

# Public Document Pack



<b>PLANNING COMMITTEE</b>	
<b>DATE:</b>	<b>WEDNESDAY, 26 FEBRUARY 2020 9.30 AM</b>
<b>VENUE:</b>	<b>KING EDMUND CHAMBER - ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH</b>

For consideration at the meeting on Wednesday, 26 FEBRUARY 2020, the following additional or updated papers that were unavailable when the Agenda was printed.

## TABLED PAPERS

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3	<b>PL/19/24 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 12 FEBRUARY 2020</b>	3 - 16
	To Follow.	
b	<b>DC/19/00291 LAND WEST OF CHURCH ROAD, BENTLEY, IPSWICH</b>	17 - 22
c	<b>DC/19/02877 LAND EAST OF LONGFIELD ROAD AND LITTLE TUFTS, CAPEL ST MARY, IP29 2UD</b>	23 - 24
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For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Robert Carmichael - 01449724930 - email: [committees@baberghmidsuffolk.gov.uk](mailto:committees@baberghmidsuffolk.gov.uk)

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# Agenda Item 3

## BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the King Edmund Chamber - Endeavour House, 8 Russell Road, Ipswich on Wednesday, 12 February 2020  
09:30

### **PRESENT:**

Councillor: Peter Beer (Chair)  
Stephen Plumb (Vice-Chair)

Councillors: Sue Ayres  
David Busby  
Alastair McCraw  
Adrian Osborne  
Lee Parker  
Melanie Barrett  
Leigh Jamieson  
Mary McLaren  
Alison Owen

### **Ward Member(s):**

Councillors: Clive Arthey

### **In attendance:**

Officers: Chief Planning Officer (PI)  
Area Planning Manager (MR)  
Principal Planning Officer (EF/SS/JW)  
Development Management Planning Officer (LB)  
Planning Lawyer (IDP)  
Governance Officer (RC)

## **92 SUBSTITUTES AND APOLOGIES**

Apologies of absence were received from Councillors John Hinton and Zac Norman.

Councillor Mary McLaren substituted for Councillor Zac Norman.

Councillor Alastair McCraw substituted for Councillor John Hinton.

## **93 DECLARATION OF INTERESTS**

Councillor Alastair McCraw declared a Local Non-Pecuniary interest for application DC/19/01708 as he was previously the Ward Member for the area.

Councillor Lee Parker declared a Local Non-Pecuniary interest as he had previously had a business arrangement with the Applicants representative.

## **94 PL/19/22 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 18 DECEMBER 2019**

It was resolved that the Minutes of the meeting from the 18 December 2019 were confirmed and signed as a true record.

**95 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

None received.

**96 SITE INSPECTIONS**

96.1 The Case Officer presented Members with site visit requests for applications B/15/01196 as requested by the Case Officer (Steven Stroud), and for Applications DC/18/02010 & DC/18/02412 which had been requested by Councillor Zac Norman.

96.2 Councillor Melanie Barrett proposed that a site visit be undertaken for applications DC/18/02010 & DC/18/02412. Councillor Peter Beer seconded the motion.

**96.3 RESOLVED**

- **That the Babergh Planning Committee undertake a site visit of planning applications DC/18/02010 and DC/18/02412 on Wednesday 19 February 2020.**

96.4 Councillor Dave Busby proposed that a site visit be undertaken for application B/15/01196. Councillor Adrian Osborne seconded the motion.

**96.5 RESOLVED**

- **That the Babergh Planning Committee undertake a site visit of planning application B/15/01196 on Wednesday 19 February 2020.**

**97 PL/19/23 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE**

In accordance with the Council's arrangements for Public Speaking at Planning Committee, representations were made as detailed below relating to the items in Paper PL/19/23 and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From
DC/17/04049	John Gill (Hartest Parish Council representative) Douglas Chivers (Objector)
DC/19/01708	Sarah Cooper (Stutton Parish Council) Shaun Orpen (Objector) Keith Herrod (Objector) Chris Smith (Applicant)

	Cllr Mary McLaren (Ward Member)
DC/19/04445	A W Sheppard (Lavenham Parish Council) Anthony John Ranzetta (Objector) Soren Ramchelawon (Supporter) Jonathan Hill (Applicant) Barry Whymark (Agent) Cllr Clive Arthey (Ward Member)
DC/19/02315	Peter Tarry (Objector)
DC/19/03445	Alan Newman (Elmsett Parish Council) Charles Course (Applicants Representative)
DC/19/05417	John Olley (Applicant)

**It was RESOLVED**

**That subject to the imposition of conditions or reasons for refusal (whether additional or otherwise) in accordance with delegated powers under Council Minute No. 48(a) (dated 19 October 2004) decisions on the items referred to in Paper PL/18/ be made as follows:-**

**98 DC/17/04049 THE PADDOCKS, LAWSHALL ROAD, HARTEST, BURY ST EDMUNDS, SUFFOLK, IP29 4DR**

98.1 Item A

Application Proposal	DC/17/04049 Full Planning Application – Erection of 6 single-storey dwellings and associated outbuildings, improvements to existing vehicular access and highways improvements. As amended by agent’s email dated 17/8/17 and amended drawings numbered 17/60/02A, 03A and 12A showing changes to proposed footpath arrangement. Further amended drawings received 9/11/17 numbered 17/60/02B, 03B, 04A, 05A, 06A, 07A, 08A, 09A, 10A, 11A, 12B, and 14B showing changes to layout and form of dwellings.
Site Location	<b>HARTEST</b> – The Paddocks, Lawshall Road, Hartest, Bury St Edmunds, Suffolk, IP29 4DR
Applicant	Lewis Morgan Ltd

98.2 Prior to the application being heard the Chair read out a statement regarding Members previous involvement on the application and that although the application was returning to the Committee again, he would be approaching the application with an open mind. This sentiment was mirrored and expressed by Councillors Plumb, Osborne, Parker and Busby.

98.3 The Case Officer presented the application to the Committee outlining the

proposal before Members, the layout of the site, the previous history of the application, and the officer recommendation of refusal.

98.4 Members considered the representation from John Gill of Hartest Parish Council who spoke against the application.

98.5 Members considered the representation from Douglas Chivers who spoke as an Objector.

98.6 The Objector responded to Members' questions on issues including: whether the site was allocated in the current draft of the Hartest Neighbourhood Plan, and whether any other sites had been allocated in the Neighbourhood Plan.

98.7 Members debated the application on the issues including: the reasoning why the application was brought back before the Committee, that the officer recommendation of refusal and the reasons for refusal had not changed but had only been appropriately updated with the NPPF, the Draft Local Plan and that there were no proposed sites in Hartest, the design of the proposal, and the location of the proposal.

98.8 Councillor Stephen Plumb proposed that the application be refused as detailed in the officer recommendation. Councillor Sue Ayres seconded the motion.

98.9 Members continued to debate the application on the issues including: the officer recommendation of refusal, the history of the site and the previous judicial reviews on the site.

98.10 **RESOLVED**

**That the Application is refused for the following reasons:**

- 1. The proposed development, by virtue of its location, scale, density and layout, would be inconsistent with the open countryside and edge-of-settlement character, harmful to the character of the Special Landscape Area and setting of the Hartest village, contrary to Policy CS11 and CS15 of the Babergh Core Strategy (2014) and paragraph 170 of the National Planning Policy Framework 2019.**
- 2. The proposed development, by virtue its location and poor pedestrian connectivity, would be car dependent which would not promote healthy living or sustainable transport, would not constitute sustainable development nor improve the social and environmental conditions in the district, contrary to Policies CS1 and CS15 of the Babergh Core Strategy (2014) and paragraphs 8, 17, 91, 103, 117 and 122of the National Planning Policy Framework 2019**

**99 DC/19/01708 LAND EAST OF CHURCH ROAD, CHURCH ROAD, STUTTON, IPSWICH, IP9 2SG**

99.1 Before the commencement of DC/19/01708 Councillor Mary McLaren crossed

the floor as the Ward Member for the item and indicated that she would speak but not vote upon the application.

#### 99.2 Item B

Application Proposal	DC/19/01708 Planning Application – Erection of 34no. dwellings with associated Public Open Space, Access Roads, Garaging and Car Parking ( Revised Proposal to that approved under B/17/00950)
Site Location	<b>STUTTON-</b> Land East of Church Road, Church Road, Stutton, Ipswich, IP9 2SG
Applicant	Hopkins and Moore (Developments) Ltd

- 99.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the prior history of the site, and the officer recommendation of approval.
- 99.4 Members considered the representation from Sarah Cooper of Stutton Parish Council who spoke against the application.
- 99.5 Members considered the representations from Shuan Orpen and Keith Herrod who spoke as Objectors.
- 99.6 Members considered the representation from Chris Smith who spoke as the Applicant.
- 99.7 The Applicant responded to Members' questions on issues including: the proposed quality of the Affordable Housing units, the number of affordable houses and whether a commuted sum would be considered, the proposed ecological mitigations including swift bricks and boxes, and the proposed lighting strategy on site.
- 99.8 Members considered the representation from Councillor Mary McLaren who spoke as the Ward Member.
- 99.9 Members debated the application on the issues including: the response from the Suffolk County Council Highways Department, that land contamination had been reviewed as had flood risk, that this new application was not an improvement on the prior approved application, and the extra parking proposed.
- 99.10 Councillor Lee Parker proposed that the application be approved as detailed in the officer recommendation with the addition to the Section 106 as detailed below:
- Section 106 to be amended so that a commuted sum for affordable housing be added to take the contribution to 35%

99.11 Councillor Sue Ayres seconded the motion.

99.12 **RESOLVED**

**That the application is GRANTED planning permission and includes the following conditions:-**

- **Commencement within 3 years**
- **Development to be implemented in accordance with submitted details**
- **As recommended by the LHA**
- **As recommended by SCC Archaeology**
- **As recommended by SCC Flood and Water Management**
- **Sustainability measures; electric vehicle charging details to be submitted and approved**
- **External lighting strategy, including any street lighting, to be submitted and approved**
- **Fire hydrants to be provided**
- **Landscape strategy for hard and soft landscaping (including grouped fruit trees) to be submitted and approved**
- **Boundary enclosure details to be submitted and approved**
- **Levels to be submitted and approved**
- **Tree and hedgerow protection fencing to be installed with details to be approved**
- **As recommended by Place Services Ecology**
- **No burning to take place on the site**
- **Construction Management Plan**
- **Provision of open space**
- **Maintenance of open space**

**That authority be delegated to the Chief Planning Officer to grant full planning permission. (1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer to secure:**

- **RAMS contribution**
- **Affordable housing**
  - 4 x 1 bed, 2 person affordable rent bungalows @ 50sqm minimum**
  - 2 x 2 bed, 4 person affordable rent bungalows @ 70sqm minimum**
  - 2 x 2 bed, 4 person affordable rent dwellings @ 79sqm minimum**
  - 1 x 2 bed, 4 person shared ownership dwelling @ 79sqm minimum**
  - 2 x 3 bed, 5 person shared ownership dwelling @ 93sqm minimum**

**Additional Condition:**

- **Section 106 to be amended so that a commuted sum for affordable housing be added to take the contribution to 35%**

**100 DC/19/04445 LAVENHAM PRIORY, WATER STREET, LAVENHAM, SUDBURY, SUFFOLK, CO10 9RW**

100.1 After the completion of DC/19/01708 but before the commencement of DC/19/04445, Councillor Mary McLaren rejoined the Committee

100.2 Item A

Application	DC/19/04445
Proposal	Planning Application- Erection of 1no. dwelling and detached garage
Site Location	<b>LAVENHAM</b> – Lavenham Priory, Water Street, Lavenham, Sudbury, Suffolk, CO10 9RW
Applicant	Ms R Sayed

100.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the contents of the tabled papers before Members, and the officer recommendation of refusal.

100.4 Members considered the representation from A.W Sheppard of Lavenham Parish Council who spoke against the application.

100.5 The Parish Council representative responded to Members' questions on issues including: the views from the nearby Bears Lane development, the policies within the adopted Lavenham Neighbourhood Plan and where the proposal could be seen from.

100.6 Members considered the representation from Anthony John Ranzetta who spoke as an Objector.

100.7 Members considered the representation from Soren Ramchelawon who spoke as a Supporter.

100.8 The Supporter responded to Members' questions on issues including: the projected lifespan of the building.

100.9 Members considered the representations from Jonathan Hill and David Whymark who spoke as the Applicant and Agent respectively.

100.10 The Applicant and Agent responded to Members questions on issues including: whether pre-application advice was sought, consultation with the Parish Council, the economic benefits of the proposal, and the response regarding Heritage concern.

100.11 Members considered the representation from Councillor Margaret Maybury (ward Member) via an email that was read out by the Governance Officer.

100.12 Members considered the representation from Councillor Clive Arthey who spoke as the Ward Member.

100.13 Members debated the application on the issues including: the response from the Heritage Team, whether the proposal was an enhancement to the setting of the Listed Building, the level of harm associated with the proposal, that the

proposal was exceptional in terms of design however it was in the wrong place, and the weight of the Adopted Lavenham Neighbourhood Plan.

100.14 Councillor Lee Parker proposed that the application be refused as detailed in the officer recommendation. Councillor Alastair McCraw seconded the proposal.

100.15 **RESOLVED**

**That the application is REFUSED planning permission for the following reasons: -**

**The open, undeveloped land to the south of the buildings along Water Street makes an important contribution to the character and appearance of Lavenham Conservation Area. The Conservation Area Appraisal (2010, p.17-22) highlights that the historic relationship of the medieval core of Lavenham, with countryside directly to the rear of many of the streets within the historic core, such as Water Street, is relatively well preserved. Therefore, the narrative of a medieval town surrounded by open countryside, which likely served an important function for the town, such as paddock or arable land, remains readable here. The Lavenham Neighbourhood Plan (2016, 20) also argues that “the setting of the historic core is characterised by its close link to the countryside.” Due to the high degree of preservation of the historic core, and relative lack of later infill development, the importance of the undeveloped spaces is also considered to be increased by association.**

**Backland development on the proposed site would considerably erode the historic connection between the core of Lavenham along Water Street and its rural backdrop. While some parts of Lavenham Conservation Area have been subject to backland development, there remains little to the rear of the south of Water Street, especially beyond the existing building line.**

**The proposed development would cause less than substantial harm to a designated heritage asset because the proposed development would erode an important characteristic of Lavenham Conservation Area in a particularly well preserved and sensitive part of the Conservation Area. It would also detract from a key view that contributes to the character and appearance of the Conservation Area. Furthermore, less than substantial harm to a designated heritage asset has been identified because the proposed development would dilute an identified key view of various listed buildings, that contributes to their significance. The limited public benefits of this development do not outweigh the considerable harm to the heritage assets and is not considered to be sustainable development. Therefore, the proposal conflicts with policies CN06 and CN08 of the Babergh Local Plan (adopted 2006), policies CS1, CS11 and CS15 of the Babergh Core Strategy (adopted 2014), policy H1 of the Lavenham Neighbourhood Plan (Adopted 2016). These policies are consistent with the aims of the National Planning Policy Framework 2019, in particular paragraphs 8, 11, 186, 192, 193, 196 and 200.**

**101 DC/19/02315 LAND SOUTH OF HIGH BANK, MELFORD ROAD, SUDBURY,**

## SUFFOLK

### 101.1 Item D

Application Proposal	DC/19/02315 Full Planning Application – Erection of 5No dwellings, garages and landscaping along with alterations to improve existing junction with the highway.
Site Location	<b>SUDBURY</b> – Land South of High Bank, Melford Road, Sudbury, Suffolk
Applicant	Mr P Llewelyn Jones

101.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, and the officer recommendation of approval with conditions.

101.3 The Case Officer responded to Members' questions on issues including that a second access had been investigated on the site by the Applicant, however it was concluded that this was not viable.

101.4 Members considered the representation from Peter Tarry who spoke as an Objector.

101.5 Members considered the representation from the Ward Member, Councillor Jan Osborne via an email which was read out by the Governance Officer.

101.6 Members debated the application on the issues including: the visibility from the site entrance, the proposed footpath improvements on site, the speed limit along the road, and the proposed materials on the footpath.

101.7 Councillor Melanie Barrett proposed that the application be approved as detailed in the officer recommendation. Councillor Mary McLaren seconded the motion.

### 101.8 **RESOLVED**

**That authority be delegated to the Acting Chief Planning Officer to grant planning permission subject to the prior completion of a S106 Legal Agreement on terms to their satisfaction to secure the following heads of terms:**

- **Affordable Housing (1 no. 2 bedroom 4 person house @ 79sqm set on Plot 1)**

**and that such permission be subject to the conditions as summarised below and those as may be deemed necessary by the Acting Chief Planning Officer:**

- **Standard time limit**
- **Approved plans**

- Archaeology (post investigation)
- Archaeology (post investigation)
- Levels (FFL and FGL)
- Highways – access layout
- Highways – no visibility splay obstructions
- Highways – manoeuvring / parking
- Highways – estate roads and footpaths
- Highways – access gradient (first 5m)
- Highways – access gradient
- Highways – surface water discharge
- Materials
- Fenestration
- Arboricultural method statement
- Landscaping scheme
- Ecology mitigation
- Biodiversity enhancement
- Lighting design
- Pedestrian link (prior to occupation)

**102 DC/19/03445 LAND ON THE SOUTH SIDE OF, WHATFIELD ROAD, ELMSETT, SUFFOLK**

102.1 Item E

Application Proposal	DC/19/03445 Planning Application- Erection of 37no. dwellings (which includes 14no. affordable housing and 4.no shared ownership) including creation of vehicular access road and public open space.
Site Location	<b>ELMSETT</b> – Land on the South side of, Whatfield Road, Elmsett, Suffolk
Applicant	Heathpatch Ltd

102.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the contents of the tabled papers and the officer recommendation of refusal.

102.3 Members considered the representation from Alan Newman of Elmsett Parish Council who spoke against the application.

102.4 The Parish Council representative responded to Members questions on issues including: the capacity available at the local schools, and the locally identified need.

102.5 Members considered the representation from Charles Couse who spoke as the Applicant's representative.

102.6 Members debated the application on the issues including: the services in the

village, the Heritage issues associated with the site, the weight of the Neighbourhood plan, the compliance of the proposal with CS11 and CS2.

102.7 Councillor Alastair McCraw proposed that the application be refused as detailed in the officer recommendation. Councillor Stephen Plumb seconded the motion.

102.8 **RESOLVED**

**That the application is REFUSED planning permission for the following reasons:-**

- i) The proposed development would be outside of the Built Up Area Boundary of Elmsett, as defined by the Elmsett Neighbourhood Plan and it has not been adequately demonstrated that there is an identified local need for the proposal. As such the development is contrary to Policy EMST1 of the Elmsett Neighbourhood Plan (2019) and Policy CS11 of the Babergh Core Strategy (2014).**
- ii) The proposed development would result in the total loss of Important View 10 as defined by the Elmsett Neighbourhood Plan, to the detriment of the landscape character of the village. As such the development is contrary to Policy EMST9 of the Elmsett Neighbourhood Plan.**
- iii) The proposed development would not provide 47% one and two bedroom dwellings and no evidence has been provided to show that the development would be unviable or that such provision would not be in accordance with the latest available housing information for the Plan area . As such the development is contrary to Policy EMST6 of the Elmsett Neighbourhood Plan.**

**103 DC/19/05417 MANNA WOOD FARM, STACKYARD GREEN, MONKS ELEIGH, IPSWICH, SUFFOLK, IP7 7BD**

103.1 Item F

Application	DC/19/05417
Proposal	Householder Planning Application – Erection of a single storey rear and side extension.
Site Location	<b>MONKS ELEIGH -</b>
Applicant	

103.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site and the officer recommendation of refusal.

103.3 Members considered the representation from John Olley who spoke as the Applicant.

103.4 The Applicant responded to Members' questions on issues including: whether any Pre-Application advice had been sought, the concerns from Heritage regarding the proposal, and the proposed materials to be used.

103.5 Members debated the application on the issues including: the proposed extension on the site, the impact of the proposal on the immediate neighbours, the definition of Non-Designated Heritage Assets, the considerable changes to the building, and the harm associated with the proposal.

103.6 Councillor Lee Parker proposed that the application be approved against the officer recommendation for the following reasons:

- Members considered that under paragraph 197 of the NPPF, and Policy CN06 of the Babergh Local Plan, the development could be seen as an improvement to a non-designated heritage asset given the existing unsightly extension.
- Similarly, under policy CN01 of the Babergh Local Plan, the proposal is seen as being of an appropriate scale and form.

And that the following conditions are applied:

- Time Limit
- Drawing Numbers
- Manufacturers' details of external materials
- Section drawings through eaves and verges
- New rainwater goods to match existing

103.7 Councillor Alastair McCraw seconded the motion.

103.8 **RESOLVED**

**That the application is approved against the officer recommendation with for the following reasons:**

- **Members considered that under paragraph 197 of the NPPF, and Policy CN06 of the Babergh Local Plan, the development could be seen as an improvement to a non-designated heritage asset given the existing unsightly extension.**
- **Similarly, under policy CN01 of the Babergh Local Plan, the proposal is seen as being of an appropriate scale and form.**

**And that the following conditions are applied:**

- **Time Limit**
- **Drawing Numbers**
- **Manufacturers' details of external materials**
- **Section drawings through eaves and verges**
- **New rainwater goods to match existing**

The business of the meeting was concluded at 2.12 pm.

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Chair

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Mr S Stroud  
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Dear Steven

## Land west of Church Road, Bentley – application reference DC/19/00291

I am conscious that Jack Wilkinson is on annual leave this week and I am therefore writing to you in his absence given the timing of the above planning application being presented to committee.

Liam Ryder and I met with the Ward Member, Councillor David Busby on Friday 14 February 2020. We are conscious that policy CS11 and the Rural Development & Core Strategy Policy CS11 SPD, 2014 do not define proportionate in relation to growth relating to villages. Whilst we contend the scale of development proposed by planning application DC/19/00291 is in accordance with policy and other material considerations, we recognise that some stakeholders are concerned by the scale of the development proposed. Therefore, and on reflection with the applicant over the weekend we formally submit the following for consideration to seek to address the concerns of those stakeholders.

In line with the amended description of the development submitted on 17 December 2019 which states, “*Phased development of up to 45 dwellings, shared foot/cycle path, landscaping and associated infrastructure*”, I propose that through the use of planning conditions the development is phased in such a way as to spread the construction and occupation of the development over a longer period. This would enable infrastructure to be planned and delivered on the basis of the overall number of new homes (up to 45) but for the construction of the new homes to be delivered in two tranches over a longer period of time.

Through the following planning conditions the commitment is to occupy up to but no more than 20 dwellings in the first five years following approval of planning permission and the residual dwellings (up to an overall total of 45 dwellings) in the period 2025/2026 to 2031 (end of the current local plan period).

The standard time condition to be amended:

*Phase 1/first 20 dwellings: In the case of any reserved matter, application for approval of reserved matters in respect of Phase 1/first 20 dwellings, must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission; and the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters for Phase 1/first 20 dwellings or, in the case of approval on different dates, the final approval of the last such matter to be approved;*

*Phase 2/residual 25 dwellings: : In the case of any reserved matter, application for approval of reserved matters in respect of Phase 2/residual 25 dwellings, must be made not later than the expiration of eight years beginning with the date of the grant of outline planning permission; and the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters for Phase 2/residual 25 dwellings or, in the case of approval on different dates, the final approval of the last such matter to be approved.*



Phasing plan:

*Prior to the submission of the first reserved matters application in respect of layout, as phasing plan shall be submitted to and approved by the local planning authority. The phasing plan shall be updated as reserved matters progress if necessary and will be capable of amendment through the prior agreement of the local planning authority through any further discharge of this condition.*

Limit to number of new homes to phases:

*No dwelling within phase 2 shall be occupied prior to 2031 unless agreed in writing by the local planning authority or the local planning authority is unable to demonstrate a five-year housing land supply.*

The draft conditions above could be added to, to list those elements of infrastructure eg the combined foot/cycle path from Church Road west along the southern edge of the development to the parish council playing fields and the associated biodiversity buffer that are to be delivered in parallel with phase 1. I anticipate that an equal share of the affordable housing numbers would be contained in each of the two phases.

I should say that this proposal is made without prejudice to the strict contention that we consider the proposal as submitted to be reasonable and proportionate and compliant with CS11. In the event that this application is refused and appealed our clients will not consider themselves bound by the phasing proposal set out above.

Finally, I understand from Councillor Busby that a member site visit is likely; please could you confirm whether this will take place before the committee meeting on 26 February 2020?

Yours sincerely

**Helen Adcock**  
Director

M: 07889 218489

E: [helenadcock@codedp.co.uk](mailto:helenadcock@codedp.co.uk)

Enc(s): Updated submission schedule

**From:** [Steven Stroud](#)  
**To:** [Helen Adcock | Code DP](#)  
**Cc:** [Jack Wilkinson](#); [Bradly Heffer](#); [Mark Russell](#)  
**Subject:** Re: DC/19/00291: land west of Church Road, Bentley  
**Date:** 18 February 2020 19:34:48  
**Attachments:** [image003.jpg](#)  
[image004.png](#)

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Dear Helen,

I note your recent emails. You will have received my out of office: I left on Thursday and only returned this morning as I was with counsel all day yesterday. I have only now reviewed them.

Jack is on leave for this week and I understand from the area manager that the item is listed for Committee next week; I do not think that there is much that I can say or action in these circumstances and I respect the officer judgement that has been made and signed off in making a recommendation to Members. I do know that Jack considered the affordable housing and landscape issues carefully before the report was ultimately signed off by the area manager and so again at an officer level there is a single view on matters.

I have briefly considered the condition proposed. I am afraid that I am struggling to see how this either: a) limits the ultimate impact of the development having regard to local circumstances regardless of any "drip feed" of dwellings over time and/or b) how this is a deliverable or commercially viable proposition; in my opinion it is unlikely that a developer would transact on a planning permission that ultimately limits their ability to generate a final return expeditiously. Perhaps you disagree. But I am not in receipt of evidence to suggest that this is feasible option.

I suppose that an alternative case could be made were the dwellings to be self-build but I think that in such circumstances we would be in the realms of such a fundamental shift away from the present proposal that the item would need to be pulled and at the very least - if not withdrawn and resubmitted - subject to a comprehensive reconsultation exercise. Whether that would overcome the landscape concern is another matter, however.

Im not sure that this is a terribly helpful response, and for that I apologise, but given the timing here there is nothing further that I can add. I am sure that Cllr Busby retains an open mind (as a Member of the Committee) but it will be for him and other Members to judge whether this late submission changes things.

Jack - when you return you will need to add this to the LP bundle.

Kind regards,

**Steven Stroud**

Strategic Projects and Delivery Manager  
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**From:** Helen Adcock | Code DP <[helenadcock@codedp.co.uk](mailto:helenadcock@codedp.co.uk)>  
**Sent:** 17 February 2020 16:20  
**To:** Steven Stroud <[Steven.Stroud@baberghmidsuffolk.gov.uk](mailto:Steven.Stroud@baberghmidsuffolk.gov.uk)>  
**Cc:** Jack Wilkinson <[Jack.Wilkinson@baberghmidsuffolk.gov.uk](mailto:Jack.Wilkinson@baberghmidsuffolk.gov.uk)>; Bradly Heffer <[Bradly.Heffer@baberghmidsuffolk.gov.uk](mailto:Bradly.Heffer@baberghmidsuffolk.gov.uk)>  
**Subject:** DC/19/00291: land west of Church Road, Bentley

Dear Steven

In Jack Wilkinson's absence please find attached letter which I hope is self-explanatory. It follows Liam's and my meeting with Cllr Busby on Friday.

Kind regards  
Helen



**Helen Adcock** BA (Hons) BTP MRTPI  
Director

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# Agenda Item 6c

**From:** [Sue Carpendale \(Cllr\)](#)  
**To:** [Peter Beer \(BDC Cllr\)](#); [Stephen Plumb \(Cllr\)](#); [Sue Ayres \(Cllr\)](#); [Melanie Barrett \(Cllr\)](#); [David Busby \(Cllr\)](#); [John Hinton \(Cllr\)](#); [Leigh Jamieson \(Cllr\)](#); [Zac Norman \(Cllr\)](#); [Adrian Osborne \(Cllr\)](#); [Lee Parker \(Cllr\)](#); [Alison Owen \(Cllr\)](#); [Mary McLaren \(Cllr\)](#)  
**Cc:** [Bradly Heffer](#)  
**Subject:** DC/19/02877 - Capel St Mary: 26th February 2020  
**Date:** 24 February 2020 11:45:03

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Dear Planning Committee Members

I regret that I shall be away and unable to attend your meeting on the 26<sup>th</sup>. However, I would appreciate your taking note of my comments below regarding the revised layout submitted for the Persimmon development which received outline planning permission some time ago, when our land supply was insufficient.

Most of my initial concerns remain. Key points, re-affirmed with this revised layout, include the following.

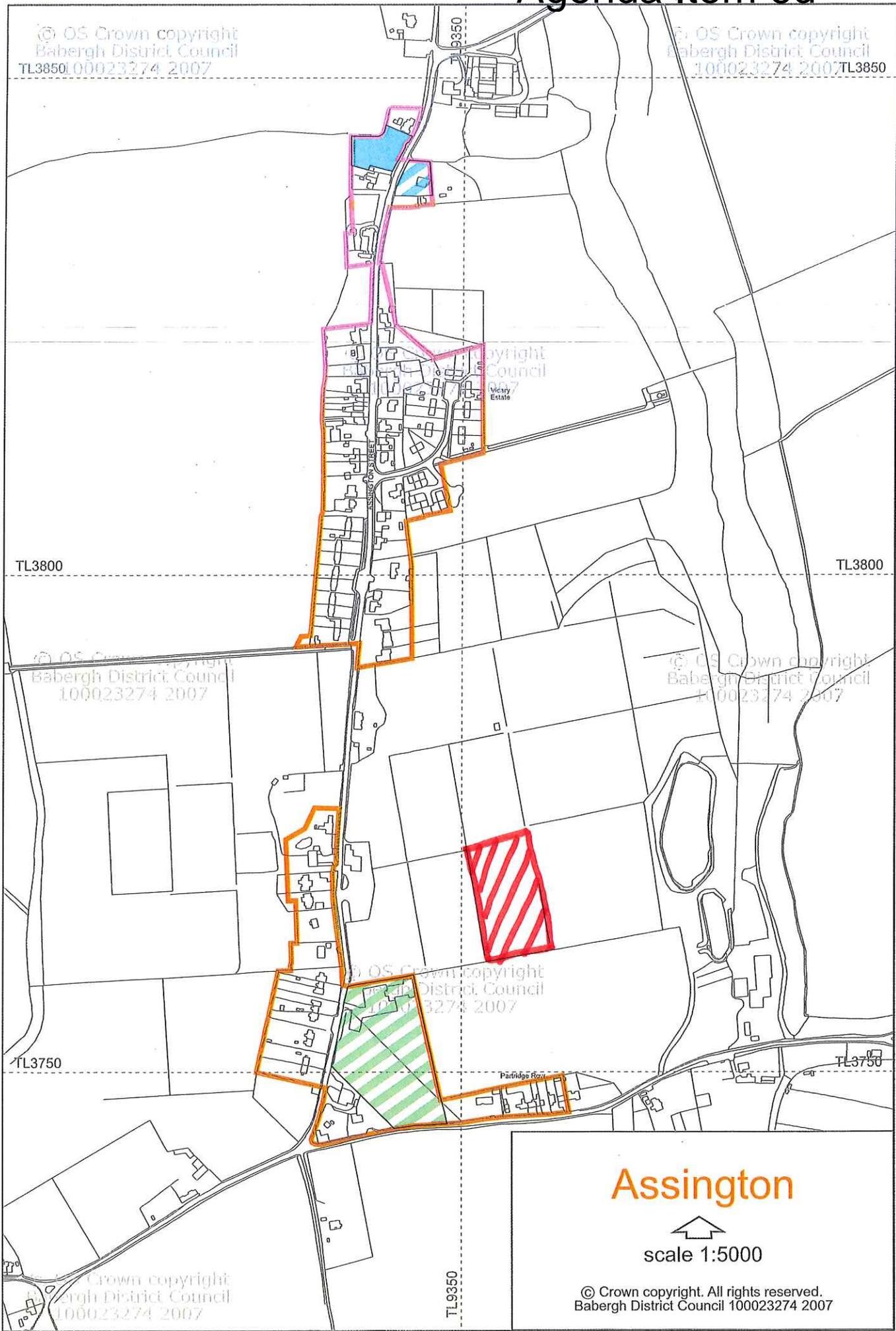
- The addition of area north of the build area on this site, identified as open space, does not lower the actual housing density or increase the open space requested within the built area; there is next to nothing within the site even though there is some provision on the peripheries.
- There is a failure to address the cramped layout, with an unacceptably high density of housing within the built area, distinctly out of keeping with the village.
- House and room sizes are unacceptably small in many instances, and, again, out of character with the rest of the village.
- There is a lack of response to SHMA and local Housing Needs which require more housing for an aging population – e.g. it lacks market sale bungalows, and there's a poor balance between 2- and 3-bedroom homes as starter homes, or homes for young families, as against the number of 4-bedroom properties which are already well supplied in the village.
- Parking provision within the site is inadequate – there are very few visitor spaces alongside roadways to add to single spaces per dwelling. Given the potential nature of the households moving in – e.g. two (or more) people working and needing cars, the narrow estate roads will quickly clog up, restricting access to refuse and delivery vehicles, detracting also from general amenity and visibility.
- It's become clear that the farmer – should he choose to continue farming – will have to use the estate road to get to the field beyond the site, taking large vehicles through the estate, muddying the road on his return. He would only have alternative access via someone else's land
- Butcher's Lane, shown as a narrow path to the south on the plan, is proposed as a footpath. It is under the remit of Suffolk County Council, who have authorised an archaeological dig on the site. This involves heavy machines to open trenches, on a field known to be very wet in winter. SCC were aware that the approach to the field, Butcher's Lane, would also be very wet and unsuitable for heavy vehicles. Local knowledge and observation leads to concerns about the proposed drainage provision on the whole of this site, but particularly around Butchers Lane. It is subject to frequent standing surface water. It's not evident that this has been sufficiently addressed in the drainage plan. High density development can only exacerbate this problem. Butchers Lane is presently very badly churned up merely from the equipment driven in for archaeological work.

- (I will forward separately photographs showing the impact of this activity to date, which also illustrate the nature of the ground.)
- It is unsafe to have, above ground, an unfenced SUDS basin, which will in fact be a pond or muddy breeding ground for flies for long periods. This can hardly be described as open amenity land; it will, in fact, be a hazard and a safety issue for children.
- The access to the site for construction will have to be through Little Tufts, a small, quiet close off Longfield Road. Heavy construction vehicles frequenting the site will be enormously disruptive for two years at least. It is essential that there is a strict management plan for the construction, and mitigation offered for the residents. Given the likely state of the site – e.g. its susceptibility to water-logging, I dread to imagine the impact on Little Tufts and its residents.
- There are no firm proposals and nothing agreed re play area and equipment.
- There must be lighting to all footways – this must be clarified.

With thanks.

Cllr Sue Carpendale  
Ward Member, Capel St Mary  
Group Leader, Liberal Democrats  
Vice Chair, Regulatory and Licensing Committee  
Babergh District Council  
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DC/19/01/391



# Assington



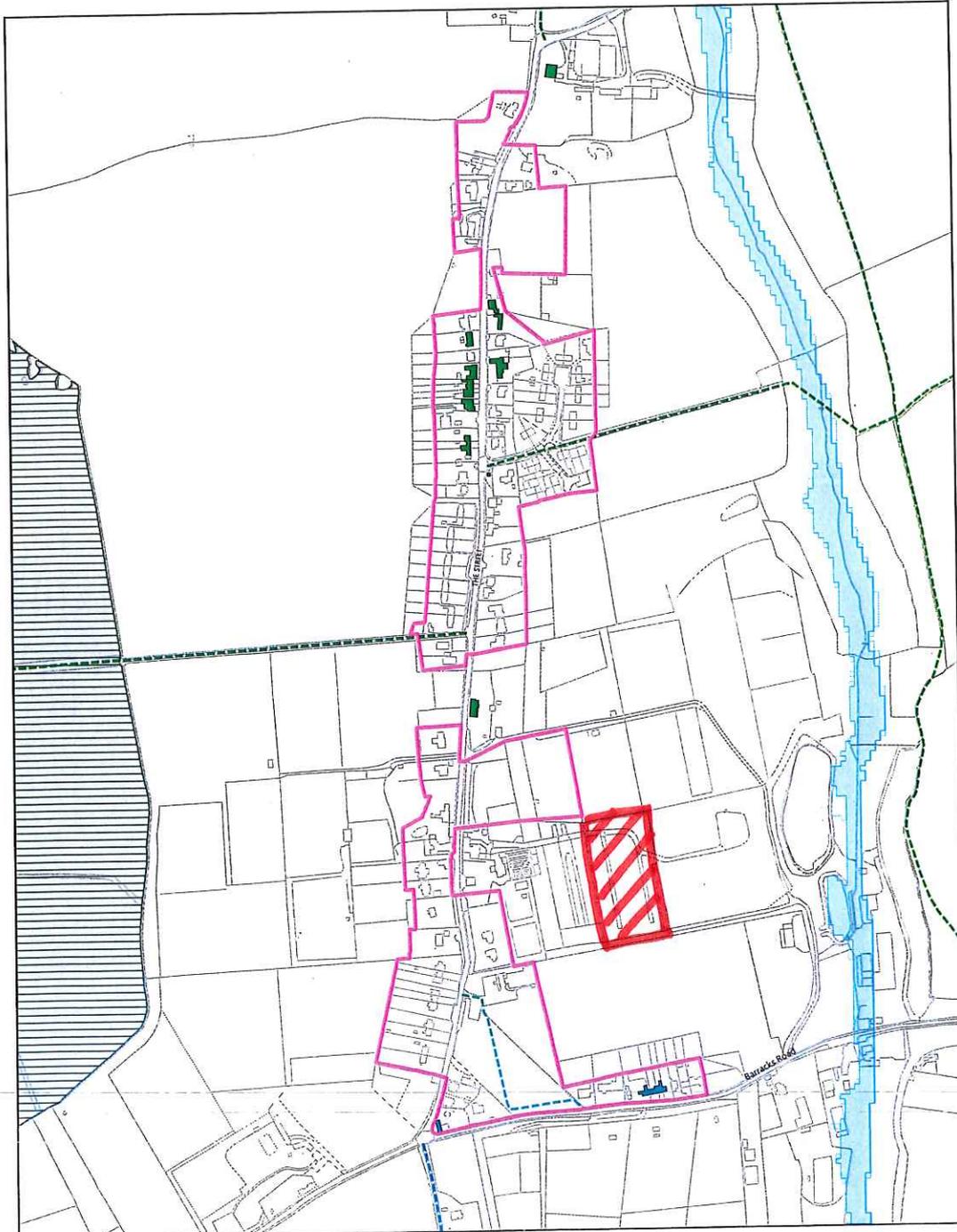
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## Assington (Hinterland)

Located 6km south-east of Sudbury and is identified as a Hinterland Village. The settlement consists of primarily linear 20th century residential development along The Street with a small cluster of listed buildings centred around the local public house (The Shoulder of Mutton). The landscape in Assington and the immediate surrounding area is characterised as Ancient Rolling Farmlands.



### Assington



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