

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 1 July 2015

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

Conservative and Independent Group

Councillor: Roy Barker
David Burn *
Julia Flatman
Jessica Fleming
Glen Horn
Dave Muller
Jane Storey

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: Mike Norris

Denotes substitute *

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

SA07 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Councillor David Burn was substituting for Councillor Barry Humphreys MBE.

SA08 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST

There were no declarations of interest.

SA09 DECLARATIONS OF LOBBYING

There were no declarations of lobbying.

SA10 DECLARATIONS OF PERSONAL SITE VISITS

It was noted that Councillor Keith Welham had visited both sites but had not entered onto the land.

SA11 MINUTES OF THE MEETING HELD 3 JUNE 2015

The Minutes of the meeting held on 3 June 2015 were confirmed as a correct record.

SA12 SCHEDULE OF PLANNING APPLICATIONS

Application Number	Representations from
1726/15	Paul Boswell (Agent)
3519/13	Christian Holliday (Agent)

Item 1

Application	1726/15
Proposal	Application for Outline Planning Permission for the erection of a detached dwelling and garage
Site Location	BACTON – Land adjacent Homeland, Rectory Road
Applicant	Mr J Free

Paul Boswell, the agent, said the Council did not have a five year supply of housing land which meant its housing policies were out of date. The NPPF stated that where policies were out of date permission should be granted unless the adverse impacts would outweigh the benefits. In this case, the development would provide social and economic benefits and would provide a new home that would help to address the current shortfall. It would not adversely impact on visual or residential amenity, wildlife or any other interest of importance. The site was not isolated and was in fact closer to amenities than other sites within the settlement boundary. The Officer's report stated that the development was unsustainable as there would be a reliance on cars but in fact walking to village facilities was not a problem. The recommendation for refusal was inconsistent with other recently granted permissions. The Parish Council supported the application and there were no neighbour objections.

Although having sympathy with the application Members generally agreed that it was against current policies and a motion for refusal was proposed and seconded.

By 9 votes to 1

Decision – That Outline Planning Permission be refused for the following reasons:

1. The proposal is not considered to form sustainable development within the dimensions set out by the NPPF, by reason of the lack of pedestrian access to services, contrary to the environmental dimension of sustainable development and lack of benefits with regards to the social and economic dimensions to outweigh this harm. Furthermore no exceptional circumstances or other material considerations have been demonstrated to outweigh the harm identified in this respect. He proposal is therefore contrary to the NPPF, Policies CS2 and CS5 of the Mid Suffolk Core Strategy (2008), GP1 of the Mid Suffolk Local Plan 1998 and Policies FC1 and FC1.1 of the Mid Suffolk Core Strategy Focused Review (2012)
2. The locality of the site is characterised by open countryside and by a semi-rural appearance having relatively open, undeveloped form with little in the way of residential development in the immediate vicinity. It is considered that the proposal would erode the open nature of the locality by developing an area that positively contributes to its distinctive semi-rural nature by its existing undeveloped form. The proposal would therefore conflict with Policy CS5 of the

Mid Suffolk Core Strategy (2008), Policy FC1.1 of the Mid Suffolk Core Strategy Focused Review (2012) and Policy GP1 of the Mid Suffolk Local Plan 1998 requiring that development protects and enhances the natural environment, and to 'conserve and enhance the local character of the different parts of the district'

3. Whilst each proposal is considered on its own merits, taking into account the particular circumstances of the site and land in close proximity which has very similar circumstances is such that the proposal could set precedent for further development and thereby have an unacceptable cumulative impact as a result of the unacceptable intrusion of built development into the countryside, contrary to Policies CS2 and CS5 of the Mid Suffolk Core Strategy (2008), Core Strategy Focused Review (2012) Policies FC1 and FC1.1 and Policy GP1 of the Mid Suffolk Local Plan 1998

Item 2

Application	3519/13
Proposal	Outline planning application (including access and layout) for the erection of three B8 use storage units with new access arrangements
Site Location	MENDLESHAM (PART SITE IN THE PARISH OF WETHERINGSETT) – Land rear of Ceva Logistics, Norwich Road
Applicant	Henley Property Investments 1063 Ltd

Senior Development Management Officer (JPG) advised the Committee of additional recommended conditions as follows:

- Phasing of landscaping concurrent with Reserved Matters
- Landscape Management Plan (20 years) concurrent with Reserved Matters
- Footpath minimum widths as per SCC advice
- Scheme of biodiversity improvements to be agreed

Christian Holliday, the agent, advised that since the application was last considered by the Committee the applicant had worked with Officers to address the issues raised. It was a well thought out scheme on a site recognised as previously developed land. Engineers had confirmed that the proposed drainage scheme was appropriate. If approved the employment created would go towards the Council's target for job creation. An amendment had been made to the plan to address concerns regarding lorries queueing to access the site and the Highways Authority had approved the proposed shuttle system. Buildings would be no higher than those at CEVA and there would be no impact on existing views. The Council's Economic Development team supported the application. He felt that all the issues raised previously had now been dealt with satisfactorily.

Glen Horn, Ward Member for Wetheringsett, said he felt that the issues raised previously had been satisfactorily addressed by the amendments to the application. He believed that the Parish Council would now be satisfied and that there was support from the community in both Mendlesham and Wetheringsett for the proposal. He considered the condition requiring 10% renewable energy to be achieved was insufficient and that this figure should be increased. He supported the proposal.

Members agreed the proposal addressed the issues raised at the July 2014 meeting. However, notwithstanding that policy required 10% renewable energy to be achieved requested that the condition read 'At least 10% ...'. Officers were also requested to

include an informative to the decision notice requesting that clear signage indicating the accesses to the site and to CEVA be erected on the A140 to prevent lorries entering the wrong site.

By a unanimous vote

Decision – Grant Outline Planning Permission subject to conditions:

- Standard time limit for outline permission
- Time limit for reserved matters to be submitted including landscaping that would include minimum 12m landscape buffer to north east and north west boundaries
- Phasing of landscaping concurrent with Reserved Matters
- Landscape Management Plan (20 years) concurrent with Reserved Matters
- As approved plans
- Materials and colour finishes to be agreed
- Details of lighting scheme to be agreed and no further floodlighting unless agreed
- At least 10% renewable energy to be achieved and agreed
- Archaeological investigation conditions
- Provision fire hydrants to be agreed
- No building shall be higher than 9.5 metres
- No external storage outside of buildings
- Environmental Agency Conditions on Drainage
- Highways conditions
- Removal of permitted development and restriction to B8 use only
- Provision of footpath as shown on revised plans within 6 months of first use
- Footpath minimum widths as per SCC advice
- Scheme of biodiversity improvements to be agreed

Informative: Clear signage indicating the access to this site and to the CEVA site required on the A140