

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the **PLANNING COMMITTEE** held at the Council Offices, Needham Market on Wednesday 21 May 2014 at 2.00pm

**PRESENT:** Councillor Matthew Hicks – Chairman

Councillors: Gerard Brewster Wendy Marchant  
David Burn John Matthissen  
John Field Lesley Mayes  
Stuart Gemmill Ray Melvin  
Kathie Guthrie Michael Norris  
Derrick Haley Derek Osborne  
Diana Kearsley Poppy Robinson  
Sarah Mansel Jane Storey

**In attendance:** Corporate Manager – Development Management (PI)  
Senior Development Management Planning Officer (ET)  
Planning Lawyer (OB)  
Governance Support Officer (JB/VMC)

### RF06 APOLOGIES/SUBSTITUTIONS

An apology for absence was received from Councillors Roy Barker, Caroline Byles and Stephen Wright.

### RF07 DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST

Councillors Matthew Hicks and Jane Storey declared a non-pecuniary interest in Application No. 3655/13 by virtue of being Suffolk County Council Councillors.

Councillor John Field declared a non-pecuniary interest in Application No. 3655/13 by virtue of being a Suffolk County Council Councillor and Chairman of the SITA Liaison Committee.

### RF08 DECLARATIONS OF LOBBYING

Members declared that they had been lobbied on Application No. 3655/13.

### RF09 DECLARATIONS OF PERSONAL SITE VISITS

Councillor John Matthissen declared that he had carried out a personal site inspection. In discussion with the Planning Lawyer Councillor Matthissen then left the meeting and took no part in the consideration of the item or vote thereon.

## RF10 APPLICATION 3655/13

In accordance with the Council's procedure for public speaking on planning applications representations were made as detailed below:

Planning Application Number	Representations From
3655/13	Kevin Welsby (Bramford Parish Council) Shirley Fairburn (Great Blakenham Parish Council) Diane Hubert (Objector) John Bloomfield (Objector) Clive Harris (Objector) Cliff Matthews (Applicant)

Application Number: **3655/13**  
Proposal: Erection of two greenhouses, associated ancillary infrastructure, provision of a pipeline to the Great Blakenham Energy From Waste Plant and the diversion of a Public Right of Way.

Site Location: **BRAMFORD** – Land at Dairy Farm, Loraine Way  
Applicant: Ms E Smyth SITA UK

The Senior Development Management Planning Officer gave a presentation to members showing the site and layout of the proposed development. Following the presentation the committee adjourned for five minutes in order to look at large scale plans of the development provided by the applicant and objectors.

Kevin Welsby, Bramford Parish Council, advised the committee that the Parish Council supported the application and that it was good to see an agricultural use and not a residential development on the site. He spoke on the need to protect those who live nearby from glare during daylight hours and artificial lighting at night.

Shirley Fairburn, Great Blakenham Parish Council, advised the committee that they had no objections to the development and welcomed any works that would be carried out to improve the B1113 and that the new development would bring vital employment to the area.

Diane Hubert, Objector, advised the committee of serious concerns relating to the closeness of the greenhouses to dwellings and the impact of such a large area of glass. She was also concerned about the possibility of flooding due to run off from the roofs. She also asked the committee that before they make any decision on this application that they visit the sites of both green houses in particular Lower Dairy Farm Lane, to look at the impact the development would have on the surrounding area and the residents living next to the proposed development.

John Bloomfield, Objector, advised the committee that the proposed development did not take into consideration the existing elevations, the noise and the impact of light pollution. He also raised concerns over flooding and the increased traffic.

Clive Harris, Objector, advised the committee that the impact on Sproughton of the increased traffic had not been considered along with this application and the impact that increased traffic would have on the village. He asked the members to consider not just the villages where the development would be built but also the surrounding villages as they would be adversely affected also.

Cliff Matthews, Applicant, spoke about the reasons for the development and the jobs that would be created which would benefit the local economy. He also spoke on the strong reputation of growing produce in Suffolk. When questioned by Members he advised of assessments that had been undertaken and consultations that had taken place within the local area. He also advised about measures that would be put into place to alleviate the impact of the development within the surrounding area.

Councillor John Field, Ward Member, advised Members that he took on board the comments of the neighbouring properties, but had to look at all aspects of the development and represent the views of the majority of residents. He spoke about the benefit of the development within the local area and on the economy with new jobs being created and the environmental benefits particularly the decrease in food miles that would result if the proposal was approved.

By a unanimous vote

**Decision** – That delegated authority be given to the Corporate Manager – Development Management as per the recommendations, with the following conditions:

That the Corporate Manager – Development Management be delegated to ensure that Section 106 provides that skylark plots shall be retained for the duration that impact upon skylarks by reason of the development requires mitigation.

That the Corporate Manager – Development Management be delegated to secure the implementation of landscaping under the landscape management plan as soon as reasonably practicable after construction.

That the Corporate Manager – Development Management be delegated to secure a “whole site” approach to any lighting scheme which may be agreed.

That an additional recommendation be added to part [b] relating to tunnel and pipe details.