

**MID SUFFOLK DISTRICT COUNCIL**

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 30 September 2015 at 09:30

**PRESENT:** Councillor Kathie Guthrie – Conservative and Independent Group (Chairman)  
Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

**Conservative and Independent Group**

Councillor: Julie Flatman  
Jessica Fleming  
Glen Horn  
Barry Humphreys MBE  
Dave Muller  
Jane Storey

**Green Group**

Councillor: Keith Welham

**Liberal Democrat Group**

Councillor: Mike Norris

**Denotes substitute \***

**In attendance:** Senior Development Management Planning Officer (JPG)  
Senior Development Management Planning Officer (MP)  
Development Management Planning Officer (LE)  
Corporate Manager (Environmental Protection)  
Senior Environmental Protection Officer (PS)  
Housing Development Officer (LB)  
Senior Solicitor  
Governance Support Officer (VL)  
Governance Support Officer (GB)

**SA20 APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

None received.

**SA21 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST**

Councillor Glen Horn declared a non-pecuniary interest in application 0683/15 as a director of the charity based at the neighbouring property, The Mix.

Councillor Barry Humphreys MBE declared a non-pecuniary interest in applications 0683/15 and 2028/15 as a member of Stowmarket Town Council.

Councillors Roy Barker, Kathie Guthrie, Mike Norris and Jane Storey declared a non-pecuniary interest in applications 2850/15 and 2851/15 as they knew the applicant.

## **SA22 DECLARATIONS OF LOBBYING**

It was noted that Members had been lobbied on application 0683/15.

## **SA23 DECLARATIONS OF PERSONAL SITE VISITS**

It was noted that Councillor Kathie Guthrie had walked by the site for application 0683/15 but had not entered the land.

## **SA24 MINUTES OF THE MEETING HELD 26 AUGUST 2015**

The minutes of the meeting held on 26 August 2015 were confirmed as a correct record.

## **SA25 QUESTIONS FROM MEMBERS**

None received.

## **SA26 SCHEDULE OF PLANNING APPLICATIONS**

<b>Application Number</b>	<b>Representations from</b>
0683/15	Sam Robinson (Agent)
2850/15	Chris Fry (Agent)
2851/15	Chris Fry (Agent)

### **Item 1**

Application Proposal	<b>0683/15</b> Partial demolition of existing night club to include rendered building fronting Ipswich Street and buildings to rear. Conversion of existing 3-storey brick building fronting Ipswich Street and new infill construction and to the rear to provide 25no. new dwellings for affordable rent.
Site Location	<b>STOWMARKET</b> - Jokers Night Club, 111 Ipswich Street
Applicant	Havebury Housing Partnership

Mr Sam Robinson, the Agent representing the Applicant, referred to their previous experience in designing similar housing developments, located in a Conservation Area, in Haverhill and Bury St Edmunds, where they had had to deal with issues concurrent with town locations, such as noise from commercial and retail units, appearance, local amenities and overall viability of the development. Mr Robinson assured the Committee that they had worked with Officers to achieve the best possible design outcome while keeping the development itself viable. He informed Members that an acoustic test had been carried out on site, which established the most obvious noise pollution was from the traffic on Ipswich Street. Mr Robinson gave an assurance that adequate mitigation measures would be put in place. The development would provide much needed 1 and 2-bed units and support the Mid Suffolk Housing Strategy.

Councillor Lesley Mayes, Ward Member, said that when considering the application, Members should give due consideration to the needs of local people who are in urgent

need of affordable accommodation. She appreciated the site was in the Conservation Area, but it was a well thought-out development, which would meet local needs. Stowmarket Town Council supported the application and would like to see the empty building put to good use, as would residents.

The Corporate Manager – Environmental Protection said that Environmental Health had not objected or recommended refusal. Planning guidance had changed earlier this year and now allowed development if a building could be made acceptable through acoustic ventilation, and if on balance the benefits outweighed any adverse impact.

The majority of Members commented that while the appearance of the proposed development was not in keeping with the surrounding area, they agreed the need for affordable housing in Stowmarket was an important factor in deciding the application. It was also noted that MSDC Heritage had not objected to the development, and the proposed building would largely be in keeping with the appearance of another modern mixed-use building in the locality. A motion to refuse was proposed and seconded, but following deliberation the seconder withdrew their support.

Subsequently a motion for approval, subject to appropriate conditions was proposed and seconded.

By 9 votes to 1.

**Decision** – That authority be delegated to the Corporate Manager for Development Management to conclude viability discussions at his discretion in order to secure provision of obligations for infrastructure as may be appropriate, and grant planning permission subject to the prior completion of a Section 106 agreement to secure any said infrastructure obligations and 100% affordable housing.

Decision shall be subject to the following conditions:

- Development commenced with 3 years of decision
- Approved plans
- Noise conditions set out on page 37 of report
- Details/samples of materials to be agreed
- Highways P1 (Prior to first occupation)
- Highways B1
- Construction Management
- Archaeological investigation
- Contamination investigation
- Surface water drainage to be agreed
- Hard and soft landscaping to be agreed

## Item 2

Application	<b>2028/15</b>
Proposal	Demolition of existing single storey light industrial buildings and the proposed construction of 14 No flats and office block (B 1 Use) and associated car parking, cycle and bin stores
Site Location	<b>STOWMARKET</b> - Land Off, Greeting Road West
Applicant	Laurence Homes

The Case Officer presenting the Application drew Member's attention to Additional Conditions as set out in Late Papers.

The Ward Members for Stowmarket North, Councillors Barry Humphreys MBE and Dave Muller, expressed their overall support for the proposed development as it would improve the appearance of the location and deliver much needed 2-bedroom properties in Stowmarket. A motion to approve was proposed and seconded.

Following the debate Members suggested that Officers reconsider positions for bin stores to improve the layout of the car parking area. It was also suggested that disabled parking spaces were designated, and it was left to Officers' discretion. Members also proposed that dormer windows of the proposed office building were redesigned to match the dormer windows featured within the proposed residential units.

By a unanimous vote.

**Decision** – That authority is delegated to the Corporate Manager for Development Management to negotiate new positions for bin storage and seek design amendment of proposed dormer windows for office proposal. To secure prior approval of a Section 106 agreement for infrastructure as recommended, and grant planning permission subject to conditions recommended, including all additional conditions recommended in Late Papers. (E.g. Construction Management Plan and External Lighting).

- Contribution towards the provision of Suffolk County Council Infrastructure
- Contribution towards the provision of open space and social infrastructure

Conditions:

1. Development shall be commenced within 3 years of decision
2. The development shall be completed in accordance with approved plans
3. A scheme of hard and soft landscaping shall be agreed prior to commencement
4. The hard and soft landscaping shall be implemented as agreed
5. Materials TBA
6. Details of acoustic insulation shall be submitted and agreed prior to commencement and thereafter implemented as agreed
7. The access shall be laid out in accordance with SCC Highways requirements
8. The access shall include an permeable materials as required by SCC Highways
9. Details of a means to prevent surface water drainage TBA
10. Any gates shall be set back a minimum of 5m from the highway edge
11. The parking areas shall be completed in accordance with plans and made available prior to occupation
12. A scheme of archaeological investigation TBA
13. The development shall be undertaken in accordance with the agreed scheme of archaeological investigation
14. A scheme of contamination assessment shall be agreed prior to commencement and the development implemented in accordance with agreed details
15. Details of a construction management plan including means to retain HGV access to Depot TBA during construction
16. Detail of external lighting TBA

Item 3

Application       **2851/15**  
Proposal         Prior Approval Class Q (a) and (b) of proposed change of use of Agricultural Buildings to dwelling houses  
Site Location     **STRADBROKE** - Valley Farm, New Street, Stradbroke IP21 5JL  
Applicant         Mr S Gemmill

Mr Chris Fry, the Agent, informed the Committee that the proposed re-development would make use of the existing derelict agricultural buildings and improve the appearance of the site.

The Ward Member, Councillor Julie Flatman, expressed no objections to the potential re-development of the buildings. A motion to approve the Officers' recommendation, subject to corrections and additional information set out in Late Papers, was proposed and seconded.

By a unanimous vote.

**Decision** – That the Prior Approval be granted subject to the following conditions:

- Time limit
- Approved plans
- Parking and turning area to be agreed in writing with the lpa, including land ownership or control details for securing said space and to be functionally available before any of the dwellings are occupied
- Details of foul drainage

Item 4

Application       **2850/15**  
Proposal         Prior Approval (Class R) of proposed change of use of Agricultural Building to a flexible use within Shops (Class A 1 ), Financial and Professional services (Class A2), Restaurants and Cafes (Class A3), Business (Class B), Storage or Distribution (Class B8), Hotels (Class C1) or Assembly or Leisure (Class D2)  
Site Location     **STRADBROKE** - Valley Farm, New Street, Stradbroke IP21 5JL  
Applicant         Mrs Gemmill

The Application related to proposed change of use of Agricultural Buildings, which were subject to Prior Application 2851/15 above, when the proposed re-development to dwelling houses is completed. Corrections and additional information, as set out in Late Papers, were noted.

Mr Chris Fry, the Agent, commented that once the proposed re-development was completed, the buildings could be put to good use. Environmental Health Officers would be able to inspect the site. Mr Fry also noted provision of passing places on the drive leading to the buildings would resolve the issue with traffic management to/from site.

The Ward Member, Councillor Julie Flatman, expressed no objections to the Application. A motion to approve the Officers' recommendation, including Additional Conditions as per Late Papers, was proposed and seconded.

By a unanimous vote.

**Decision** – That the prior approval to the flexible use application be granted subject to the following conditions:

- Time limit
- Approved plans
- Scheme of passing place, turning and manoeuvring areas, including evidence of adequate control or ownership to secure these to be agreed by the planning authority and functionally available prior to the building being first brought into use
- Working hours, including delivery times to be agreed.
- No external storage of materials and goods

**Informative note:-** This Prior Approval does not grant permission for the change of use of land outside the curtilage as shown or permit engineering operations to facilitate the approved development.