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PLANNING COMMITTEE	
DATE:	WEDNESDAY, 18 NOVEMBER 2020 9.30 AM
VENUE:	VIRTUAL TEAMS VIDEO MEETING

For consideration at the meeting on Wednesday, 18 NOVEMBER 2020, the following additional or updated papers that were unavailable when the Agenda was printed.

TABLED PAPERS

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4	PL/20/5 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 4 NOVEMBER 2020	3 - 6
	To Follow.	
a	DC/20/03362 LAND SOUTH OF, ACCESS ROAD, FROM C733 TO THE CHURCH, ASSINGTON, SUFFOLK	7 - 8

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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, 4 November 2020- 09:30

PRESENT:

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

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

Ward Member(s):

Councillors: None

In attendance:

Officers: Area Planning Manager (MR)
Principal Planning Officer (BH)
Planning Lawyer (IDP)
Governance Officer (RC)

9 APOLOGIES AND SUBSTITUTIONS

There were no apologies or substitutions.

10 DECLARATION OF INTERESTS

Councillor Dave Busby declared a local non-pecuniary interest in respect of application DC/19/01666 in his capacity as a Director of Babergh Growth.

11 PL/20/3 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 7 OCTOBER 2020

The Governance Officer advised Members that a draft version of the minutes had been prepared however approval of the minutes was deferred to enable the Chief Planning Officer to clarify details contained in the minutes.

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

None received.

13 SITE INSPECTIONS

There were no site inspections requested.

Councillor Busby suggested that a site inspection of Application DC/19/01666 would be beneficial. It was agreed that this would be decided following the Officers presentation of the item.

14 PL/20/4 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/20/4 and the speakers responded to questions put to them as provided for under those arrangements.

<u>Application No.</u>	<u>Representations from</u>
DC/19/01666	Councillor Beryl Calver (Pinewood Parish Council) Craig Western (Agent) Councillor Ric Hardacre (Ward Member)

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/20/4 be made as follows:-

15 DC/19/01666 BELSTEAD HOUSE, SPRITES LANE, PINWOOD, IPSWICH, SUFFOLK. IP8 3NA

15.1 Item A

Application Proposal	DC/19/01666 Application for Approval of Reserved Matters following the outline Approval Town and Country Planning (Development Management Procedure) (England) Order 2015 – Details of Appearance, Landscaping, Layout and Scale – Residential development for the provision of 135 no. dwellings, 65 no. bedroom care home and café building approved under B/14/01377.
Site Location	PINEWOOD – Belstead House, Sprites Lane, Pinewood, Ipswich, IP8 3NA
Applicant	Rural Community Housing Limited

15.2 In response to a query from Councillor Busby, the Area Planning Manager provided clarification to Members on the application being presented today and the conditions agreed with the approval of the outline planning permission for

the site.

15.3 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.

15.4 The Case Officer responded to Members' questions on issues including: the proposed Sustainable Urban Drainage Scheme (SUDs), solar panels on the care home building, the proposed landscaping on the site, that the application was valid as it was submitted in time, the parking provision on the site, the topography on the site, the height of the garden fences, and that the access to the site had been agreed at the outline

15.4 Members considered the representation from Councillor Beryl Calver of Pinewood Parish Council, who spoke against the application.

15.5 Members considered the representation from Craig Western who spoke as the agent.

15.6 Members considered the representation from the Ward Member, Councillor Ric Hardacre, which was read by the Governance Officer.

15.7 Councillor David Busby proposed that the application be deferred to conduct a further traffic survey on the basis that the previous survey was in 2014 and was not relevant or accurate any more.

15.8 The Case Officer advised Members that the Highways Authority had not objected to the proposal and advised that a deferral on the details as proposed would not yield any new further information from the Principal Highway Authority.

15.9 Councillor David Busby withdrew his proposal.

15.10 Councillor Melanie Barrett proposed that the application be approved as detailed in the officer recommendation with the additional conditions as follows:

- Schedule of electric charging points for cars to be agreed;
- Acoustic fencing to be a Maximum of 1.8 metres in height
- Provision of swift boxes TBA

15.11 Councillor Lee Parker seconded the motion.

15.12 By a unanimous vote

15.13 **RESOLVED**

That the reserved matters are APPROVED subject to the following conditions:-

- **Reserved matters permission given in accordance with the terms of the outline planning permission relating to this site and the conditions attached thereto remain in force.**

- **Approved Plans (Plans submitted and as subsequently amended that form this application).**
- **Occupancy of the proposed dwellings to accord with the details included in the outline planning application.**
- **Construction Management Plan to be agreed.**
- **Details of the extraction system to serve the kitchen in the Care Home. • Details of any extraction ventilation, air conditioning etc. to serve the Café.**
- **Provision of a Biodiversity Enhancement Layout (giving details of the enhancement measures contained in the Ecological Appraisal).**

Plus any conditions that may be deemed necessary for imposition by the Chief Planning Officer.

(1) And the following informative notes as summarised and those as may be deemed necessary:

- **Pro active working statement**
- **SCC Highways notes**
- **Support for sustainable development principles**
- **Informatives required by the Lead Local Flood Authority**

Additional Conditions:

- **Schedule of electric charging points for cars to be agreed;**
- **Acoustic fencing to be a Maximum of 1.8 metres in height**
- **Provision of swift boxes TBA**

The business of the meeting was concluded at 10.58 am.

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Chair

Agenda Item 7a

Reason for Refusal Four

The following email was received from the agent of the application on the 16/11/2020 providing further information on foul water drainage. The officer's response to this email follows this at the bottom of this page.

AGENT EMAIL

'Good afternoon Jasmine

I hope this email finds you well.

We just wanted to address reason No 4 relating to the recommendation for refusal in relation to the above planning application which will be determined on Wednesday, as follows;

4. There is insufficient information relating to the way that foul water shall be discharged from the site. Whilst it is acknowledged this will not be through a mains sewer, information on the necessary sewage treatment plant has not been submitted. As the site falls within the 3km impact risk zone of the Arger Fen SSSI (designated wetland) the Local Planning Authority cannot determine with certainty that the development would not result in any adverse impacts to the Arger Fen SSSI through the development's chosen method of foul water drainage. The proposal is therefore in conflict with Core Strategy policy CS15 and paragraph 175 b) and 177 of the NPPF resulting in potential adverse impact on an SSSI.

The foul water will be dealt with by means of a sewage treatment plant with a clean water discharge to the ditch to the South. The sewage treatment plant would be supplied, designed and installed by Binder of Ipswich.

Binders have confirmed that the discharge will be below 5 cubic metres, therefore it will not require consent to discharge from the Environment Agency but will fully comply with the EA 'general binding rules' for small sewage treatment plants.

Notwithstanding the above, Assington has numerous sewage treatment plant installations from recent development within the village with the clean water discharging in to the brook at the bottom of the valley. All of this development is much closer to the Arger fenn SSSI, than the proposed application site.

Would would expect any planning permission to include a condition for submission of details of the proposed sewage treatment plant.

We would be grateful if this email is included within your committee presentation.

We trust this now clarifies matters.'

OFFICERS RESPONSE:

Officers will liaise with Natural England and Place Services Ecology to ascertain whether this is sufficient to resolve the matter. If it is, this reason for refusal can be removed.

Recommendation to be altered in regard to reason 4 to: 'This reason to be reviewed pending discussion with Natural England and Place Services Ecology and struck off if resolved, prior to the decision being issued.'

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