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	DEVELOPMENT CONTROL COMMITTEE A
DATE:	THURSDAY, 3 JUNE 2021 9.30 AM
VENUE:	KING EDMUND CHAMBER, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

For consideration at the meeting on Thursday, 3 JUNE 2021, the following additional or updated papers that were unavailable when the Agenda was printed.

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Agenda Item 5

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE A** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 12 May 2021 - 09:30

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

Ward Member(s):

Councillors: Cllr Helen Geake

In attendance:

Officers: Planning Lawyer (IDP)
Governance Officer (RC)
Area Planning Manager (GW)
Planning Officer (VP/KH)

79 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

None received.

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

None declared.

81 DECLARATIONS OF LOBBYING

All Members declared that they had been lobbied on application DC/19/02656.

82 DECLARATIONS OF PERSONAL SITE VISITS

None declared.

83 NA/20/15 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 14 APRIL 2021

It was Resolved that the minutes of the meeting held on the 14 April 2021 were confirmed and signed as a true record.

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

None received.

85 NA/20/16 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/19/02656	Neil Waterson (Applicant) Cllr Sarah Mansel (Ward Member) Cllr Helen Geake (Ward Member)
DC/20/05587	None

86 DC/19/02656 LAND SOUTH OF, OLD STOWMARKET ROAD, WOOLPIT, BURY ST EDMUNDS, SUFFOLK, IP30 9RU

86.1 Item 7A

Application Proposal	DC/19/02656 Outline Planning Application. (All Matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.
Site Location	WOOLPIT - Land South of, Old Stowmarket Road, Woolpit, Bury St Edmunds, Suffolk, IP30 9RU
Applicant	Capital Management 2 Ltd

86.2 The Case Officer presented the application to the Committee outlining the proposal before Members including, the mix of housing, the site location, the contents of the tabled papers, and the officer recommendation of approval as detailed in the Committee Report.

86.3 The Case Officer responded to Members' questions on issues including: the proposed cycle link, the Woolpit Neighbourhood Plan, and the timeframe for the school extension.

86.4 Members considered representation from the Applicant Neil Waterson.

86.5 The Applicant responded to Members' questions on issues including: the landscaping, and surveillance of the public open spaces.

86.6 Members considered the representation from the Ward Member Councillor Sarah Mansel.

86.7 Members considered the representation from the Ward Member Councillor Helen Geake.

86.8 The Ward Members responded to Members' questions on issues including: the cycle links.

86.9 Councillor David Muller proposed the application be approved as set out in the officer recommendation with the additional conditions as follows:

Updates contained within the tabled papers, timescale for school land 15 years, condition to restrict residential use areas, mix secured as plan slide 18, storey heights limited to 2 storey, bungalow and number and distribution of affordable homes location tba, permitted development rights removed, service runs to be agreed having regard to protection of trees to ensure the service runs do not prejudice the tree, provision of southern footpath link to PROW. biodiversity enhancement strategy concurrent with reserved matters.

86.10 Councillor Timothy Passmore seconded the motion.

86.11 Members continued to debate the applications on issues including: the footpath, the school's infrastructure service, and the affordable housing provision.

86.12 By 5 votes to 2.

86.13 It was RESOLVED: -

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

(1) Subject to the prior completion of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer to secure:

- **Affordable Housing. This shall include 14 rented Affordable Units (35%)**
- **Financial contribution towards a new cycle link (£34000)**
- **Transfer of land for an extension to the primary school**
- **Financial Contribution towards the land and build costs of a new Primary school in the village.**
- **Financial Contribution towards land and build costs of a new Primary school in the village (£184,572). If the school expansion site is confirmed as a land option, then there shall be clause to ensure that the financial contribution is not required or is returned.**
- **Financial contribution towards Secondary School Transport (£36,150)**
- **Financial contribution towards Pre-School provision (£82,032).**
-

THEN

(2) The Chief Planning Officer be authorised to GRANT OUTLINE 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 for the submission of Reserved Matters**
- **RM to be submitted in accordance with the submitted Parameters Plan ref 017-033-302 P3.**
- **RM to include housing mix and size [no of bedrooms/people]**
- **Approved Plans (Plans submitted that form this application)**
- **Concurrent with reserved matters a scheme for the provision and implementation of water, energy, and resource efficiency measures**
- **Electric Vehicle Charging scheme to be agreed.**
- **Construction works and deliveries operating hours.**
- **A Construction Management Strategy**
- **Materials to be agreed.**
- **Bin presentation and storage to be agreed concurrent with reserved matters.**
- **Surface Water Strategy (ensuring the satisfactory storage and disposal of surface water)**
- **Sustainable Urban Drainage System (ensuring a suitable system has been implemented and that all flood risk assets and owners are recorded)**
- **Scheme of Archaeological Evaluation**
- **Written report on the results of the Archaeological Evaluation**
- **Written Scheme of Investigation**
- **Archaeological Project Design Strategy**
- **Preliminary Ecological Appraisal**
- **Landscape and Ecological Management Plan to be agreed.**
- **Biodiversity Enhancement Strategy to be agreed.**
- **Badger Method Statement to be agreed.**
- **Lighting Design Scheme for Biodiversity**
- **Fire Hydrants to be agreed.**
- **Carriageways and Footways binder course level**
- **Estate Road and Footpaths**
- **Residents Travel Pack**

- **Parking and Manoeuvring**
- **Strategy for land contamination investigation**

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

- **Proactive working statement**
- **SCC Highways notes**
- **Support for sustainable development principles**
- **Floods and Water Management Notes**

(4) That in the event of the Planning obligations or requirements referred to in Resolution (1) above not being secured within 6 months or such further time as the Chief Planning Officer considers reasonable to conclude the agreement where he is satisfied

genuine and reasonable progress is being made then the Chief Planning Officer be authorised to refuse the application on appropriate ground/s.

With the additional conditions as follows: updates contained within the tabled papers, timescale for school land 15 years, condition to restrict residential use areas, mix secured as plan slide 18, storey heights limited to 2 storey, bungalow and number and distribution of affordable homes location tba, permitted development rights removed, service runs to be agreed having regard to protection of trees to ensure the service runs do not prejudice the tree, provision of southern footpath link to PROW. biodiversity enhancement strategy concurrent with reserved matters.

87 DC/20/05587 GREAT BRICETT BUSINESS PARK, THE STREET, GREAT BRICETT, SUFFOLK, IP7 7DZ

87.1 Item 7B

Application	DC/20/05587
Proposal	Planning Application – Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)
Site Location	GREAT BRICETT – Great Bricett Business Park, The Street, Great Bricett, Suffolk, IP7 7DZ
Applicant	Birch's Park Homes

87.2 A short comfort break was taken between 10:58- 11:10 after the completion of DC/19/02656 but before the commencement of DC/20/05587.

87.3 The Case Officer presented the application to the Committee outlining the proposal before Members including, the existing outline permission, the public transport links, and the officer recommendation of approval as detailed in the Committee Report.

87.4 The Case Officer responded to Members' questions on issues including: the access to the existing buildings on the site, the parking for each unit on the site, the landscaping on the site, and the frequency of the busses.

87.5 Councillor Matthew Hicks proposed the application be deferred for the reason as follows:

That application DC/20/05587 be deferred to seek further accurate information on the application with regards to the indicative plan, details of bus routes, details on parking spaces, details on floods and drainage, details of open space and landscaping.

87.6 Councillor Timothy Passmore seconded the motion.

87.7 By a unanimous vote

87.8 It was RESOLVED: -

That application DC/20/05587 be deferred to seek further accurate information on the application with regards to the indicative plan, details of bus routes, details on parking spaces, details on floods and drainage, details of open space and landscaping.

88 SITE INSPECTION

None received.

The business of the meeting was concluded at 11.43 am.

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Chair

Agenda Item 7a

DC/21/02564

Submission of Details - Reserved Matters application in part for Outline Planning Permission 1636/16. Appearance, Landscaping, Layout and Scale for construction of a car park to be associated with Woolpit Health Centre.

Land South Of Old Stowmarket Road Woolpit

Following completion of the report, the following responses had been received prior to the Planning Committee meeting.

- **Woolpit Parish Council** has commented as follows:

‘The proposed car park for Woolpit Health Centre is generally supported by the parish council.

However, we have concerns in relation to the use of the car park. Whilst the pressing need is for the Health Centre to have more parking, due both to the current pandemic vaccination programme and to the general expansion of patient numbers in the 23 parishes served by it, it is described in various documents as a public car park and should be so especially as public money is to be used to build it.

The terms of the draft Management Plan which is submitted in support of the application suggests that this is not the case. There are to be gates, probably a height barrier and specific opening hours decided by MSDC as owner but operated by another party probably via a lease or licence agreement with the Health Centre, the terms of which we have not seen and to which we are not a party.

Why is the car park not to be available to the village generally? Does MSDC have reasons for requiring it to be locked? The more cars we can get off congested village roads, both old and new, the better.

We hope village school will use it for dropping off pupils in a much safer environment than Heath Road. Has the school been involved in design and access discussions?

Similar questions arise about the lighting of the car park both as to hours required, control of the circuit and payment for electricity?

We understand that the Health Centre is prepared to designate more of the existing car park for disabled drivers. This will place them closer to the Centre for those who can only walk a short distance. We therefore suggest that the number of disabled spaces on the new car park could be reduced.

When the adjoining housing and roads are ready, access to the car park will be via Old Stowmarket Road and any temporary vehicular access via the existing Health Centre car park will be stopped with bollards, leaving a pedestrian route. It would be good for the village generally if there could be a formal pedestrian/cycle route through the Health Centre from the new car park to Heath Road. Has the Health centre been approached for this?

We are pleased to see the provision of EV points for charging cars. What is proposed for the operation of such points? Do you propose a contact with a commercial operator?’

Officer comment: the comments are fully acknowledged and appreciated. In regard to the draft Management Plan, this has been included with the submission for information at this stage. A condition attached to the outline planning permission (no.15) requires a Plan to be submitted to and agreed with the Local Planning Authority.

In this regard the applicant has confirmed that the Car Park Management Plan is indicative and subject to lease negotiations, and is included for information purposes only as a draft document.

- **SCC Highway Authority** has commented as follows:

'The transport assessment for the granted planning permission 1636/16 indicates the vehicle trips for this proposal have already been taken into account and the mitigation constructed on the highway are sufficient for the impact for the trips generated for the entire site. Footway links have been provided to the car park from 4 directions giving access to pedestrians.

We consider the proposal would not have an impact on the public highway with regard to congestion, safety or parking therefore, the County Council as Highways Authority, does not wish to restrict the grant of permission. It is our opinion that this development can provide safe and suitable access to the site for all users (NPPF Para 108) and would not have a severe impact on the road network (NPPF para 109) therefore we do not object to the proposal.'

Officer comment: As is made clear in the report to Members, the permanent means of vehicular access to the car park is from the adjacent residential development currently under construction. On this basis, it is recommended a condition be imposed on a grant of reserved matters approval that restricts the vehicular access from the Health Centre to emergency needs only, for the avoidance of doubt as to the use of this particular access.

- **Place Services Ecology** has confirmed no objection to the proposals, subject to conditions being imposed on a grant of approval. These include the development being carried out in accordance with the ecology report submitted with the application and submission of a Construction Environmental Management Plan (CEMP).

Officer comment: Members are advised that the requirement for the submission of a CEMP was imposed as a condition (no.11) attached to the outline planning permission and therefore it would not need to be re-imposed on a reserved matters approval.

Members are also advised that no representations have thus far been received as a result of neighbour notification or site/newspaper notices. **As advised in the Committee report, the overall notification period expires on 9th June.**