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PLANNING COMMITTEE	
DATE:	WEDNESDAY, 9 SEPTEMBER 2020 9.30 AM
VENUE:	VIRTUAL TEAMS VIDEO MEETING

For consideration at the meeting on Wednesday, 9 SEPTEMBER 2020, the following additional or updated papers that were unavailable when the Agenda was printed.

TABLED PAPERS

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Agenda Item 4

BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Virtual Teams Video Meeting on Wednesday, 26 August 2020 -09:30

PRESENT:

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

Councillors: Sue Ayres
David Busby
Leigh Jamieson
Adrian Osborne
Melanie Barrett
John Hinton
Mary McLaren
Alison Owen

In attendance:

Officers: Planning Lawyer (IDP)
Area Planning Manager (MR)
Planning Officer (JW)
Governance Officer (CP)

Apologies:

Lee Parker

161 SUBSTITUTES AND APOLOGIES

Apologies for absence were received from Councillor Lee Parker.

162 DECLARATION OF INTERESTS

None declared.

163 PL/19/39 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 15 JULY 2020

The Chair advised Members that a draft of the minutes of the meeting held on 15 July 2020 had been prepared but had yet to be signed off by the planning officer. The minutes would be presented at the next available meeting.

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

None received.

165 SITE INSPECTIONS

None requested.

166 PL/19/41 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/19/41 and the speakers responded to questions put to them as provided for under those arrangements.

<u>Application No.</u>	<u>Representations from</u>
DC/20/00701	Robin Coates (Wherstead Parish Council) Sarah Cornwell (Agent)

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/19/41 be made as follows:-

167 DC/20/00701 KLONDYKE FIELD, WEST OF BOURNE HILL, WHERSTEAD, SUFFOLK

167.1 Item 7A

Application: DC/20/00701
 Proposal: Application for approval of reserved matters following Outline Approval DC/18/00706 (hybrid application). Outline Planning Application (access to be considered) Erection of up to 75no dwellings and vehicular access. Change of use from private woodland to suitable alternative natural greenspace/community woodland) and associated infrastructure works. Approval of details reserved by conditions 8, 11, 16, 18, 28, 31, 32 and 33 of the Outline Approval.

Site Location: **WHERSTEAD** – Klondyke Field, West of Bourne Hill, Wherstead, Suffolk

Applicant: Bellway Homes (Essex) Ltd

167.2 The case officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the content of the tabled papers, and the officer recommendation of approval.

167.3 The case officer responded to Members' questions on issues including: the proposed number of bungalows on the site, the reasons for the application being presented to Committee, the previous decisions made regarding access to the site, the height of the apartment block, and the parking layout on the site.

- 167.4 In response to a question regarding the Scheme of Delegation, the Area Planning Manager advised that this was a matter outside of Committees' consideration and should be dealt with separately. He further advised that the number of bungalows had not been tied down at the Outline stage.
- 167.5 Members considered the representation from Robin Coates of Wherstead Parish Council.
- 167.6 The Parish Council representative responded to Members' questions on issues including: the proposed number of bungalows on site.
- 167.7 Members considered the representation from Sarah Cornwell who spoke as the agent.
- 167.8 The agent responded to Members' questions on issues including: the reduction in the proposed number of bungalows on the site since approval of outline planning permission, pedestrian access from the site to the A137, the outside space surrounding the apartment block, timescales for commencements of works, the surfacing of the footpath, whether a housing survey has been carried out and the housing requirements of the area, disabled facilities, and the planned environmental sustainability measures.
- 167.9 A short comfort break was taken between 10:33am and 10:41am.
- 167.10 The agent and the Area Planning Manager responded to a question regarding the publication and accessibility of the Joint Local Plan.
- 167.11 Members debated the application on the issues including: the housing needs in the area, the existing Local Plan, the environmental implications of the development, the open space on the site, the surfacing of the footpaths, and the proposed mix of housing on the site.
- 167.12 Councillor Peter Beer proposed that the application be approved as detailed in the officer recommendation. Councillor Dave Busby seconded the proposal.
- 167.13 Members continued to debate on issues including: the mix of dwellings, outside space around the flats, location of affordable housing, environmental measures, and pathways.
- 167.14 Councillor Dave Busby withdrew his decision to second the proposal. The proposal made by Councillor Peter Beer fell for lack of a seconder.
- 167.15 Councillor Dave Busby proposed that the application be deferred to allow officers to negotiate with the applicant. This was seconded by Councillor John Hinton.

RESOLVED

Officers to negotiate and return to Committee on the following points:

1. Improved market mix, including more bungalows;
2. More space around flats;
3. Pepper-potting of affordable housing;
4. Improved pathways (to allow for wheelchair use);
5. Boundary treatment to A137;
6. Environmental measures (such as solar panels and greywater use).

168 PL/19/40 TO CONFIRM THE MINUTES OF THE MEETING HELD ON THE 29 JULY 2020

It was agreed that as the minutes of the meeting held on 29 July 2020 were included in the tabled papers, this item would be dealt with at the end of the meeting to enable Members to have time to consider them.

It was resolved that the minutes of the meeting held on the 29 July 2020 were confirmed as a true record and would be signed at the next practicable opportunity.

The business of the meeting was concluded at 11.21 am.

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Chair