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	DEVELOPMENT CONTROL COMMITTEE A
DATE:	WEDNESDAY, 22 JULY 2020 9.30 AM
VENUE:	VIRTUAL TEAMS VIDEO MEETING

For consideration at the meeting on Wednesday, 22 JULY 2020, the following additional or updated papers that were unavailable when the Agenda was printed.

TABLED PAPERS

Page(s)

- b **DC/20/00585 HARVEYS GARDEN PLANTS, GREAT GREEN, 3 - 8
THURSTON, BURY ST EDMUNDS, SUFFOLK, IP31 3SJ**

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Agenda Item 7b

MEMBER REFERRAL TO COMMITTEE

(Completed form to be sent to Case Officer and Corporate Manager – Growth & Sustainable Planning)

Planning application reference	DC/20/00585
Parish	Thurston
Member making request	Cllr Wendy Turner
Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	The proposed development is outside the BUAB and beyond the settlement boundary as defined in the Thurston NDP “New development in Thurston Parish shall be focused within the settlement boundary of Thurston village as defined on the policies maps”. The NDP has been legally adopted and must be given due weight.
Please detail the clear and substantial planning reasons for requesting a referral	<p>There is significant development focused within the settlement boundary of Thurston therefore there is no need for an exception to be made for additional housing outside the BUAB.</p> <p>The housing proposed is not close to community services, eg, a school, pub, village hall, shop or Post Office. There is therefore no need in this case to make an exception to the BUAB and the Thurston NDP.</p> <p>The NPPF section 9 (Promoting sustainable transport) point 103 states, “development should be focused on locations which are or can be made sustainable through limiting the need to travel”.</p>
Please detail the wider District and public interest in the application	The need for affordable housing will be met within the BUAB and settlement boundary. The wider district need to be reassured that Adopted NDPs are taken seriously and given due weight in planning considerations. At the recent meeting the PC unanimously rejected this proposal, on the grounds that it contravenes the Thurston NDP.
If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	

<p>Please confirm what steps you have taken to discuss a referral to committee with the case officer</p>	<p>I spoke to the case officer about 6 weeks ago who assured me that the plan would be rejected as it doesn't fit with the Thurston NDP and other valid reasons. Since then I've had another conversation with the PO who has taken advice from her line manager and it now looks like there will be a compromise offered to the owner as he has had previous applications approved (one actually DC/18/04714) although it looks like he has had 3 applications refused including a lost appeal (DC/18/00143, DC/18/02262 and lost appeal for AP/18/00250).</p> <p>Most importantly the site is in direct opposition to the Thurston NDP – of which there is an outstanding JR for the failure to take account of the Thurston NP. Following the recent PC meeting I attended 29th April (Zoom) the PC were consistent in rejecting this amended proposal. I support them in their view that the NDP has to be complied with.</p>
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Representation from Cllr Wendy Turner(Ward Member)

Harvey's Garden Centre Application - DC/20/00585

As I'm not able to attend this committee meeting I would like to submit this letter in opposition to the planning application cited above. Please accept my apologies for my absence.

I called this application to committee because the proposed development falls outside of the BUAB (Built up Area Boundary) and beyond the settlement boundary as defined in the Thurston Neighbourhood Development Plan. The NDP states that "*new development in the Thurston parish shall be focused within the settlement boundary of Thurston*". This is particularly relevant as Thurston has 1,200 planning permissions already granted, with the majority of them in the core of the village. There is minimal public transport available, and the proposed development is situated on a winding road with no pedestrian or cycle ways into the centre of the village. Therefore, this application runs contrary to the NPPF section 9 (Promoting sustainable transport) point 103 states "*development should be focused on locations which are or can be made sustainable through limiting the need to travel*". As a resident of Thurston I can assure the committee that this road is unsuitable for walking and cycling due to it being narrow and winding and there are no street lights. This makes the likelihood of residents walking or cycling to the centre of the village even less likely and in consequence transport will be by private vehicle, directly contradicting the NPPF's policy of "*moving to a low carbon economy*".

Precedent for refusal of this development has been set by the refusal of planning application DC/19/05113 for the reasons cited in asking for refusal of this application. "*Mid Suffolk District Council as Local Planning Authority, hereby give notice that PLANNING PERMISSION HAS BEEN REFUSED for the development proposed in the application in accordance with the particulars and plans listed in section A for the following reasons: 1. The application site is located within the countryside, outside the defined settlement boundary of Thurston, where new housing is restricted in accordance with the provisions of Policy H7 of the Local Plan, the National Planning Policy Framework ('the Framework') and The Thurston Neighbourhood Plan. The proposed development does not accord with the policies of these documents in that the proposed dwellings would not constitute one of the exceptions to the restrictions on new housing in the countryside as detailed in Policy H10 of the Local Plan or paragraph 78 & 79 of the Framework. Accordingly, the provision of two new dwellings in this countryside location where, in the interests of protecting the existing*

intrinsic character of the countryside, there is strict control over new housing proposals and in a location away from essential facilities which would involve reliance on the private motor car, is, therefore, contrary to the sustainability objectives of Policies FC1 and FC1.1 of the Mid Suffolk Core Strategy Focused Review (December 2012) and the Framework (paragraphs 7, 8, 11, 78 & 79). On this basis the development would be contrary to Policies GP1, H7 & H15 of the Mid Suffolk Local Plan 1998 and Policy CS1, CS2 & CS5 of the Mid Suffolk LDF Core Strategy 2008, the Thurston Neighbourhood Plan and the National Planning Policy Framework” .

Thurston has a need for affordable housing and not more large executive houses on the outskirts of the village.

I would urge the committee to give full consideration to these reasons and to be consistent in giving the NDP due weight and to refuse this application.

Please find attached the second more detailed member referral form which is not in the committee papers at present.

Yours Sincerely,

Cllr Wendy Turner
Mid Suffolk District Councillor (Green Party)
Ward of Thurston

Email: Wendy.Turner@midsuffolk.gov.uk

Tel: 07548155748



Application ref. DC/20/00585

In lieu of not being able to attend this committee meeting in person I would like to submit the following written representations in opposition to this planning application.

This site is outside of the existing settlement boundary and is isolated from the rest of Thurston proper. This not only contradicts the established policy within Thurston's Neighbourhood Development Plan, which emphasises development within the existing village, it also, in my view, fails to align with the key principles of the National Planning Policy Framework.

Firstly, as this site sits so far beyond the village of Thurston and any amenities or transport links, this development surely fails the test of environmental sustainability set out in the NPPF. There are no practical means of public transport available and no public footpaths or pedestrian access to the main village, and so a dependence on cars to travel to and from this site is an inevitability. As a result, the NPPF's policy of "*minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*" is directly contradicted.

Similarly, as a single dwelling with no associated affordable housing or tangible economic benefit, there is little wider advantage offered to the District as a whole. There is little evidence of any plausible improvement to the local community, which is another measure of social sustainability in the NPPF, and given the large developments already approved in Thurston there will be negligible improvement to the economic sustainability of the local area.

Furthermore, I hope the committee will take into consideration the previous refusals relating to this site – specifically applications DC/18/00143 and DC/18/02262, as well as the rejected appeal AP/18/00250 – which should weigh against this development when considered against its supposed benefits.

For these reasons I hope the committee will agree with the comments made by the Parish Council, Cllr Turner, and myself, and will refuse planning permission for this development.

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