site visits.

SA23 MINUTES OF THE MEETING HELD 30 JULY 2014

The minutes of the meeting held 30 July 2014 were confirmed as a correct record.

Councillor Gerard Brewster queried why minutes had the word Draft within the papers, it was explained that until the minutes were approved at the meeting they were kept in draft form.

SA24 SCHEDULE OF PLANNING APPLICATIONS

Application Number	Representations from
2742/14	Kevin Rutherford (Objector) Laura Handford (Orbit Housing Ltd)

Item1

Application Proposal	2178/14 The demolition of 30-40 evens and 46-64 evens Steeles Road Woolpit and the erection of 31 dwellings including associated external works and alterations to the highway
Site Location	WOOLPIT – Land at Steeles Road
Applicant	Orbit Homes Ltd

Councillor John Matthissen requested a brief recess in order to read the late papers that were circulated prior to the commencement of the meeting. This was agreed by the Chairman.

The Senior Development Management Planning Officer explained to the Committee how the Section 106 contributions had been worked out and where they would be allocated, and advised Members that they should be looked at in the context of all three applications. In order to ensure that the funding which would be available from the Haughley proposal would be available for OSSI payments in both Haughley and Woolpit an additional clause was therefore recommended as follows:

[d] in the event that planning application no. 2742/14 is refused then secure appropriate contributions to Open Space and Social Infrastructure.

Members asked several questions relating to the houses being built to a Sustainable Code 3 plus standard, design and the installation of solar panels. The Corporate Manager – Development Management advised that the design of the properties was in keeping with Tranche 1 of the development which was currently underway. He also advised the Committee that the properties in Tranche 2 would be built to a Code 3 plus standard.

Laura Handford, Orbit, advised the Committee that they had been working closely with the Council in order to bring this development forward. She advised that they had worked with families on site with the design and layout of the scheme, and also worked

with residents of existing properties that were not being replaced. The scheme would replace 16 dwellings with 31 new homes of mixed sizes.

Councillor Ray Melvin, Ward Member, was unable to attend the meeting but asked the Chairman to pass on his full support for this application.

Officers were asked whether if it was not viable to install solar panels there was any scope for them to be included within the current scheme that Mid Suffolk District Council was undertaking to install them on Council properties. The Strategic Director (People) advised that the new properties would be within the ownership of Orbit Housing and not the Council but said that this could be looked at but there would be a number of legal implications to be investigated.

By a unanimous vote

Decision – That authority be delegated to the Corporate Manager – Development Management to grant Planning Permission subject to the applicant first entering into a Section 106 Planning Obligation to his satisfaction:

- [a] To secure the provision of 30 of the 31 dwellings as affordable
- [b] Construction of those dwellings to Level 3 of the Code for Sustainable Homes
- [c] Compliance monitoring costs
- [d] In the event that planning application no. 2742/14 is refused then secure appropriate contributions to Open Space and Social Infrastructure

and that the existing s.106 executed in relation to planning permission 2228/13 be varied to allow one private dwelling to be occupied within that Tranche

and that the planning permission be subject to conditions covering the following matters

- Time limit for commencement
- As recommended by SCC Highways including parking
- Native hedge on southern boundary
- Detailed landscaping
- Tree protection measures
- Compliance with the ecological survey
- Development to be carried out in accordance with approved plans and documents

Item 2

Application	2379/14
Proposal	The demolition of sixteen dwellings and the erection of twenty-four dwellings with associated external works and parking.
Site Location	HAUGHLEY – Land at Bixby Avenue
Applicant	Orbit Homes Ltd

The Corporate Manager – Development Management advised the Committee that recommendation (d) “replacement of the heating system” at Haughley Village Hall to a value of £4,000” should be removed as the works had already been carried out and replaced with the words “to secure improvements to Haughley Village Hall to a value of £4,000”.

Laura Handford, Orbit, advised the Committee that they had been working closely with the Council in order to bring this development forward. She advised that they had worked with families on site with the design and layout of the new housing scheme resulting in no objections to the proposal. The scheme benefitted the whole village with the upgrade to the village hall and the net gain of eight homes would also benefit the Council's growth agenda.

Rachel Eburne, Ward Member, advised that Haughley had been waiting for this development to come forward since 2010 and was pleased it was now in front of the Committee and that the views of the residents had been taken into consideration. She spoke of concerns relating to the environmental standards potentially not being brought forward as expected and asked that buildings be at least a Code 3 plus standard. She also asked that priority be given to families with a local connection and that the upkeep of the roads and pavements be improved.

Members fully supported the application but agreed with the Ward Member view that priority should be given to those with a local connection and that the homes should be built to a Code 3 plus standard.

By a unanimous vote

Decision – That authority be delegated to the Corporate Manager – Development Management to grant Planning Permission subject to the applicant first entering into a Section 106 Planning Obligation to his satisfaction to secure:

[a] To secure the provision of the 22 of the 24 dwellings as affordable and to require new rented units to be made available to meet housing need in Haughley first and then to cascade in normal manner

[b] Construction of those dwellings to Level 3 plus of the Code for Sustainable Homes

[c] Compliance monitoring costs

[d] Improvement works to Haughley Village Hall to a value of £4,000

[e] In the event that planning application no. 2742/14 is refused then secure appropriate contributions to Open Space and Social Infrastructure

and that planning permission be subject to conditions covering the following matters:

- Time limit for commencement
- As recommended by SCC Highways
- Compliance with the ecological survey
- Development to be carried out in accordance with approved plans and documents

Note: Councillor Caroline Byles left the meeting before the commencement of application no. 2742/14.

Item 3

Application	2742/14
Proposal	The demolition of forty-two dwellings and 10 garages and erection of sixty-two affordable dwellings with associated external works and parking.
Site Location	STOWMARKET – land at St Marys Road, Kingsmead Road, Kingsmead Close, Lydgate Close and Silverdale Avenue
Applicant	Orbit Homes Ltd

The Senior Development Management Planning Officer advised Members of a small change to the plans to allow for the retention of trees. It was noted that clause [a] of the Section 106 Obligation should read 62 dwellings as 100% affordable and not 42.

Kevin Rutherford, objector, advised that he currently had allotted parking spaces and with the new development he wouldn't have any. He currently rented a garage from the council and used this as parking and was also able to park along the side of his property. He advised that he had no objections to the development but felt that this had been overlooked when the new scheme was designed.

Laura Handford, Orbit, advised the Committee that they would look into the parking issues with Mr Rutherford and would be more than willing to offer parking space under licence. She also advised the Committee that they had been working closely with the Council in order to bring this development forward. Although concern had been expressed regarding the proposed parking on Wolsey Road she believed that 90 degree parking was the best option as this allowed ease of parking for people travelling in either direction. Road widening would be very costly and not as beneficial.

Councillor Lesley Mayes, Ward member was not able to be present during consideration of the application and asked Councillor Poppy Robinson to read out a short statement in support of the application.

Councillor Poppy Robinson, Ward Member, advised of concerns relating to parking around the shopping area and cars parking on the grassed verges. However, she welcomed the development and new homes that it would provide.

Members expressed concerns about the proposed parking arrangements to the front of the shopping area but felt that the scheme of new homes was greatly needed and an improvement on existing houses. A motion to approve the application, subject to an amendment to clauses [a] to read 62 dwellings and [c] to Level 3 plus was proposed and seconded.

By a unanimous vote

Decision – That authority be delegated to the Corporate Manager – Development Management to grant Planning Permission subject to the applicant first entering into a Section 106 Planning Obligation to his satisfaction to secure:

- [a] To secure the provision of the 62 dwellings as 100% affordable
- [b] To secure a contribution of £60,905 for educational purposes
- [c] Construction of those dwellings to Level 3 plus of the Code for Sustainable Homes
- [d] Compliance monitoring costs

and that planning permission be subject to conditions covering the following matters:

- Time limit commencement
- As recommended by SCC Highways
- Detailed landscaping
- Additional details and implementation of tree protection measures
- Compliance with the ecological survey
- Development to be carried out in accordance with approved plans and documents