

**SA/11/15**

**MID SUFFOLK DISTRICT COUNCIL**

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 3 June 2015

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

**Conservative and Independent Group**

Councillor: Roy Barker  
David Burn \*  
Derrick Haley \*  
Glen Horn  
Barry Humphreys  
Dave Muller

**Green Group**

Councillor: Keith Welham

**Liberal Democrat Group**

Councillor: Mike Norris

**Denotes substitute \***

**Ward Member**

Councillor: Elizabeth Gibson-Harries

**In attendance:** Corporate Manager (Development Management)  
Senior Development Management Planning Officer (JPG)  
Development Management Planning Officer (LE)  
Governance Support Officer (VL)

**SA01 APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

Councillors Derrick Haley and David Burn were substituting for Councillors Julie Flatman and Jane Storey respectively.

**SA02 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST**

Councillor Roy Barker declared a non-pecuniary interest in application 0547/15 as he knew the applicant who he had met through the applicant's occupation as an auctioneer. He also declared a non-pecuniary interest in application 1155/15 as he was a farmer and knew most farmers in the District.

### SA03 DECLARATIONS OF LOBBYING

There were no declarations of lobbying.

### SA04 DECLARATIONS OF PERSONAL SITE VISITS

There were no declarations of personal site visits.

### SA05 MINUTES OF THE MEETING HELD 15 APRIL 2015

The Minutes of the meeting held on 15 April 2015 were confirmed as a correct record.

### SA06 SCHEDULE OF PLANNING APPLICATIONS

Application Number	Representations from
0547/15	Alan Smith (Applicant)
1155/15	Marc Bibby (Supporter)
	Ross Williamson (Applicant)

#### Item 1

Application	<b>0547/15</b>
Proposal	Outline planning permission for a three bedroom detached bungalow
Site Location	<b>HOXNE</b> – Market House, Low Street
Applicant	Mr Smith

Members were advised of a correction to the recommendation on page 7 of the agenda papers. It should read: 'That Outline Planning Permission be granted etc '.

In response to a Member's question Alan Smith, the applicant, advised that currently the vehicular access served two properties and if approved the proposed new dwelling would make three. Number 77 Low Street had pedestrian access only.

Councillor Elizabeth Gibson-Harries, Ward Member, said she supported any proper development in Hoxne. She felt this application was sustainable and although the site was outside the Settlement Boundary there was already much infill building. There were other driveways in the village serving more than one dwelling and she found this acceptable. Providing the dwelling was sympathetic to the locality she supported the proposal.

Members fully supported the proposal and a motion to approve the amended recommendation was proposed and seconded.

By a unanimous vote

**Decision** – Grant Outline Planning Permission subject to conditions covering the following matters:

- Time limit for submission of reserved matters
- Reserved matters 'layout, appearance, landscaping'
- Concurrent with the reserved matters submission revised A/A
- Hard and soft landscaping to be agreed

- Parking and manoeuvring space to be agreed
- Finished floor levels as specified
- Single storey only
- Materials to be agreed
- Boundary treatments to be agreed
- Foul water to main sewer
- Details of surface water drainage to be agreed

## Item 2

Application	<b>1155/15</b>
Proposal	Extension of clubhouse to residential accommodation for seasonal workers (March to October)
Site Location	<b>CROWFIELD</b> – Home Farm, Coddensham Green
Applicant	J Williamson and Son

Marc Bibby, a supporter, said he was studying for a degree in agriculture at Hartpury College and was currently on a six month placement at Home Farm as part of this degree. The accommodation quality was a big part of the decision on where to undertake this placement and although currently staying in the family home, which was good, private accommodation would be preferable. Caravans were not suitable as in order to complete the necessary college work good internet and wi-fi connections were required. Accommodation also needed to be secure.

Ross Williamson, the applicant, said the application was for temporary student accommodation and not a permanent dwelling. The farm had been in the family for over 90 years which demonstrated a commitment to developing the farm and not trying to develop the airfield through the back door. The airfield operated through restrictions imposed by the planning approval and a further planning application would be needed to change this. The farm had expanded and additional help was needed hence the decision to offer placements to two students from Hartpury College each year as part of their degree course through March to October. The students were currently housed each year in his home but this was not suitable in the long term. He had chosen the proposed location as it could be accessed safely and was secure. Alternative dwellings in the locality were not suitable as most students did not have use of a car and with very limited public transport would not be able to travel to and from the farm.

Members, although understanding the Officer viewpoint, felt that there was also an obligation to support business viability and economic growth in rural areas. It was considered that it was not a permanent dwelling and providing appropriate conditions were put in place to ensure occupancy was both limited to agricultural employees and seasonal the application was acceptable. A motion for approval subject to appropriate conditions was proposed and seconded.

By a unanimous vote

**Decision** – Grant Full Planning Permission subject to conditions:

- Time limit – full
- Plans list
- Agricultural worker occupancy only
- Seasonal occupancy 1 March to 31 October
- Highways and parking

- Foul water and surface water drainage to be agreed
- Materials to be agreed

Informative – contamination.