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	DEVELOPMENT CONTROL COMMITTEE A
DATE:	WEDNESDAY, 14 APRIL 2021 9.30 AM
VENUE:	VIRTUAL TEAMS VIDEO MEETING

For consideration at the meeting on Wednesday, 14 APRIL 2021, the following additional or updated papers that were unavailable when the Agenda was printed.

TABLED PAPERS

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5	NA/20/13 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 17 MARCH 2021	3 - 12
	To Follow.	
a	DC/21/00662 LAND OFF HAWES LANE, NORTON, BURY ST EDMUNDS, IP31 3LS	13 - 16

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Agenda Item 5

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE A** held in the Virtual Teams Video Meeting on Wednesday, 17 March 2021

PRESENT:

Councillor: Matthew Hicks (Chair)
David Muller BA (Open) MCMI RAFA (Councillor) (Vice-Chair)

Councillors: Rachel Eburne John Field
Sarah Mansel John Matthissen
Richard Meyer Timothy Passmore

In attendance:

Officers: Planning Lawyer (IDP)
Area Planning Manager (GW/JPG)
Planning Officer (AG/KH)

56 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

None received.

57 TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS

Councillor Sarah Mansel declared a Local Non-Pecuniary interest in application DC/20/05912 as an event director of Chilton Fields Parkrun.

Councillor Dave Muller declared a Local Non-Pecuniary interest in application DC/20/05912 as a Member of Stowmarket Town Council.

58 DECLARATIONS OF LOBBYING

None declared.

59 DECLARATIONS OF PERSONAL SITE VISITS

None declared.

60 NA/20/11 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 17 FEBRUARY 2021

It was resolved that the Minutes of the meeting held on the 17 February were confirmed as a true record.

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

None received.

62 NA/20/12 SCHEDULE OF PLANNING APPLICATIONS

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

Application Number	Representations From:
DC/20/05912	James Bailey (Agent) Nicole Wright (Applicant) Mark Chapman (Applicant)
DC/21/00113	Glen Allen (Applicant) Cllr Richard Meyer (Ward Member)
DC/21/00122	Glen Allen (Applicant) Cllr Richard Meyer (Ward Member)
DC/21/00101	Glen Allen (Applicant)
DC/20/05665	None

63 DC/20/05912 NORTHFIELD VIEW PHASE 2B, FULLER WAY, STOWMARKET, SUFFOLK

63.1 Item 7A

Application DC/20/05912
Proposal Reserved Matters Application following approval of Outline Planning Permission 5007/16 – Northfield View Phase 2b will be providing: 100 No dwellings, including affordable housing; associated hard and soft landscaping and infrastructure; provision of public open space, footpath and cycleway.
Site Location **STOWMARKET-** Northfield View Phase 2B, Fuller Way, Stowmarket, Suffolk
Applicant Taylor Wimpey East Anglia

63.2 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 approval as detailed in the committee report.

63.3 The Case Officer responded to Members' questions on issues including: the status of the travel plan, the ecology response in the tabled papers, that false chimneys were proposed on the application, that the properties were to be

heated by Gas, the number of 2 bedroom market houses, the landscaping buffer, electric car charging points, energy efficiency measures, the construction management plan and triple parking on the site.

63.4 Members considered the representation from James Bailey and Nicole Wright who spoke as the Agent and Applicant respectively.

63.5 The Agent and Applicant and Mark Chapman (Applicant) responded to Members' questions on issues including: triple parking on the proposal and the amount of visitor parking.

63.6 Councillor Richard Meyer declared a Local Non-Pecuniary interest as he knew the agent for the application under discussion.

63.7 The Agents and Applicants responded to further questions from Members on issues including: disabled access and adaptable homes, photovoltaic cells, advanced landscaping, how building regulations would impact the development and hedgehog friendly fencing.

63.8 Members debated the application on the issues including: triple parking.

63.9 Councillor Tim Passmore proposed that the application be approved as detailed in the officer recommendation with the added delegation as follows:

- That the Chief Planning Officer is delegated Authority to secure further visitor parking where practically possible.

63.10 Councillor Richard Meyer seconded the proposal.

63.11 Members continued to debate the application on the issues including: false chimneys, concerns over futureproofing the site, electric car charging points, the pathways and materials proposed, advanced landscaping.

63.12 By a unanimous vote

63.13 **RESOLVED**

That authority be delegated to the Chief Planning Officer to GRANT planning permission, subject to conditions.

(1) That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Approved Plans (Plans submitted that form this application)**
- **Ecological enhancements to be implemented**
- **Landscape implementation**
- **Street lighting scheme as approved**
- **Garages to be used only for parking of vehicles/storage of household items**

- Construction Plan implemented
- Construction hours of operation
- Water, energy and resource efficiency measures to be agreed
- Electric Vehicle Charging Scheme to be agreed
- Provision of roads and footpaths prior to occupation

(2) 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
- Suds Informative

By way of clarification, the following conditions were imposed at Outline and do not need to be repeated on this application:

- . Time limit
- . Phasing . Archaeology
- . Flood risk
- . Construction management
- . Rainwater harvesting
- . Provision of fire hydrants
- . Removal of permitted development rights
- . Tree protection . Materials
- . Landscape management
- . Foul water drainage
- . Super-fast broadband Also included and not relevant to this phase:
- . Restriction of operating times
- . Restriction of open air storage
- . Illumination
- . Use class restriction

Additional Delegation:

- That the Chief Planning Officer is delegated Authority to secure further visitor parking where practically possible.

64 DC/21/00113 SHELTERED ACCOMMODATION, RICHER CLOSE, BADWELL ASH, SUFFOLK, IP31 3ET

64.1 A short comfort break was taken between 11:03-11:15 after the completion of DC/20/05912 but before the commencement of DC/21/00113.

64.2 Item 7B

Application Proposal	DC/21/00113 Planning Application – Change of use of sheltered accommodation common room to 1no. general needs domestic dwellinghouse, erection of a single storey rear extension and external alterations.
Site Location	BADWELL ASH- Sheltered Accommodation, Richer Close, Badwell Ash, Suffolk, IP31 3ET
Applicant	Mid Suffolk District Council

64.3 The Area Planning Manager outlined that time limited provisions which had been introduced during the coronavirus lockdown and was the reason why the application was before the committee.

64.4 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 as detailed in the report.

64.5 The Case Officer responded to Members questions on issues including: PV panels, the current status of the boiler room.

64.6 Members considered the representation from Glen Allen who spoke as the Applicant.

64.7 The Applicant responded to Members' questions on issues including: solar PV panels and air source heat pumps.

64.8 Members considered the representation from the Ward Member, Councillor Richard Meyer.

64.9 Councillor Dave Muller proposed that the application be approved as detailed in the officer recommendation with the additional condition as follows:

- Photovoltaic panels to be agreed.

64.10 By a unanimous vote

64.11 **RESOLVED**

That authority be delegated to the Chief Planning Officer to GRANT planning permission.

(1) That the Chief Planning Officer be authorised to GRANT Planning

Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Standard time limit
- Approved Plans (Plans submitted that form this application)

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

- Pro active working statement
- Land Contamination

Additional Condition:

- Photovoltaic panels to be agreed.

65 DC/21/00122 COMMON ROOM AT, VICTORIA GARDENS, WATTISFIELD, SUFFOLK

65.1 Item 7C

Application	DC/21/00122
Proposal	Planning Application- Change of use of common room to dwellinghouse (bungalow) including a extension to rear elevation and parking.
Site Location	WATTISFIELD – Common Room At, Victoria Gardens, Wattisfield, Suffolk
Applicant	Mid Suffolk District Council

65.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, and the officer recommendation which had been updated to include the following condition: that the hedge be retained or submission of details for a replacement.

65.3 The Case Officer responded to Members' questions on issues including: the type of hedge, the surfacing proposed for the car parking spaces.

65.4 Members considered the representation from Glenn Allen who spoke as the Applicant.

65.5 The Applicant responded to Members' questions on issues including: new air source heat pumps being installed, that the oil tank would be removed, that the spaces for the car park would be permeable, electric car charging points, and the electrical supply to the property.

65.6 Members considered the representation from the Ward Member, Councillor Richard Meyer.

65.7 Councillor John Matthissen proposed that the application be approved as detailed in the updated officer recommendation.

65.8 Councillor Dave Muller seconded the proposal.

65.8 By a unanimous vote.

65.9 **RESOLVED**

That authority be delegated to the Chief Planning Officer to GRANT planning permission.

(1) That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Standard time limit**
- **Approved Plans (Plans submitted that form this application)**
- **Highways - Provision of Parking and Manoeuvring Areas**

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

- **Pro active working statement**

Additional condition:

That the hedge be retained or submission of details for a replacement.

66 DC/21/00101 8A SCHOOL CLOSE, NORTON, BURY ST EDMUNDS, SUFFOLK, IP31 3LZ

66.1 Item 7D

Application	DC/21/00101
Proposal	Planning Application – Change of use of Common Room to dwelling house (bungalow) to include parking upgrades. (Retention of works to building under Covid 19 permitted development).
Site Location	NORTON - 8A School Close, Norton, Bury St Edmunds, Suffolk, IP31 3LZ
Applicant	Mid Suffolk District Council

66.2 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.

66.3 The Case Officer responded to Members' questions on issues including: the cladding colour and the proposed heating systems.

66.4 Members considered the representation from Glenn Allen who spoke as the Applicant.

66.5 The Applicant responded to questions from Members' on issues including: the colour of the cladding, the layout of the interior of the site, the retention of the ambulance space.

66.6 Members debated the application on the issues including: the parking issues along the road.

66.7 Councillor Sarah Mansel proposed that the application be approved as detailed in the officer recommendation.

66.8 Councillor Dave Muller seconded the motion.

66.9 By a unanimous vote

66.10 **RESOLVED**

That authority be delegated to the Chief Planning Officer to GRANT planning permission.

(1) That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Standard time limit**
- **Approved Plans (Plans submitted that form this application)**

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

- **Pro active working statement**

67 DC/20/05665 BARN AT LITTLE MEADOWS FARM, BANYARDS GREEN, LAXFIELD, IP13 8EU

67.1 Item 7E

Application	DC/20/05665
Proposal	Planning Application – Erection of 1no dwelling (following demolition of barn, alternative scheme approved DC/19/05712)
Site Location	LAXFIELD – Barn at Little Meadows Farm, Banyards Green, Laxfield, IP13 8EU
Applicant	Mr and Mrs Jamie and Anna Martin-Edwards

67.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site and officer recommendation of approval as detailed in the committee report.

67.3 Councillor Dave Muller proposed that the application be approved as detailed in the officer recommendation. Councillor Tim Passmore seconded the motion.

67.4 By a unanimous vote.

67.5 **RESOLVED**

That authority be delegated to the Chief Planning Officer to GRANT planning permission, subject to conditions.

(1) That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Standard time limit (3yrs for implementation of scheme from date of issue)**
- **Approved Plans (Plans submitted that form this application)**
- **Cycle Storage and Bin Storage to be located within existing secured shed on site.**
- **Wildlife Lighting Strategy**
- **Work in accordance with Ecological Appraisal Recommendations • Biodiversity Enhancements Strategy to be agreed**
- **Removal of PD Rights (Class A-D)**
- **Provision for parking provided prior to occupation**
- **Visibility splays and no obstruction over 0.6 metres**

(2) 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**

68 SITE INSPECTION

68.1 None requested.

The business of the meeting was concluded at 12.21 pm.

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Chair

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Agenda Item 7a

From: [Alex Scott](#)
To: [Robert Carmichael](#); [Paul Hankins](#); [James R. Thurkettle](#)
Cc: [John Pateman-Gee](#); [Kealey Dabrita](#)
Subject: ACTION: Tabled Papers Item for Committee on Wednesday - DC/21/00662 - Land off Hawes Lane, Norton
Date: 13 April 2021 08:55:37
Attachments: [pastedImagebase640.png](#)
[Outlook-tweyzzxj.png](#)
Importance: High

Good Morning

DC/21/00662 - Land off Hawes Lane, Norton

Please find below a plan showing land within SCC-Highways Control, and further response from SCC-Highways, for MSDC - DEVELOPMENT COMMITTEE A Tabled Papers, this Wednesday (14.04.2021).

Many Thanks All

Alex

Alex Scott
Principal Planning Officer - Development Management

Sustainable Communities
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From: Sam Harvey
Sent: 13 April 2021 08:37
To: Alex Scott
Cc: Julia Cox
Subject: RE: SCC/CON/0871/21 - Outline Planning Application - 9 Dwellings, access and pedestrian links - Land off Hawes Lane, Norton (MSDC Ref: DC/21/00662)

Hello Alex

Please find below the highway boundary plan (hatched green).

There is room to create a footway here; maybe a 2m wide isn't required here as footfall will not be high; could be 1.5m to suit area.

Samantha Harvey
Senior Development Management Engineer
Growth, Highways and Infrastructure
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, Suffolk
IP1 2BX



From: Alex Scott
Sent: 12 April 2021 10:40
To: Sam Harvey
Cc: Julia Cox
Subject: SCC/CON/0871/21 - Outline Planning Application - 9 Dwellings, access and pedestrian links - Land off Hawes Lane, Norton (MSDC Ref: DC/21/00662)
Importance: High

Good Morning Sam

DC/21/00662 - Outline Planning Application - 9 Dwellings, access and pedestrian links - Land off Hawes Lane, Norton

I refer to the above planning application and to your formal response received 15th March 2021 regarding.

Following Chairman's briefing today, for MSDC-Development Committee A for this Wednesday (14.04.2021) Members have questioned whether there is sufficient width within to the frontage of existing dwellings fronting Hawes lane, to provide the required 2 metre wide footpath, as there does not appear to be sufficient verge space from photographs of the lane provided.

Is there a map showing land within SCC ownership along Hawes Lane that you are able to provide please?

Also, if there is not 2 metres available, are you able to provide further advice please.

Many Thanks Sam

Alex

Alex Scott
Principal Planning Officer - Development Management

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