

SA/09/15

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 15 April 2015

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

Conservative and Independent Group

Councillor: Roy Barker
Caroline Byles
Stuart Gemmill
Poppy Robinson
Jane Storey

Suffolk Together, Green and Independent Group

Councillor: Gerard Brewster
John Matthissen

Liberal Democrat Group

Councillor: John Field
Michael Norris

Ward Member

Councillor: Andrew Stringer

In attendance: Corporate Manager – Development Management
Senior Development Management Planning Officer (JPG)
Development Management Planning Officer (SB)
Corporate Manager – Strategic Housing
Governance Support Officer (VL)
Senior Governance Support Officer (BN)

SA38 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

There were no apologies for absence.

SA39 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST

There were no declarations of interest.

SA40 DECLARATIONS OF LOBBYING

It was noted that Members had been lobbied on application 0254/15.

SA41 DECLARATIONS OF PERSONAL SITE VISITS

There were no declarations of personal site visits.

SA42 MINUTES OF THE MEETING HELD 18 MARCH 2015

The Minutes of the meeting held on 18 March 2015 were confirmed as a correct record.

SA43 MINUTES OF THE PLANNING REFERRALS COMMITTEE MEETING HELD 18 MARCH 2015

The Minutes of the meeting held on 18 March 2015 were confirmed as a correct record, subject to a minor amendment to RF31, Declarations of Personal Site Visits, where Councillor Gerard Brewster and Councillor Ray Melvin had declared a personal site visit.

SA44 SCHEDULE OF PLANNING APPLICATIONS

| Application Number | Representations from |
|--------------------|--|
| 0254/15 2532/14 | Michael Exley (Parish Council) Julie Ward (Applicant) |

Item 1

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|----------------------|---|
| Application Proposal | 0254/15 Hybrid planning application that seeks: (a) Outline planning permission for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access. (b) Full planning permission for provision of open space (as shown on drawing no. 16-23-03) |
| Site Location | MENDLESHAM – G R Warehousing site, Old Station Road. |
| Applicant | GR Warehousing Ltd |

Members 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 (JPG) drew Members attention to the late papers consultation response from the Parish Council which sought to allocate funds towards Mendlesham Community Centre and associated playing fields site for structural repairs and renewals to community buildings and provision of improved sporting and recreational facilities.

He confirmed that this allocation was proposed to be achieved through the £154,484 contribution detailed within the recommended Section 106 heads of terms.

He further advised that SCC Highways Department had clarified their position within the late papers and were satisfied with the proposal subject to conditions which now included a requirement for a Travel Plan Statement to be produced.

Members' attention was drawn to an error on the plan on page 17 of Paper SA/08/15, which should have read Grade II* Listed Building, and not Grade 1.

Mr Exley, speaking on behalf of Mendlesham Parish Council, who were in support of the application considered that the conditions were reasonable and acceptable. The number of affordable housing properties fitted in with the requirements of the village, ie in small groups and not one large block.

Councillor Andrew Stringer, Ward Member, informed Members that the village was not adverse to development, but felt there would need to be conditions to ensure the boundary remained well screened and the development was of a high quality design (Code 4). He said that this was a contaminated site and he felt the proposed Section 106 contributions were appropriate.

Members supported the application and asked that at Reserved Matters stage consideration be given to condition requiring a traffic management programme during building works. A motion to approve the application as per the recommendation subject to additional conditions requiring external LED lighting (including street lighting) and a scheme of sustainability enhancement opportunity options for buyers at Reserved Matters stage was proposed and seconded.

By a unanimous vote

Decision – Grant Full and Outline Planning Permission subject to the prior completion of a Section 106 planning obligation as per the recommendation in accordance with the clarification of contributions towards Mendlesham Community Centre and Highways conditions as detailed in the SDMPO

and subject to additional conditions:

- Scheme of sustainability enhancement opportunity options at pre-occupation stage to enable future occupiers to enhance and upgrade sustainability measures incorporated into individual dwellings prior to first occupation TBA to be submitted for agreement concurrent with Reserved Matters
- Scheme of external LED lighting, including to street lighting, within the development TBA to be submitted for agreement concurrent with Reserved Matters

Item 2

Application **2532/14**
Proposal Erection of 3 dwellings with alteration to access.
Site Location **STRADBROKE** – Land adjacent The Laurels Bungalow, Church Street.
Applicant Mrs J Ward and Mrs C Mayhew

Mrs Ward, applicant, informed Members the site had previously been used as a coach yard, with 6 coaches, 4 minibuses, and private vehicles using the access and was currently used by several properties. Other accesses within the village, for example, Doctors Lane, had a limited visibility splay and were used by many more properties than the proposed and had been used for many years. The road was subject to a 30mph speed limit and to her knowledge there had been no accidents. There were no objections from the Parish Council or neighbours and the proposed development would greatly improve the street scene.

Councillor Stuart Gemmill, Ward Member in support of the application, said there had been no issue with the access in the past and whilst the Highways report said traffic and speed may have increased, it had always been a 30mph speed limit. He informed Members of a past letter from the Local Highway Authority stating that they had no objection to a development of three dwellings on the site although this did also include the standard clause that the LHA reserved the right to change the condition in future. Whilst he appreciated it was difficult for the Committee to go against the recommendation of the LHA, he said that perhaps a condition could be put in place to mitigate the concerns.

During the course of the debate Members gave consideration to the fact that the site had previously been used by coaches and currently for vehicles to the two existing properties, the proposed amendments to the site lines of the access and that there had been no known accidents in that vicinity. After careful consideration it was felt that the benefit outweighed the harm and a motion to grant permission was moved and carried on being put to the vote subject to conditions.

By 8 votes to 0 with 1 abstention

Decision – Grant Planning Permission subject to conditions:

- Time limit
- List of plans
- Materials TBA
- Hard & Soft landscaping TBA
- Bin presentation areas TBA
- Contamination scheme TBA
- Tree protection – as arboricultural report
- Archaeology TBA
- Removal of PD rights – extensions & outbuildings & means of enclosure
- Scheme of resource efficiency conservation measures TBA
- External lighting by LED only
- Prior to commencement of development a scheme of highway visibility improvements in line with the principles of drawing SK01L and 205258-500p2 shall be submitted to the LPA for agreement in writing. The scheme shall thereafter be implemented as agreed before construction work commences and shall be retained at all times the dwellings are occupied thereafter
- The access turning and parking areas shall be made available for use before first occupation of the dwelling to which they relate
- A construction management plan for all HGV and construction vehicle movements shall be agreed by the LPA before works commence and shall define access and parking arrangements for all vehicles including contractor vehicles during the construction phase of the development