

Public Document Pack



	DEVELOPMENT CONTROL COMMITTEE A
DATE:	WEDNESDAY, 13 OCTOBER 2021 9.30 AM
VENUE:	THE BLACKBOURNE COMMUNITY CENTRE, BLACKBOURNE ROAD, ELMSWELL, IP30 9UH

For consideration at the meeting on Wednesday, 13 OCTOBER 2021, the following additional or updated papers that were unavailable when the Agenda was printed.

T A B L E D P A P E R S

		<u>Page(s)</u>
a	DC/2103430 STONHAM BARNES PARK, PETTAUGH ROAD, STONHAM ASPAL, SUFFOLK, IP14 6AT	3 - 10
b	DC/21/01220 LAND EAST OF THE STREET AND LORRAINE WAY, BRAMFORD, IPSWICH, IP8 4NS	11 - 18

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Claire Philpot, 01473 296376, committeeservices@baberghmidsuffolk.gov.uk on: 01449 724930 or Email: Committees@baberghmidsuffolk.gov.uk

This page is intentionally left blank

Agenda Item 7a

Tabled Papers

Item 7a

DC/21/03430 - Erection of garden centre building (Class E1) (following demolition of existing glasshouse) at Stonham Barns Park, Pettaugh Road, Stonham Aspal, Suffolk IP14 6AT

Corrections to report

The paragraph referring to Human Rights should not appear in the Recommendation section of the report. It should have appeared as a separate paragraph under section 7 Other Issues.

Additional Planning Conditions

The surface water drainage is proposed to drain into an existing system that leads to an outflow pipe to the east, which then joins a drain that leads to the south. A planning condition can be imposed to ensure that this happens and that the surface water does not materially affect the neighbour to the north.

The applicant has indicated that the material would be grey in colour but that the tone of grey can be agreed by a planning condition. To protect the residential amenities of the neighbour it is agreed that a planning condition is necessary.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer 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)
- Approved Plans (Plans submitted that form this application)
- Demolition and construction management plan to be agreed
- Delivery times restricted (same as 1189/05)
- Restrict use to garden centre only and no other Class E use
- Colour of roofing and walling material to be agreed
- Surface water drainage scheme to be submitted following the demolition of the glasshouse and prior to the construction of the garden centre building.

This page is intentionally left blank

DC/MEMBER REFERRAL TO COMMITTEE

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

Planning application reference	DC/21/03430 – Stonham Barns – Garden Centre
Parish	Stonham Aspal
Member making request	Suzie Morley
Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>There is an important point of consistency here.</p> <p>In 2005 the Councils Enforcement Officer assured the occupants of Brambly Hedge that the glasshouse here would be used for plant propagation without public access under permission 1189/05. The building is so close to Brambly Hedge that this earlier assurance provides public confidence in the planning process. Approval of this application would undermine that process.</p>
Please detail the clear and substantial planning reasons for requesting a referral	The protection of the amenity and living conditions of residents close to Stonham Barns.
Please detail the wider District and public interest in the application	Consistency and public confidence that the Council will protect the amenities of our residents. The sites planning history and its proximity to neighbouring parishes is also a factor.
If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	N/A.
Please confirm what steps you have taken to discuss a referral to committee with the case officer	Email trail and conversations with Bron Curtis from 22 nd July 2021.

This page is intentionally left blank

**Mid Suffolk District Council Planning Control Department
131 High Street Needham Market IP6 8DL**

PLANNING PERMISSION

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

Date of Application: June 3, 2005
Date Registered: June 3, 2005

REFERENCE: 1189 / 05
FORM P2

1527.01 and site plan.

CORRESPONDENCE ADDRESS:

Poole & Pattle Chartered Architects
5 Observation Court
84 Princess Street
Ipswich
Suffolk
IP1 1RY

NAME AND ADDRESS OF APPLICANT:

Stonham Barns
Pettaugh Road
Stonham Aspal
Stowmarket
IP14 6AT

Decision



PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:

Erection of a glasshouse
- Stonham Barns, Pettaugh Road, Stonham Aspal

The Council, as local planning authority, hereby gives notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The building as approved shall be used solely for the raising, bringing on and propagation of plants and there shall be no public access to that building.

Reason – The site is outside any area where planning permission would normally be forthcoming for retail development in accordance with the Local Plan.

3. No deliveries shall be received at or despatched from the site outside the hours of 9am to 5pm and not at any time on Sundays or Public Holidays.

Reason – To enable the Local Planning Authority to retain control over the development in the interests of the amenities of the adjacent dwelling.

REASONS FOR APPROVAL:

1. This permission has been granted having regard to policy ENV-4 (*countryside*) of the Suffolk County Structure Plan, to policy CL-20 (*garden centres*) of the Mid Suffolk District Local Plan, and to all other material considerations.

The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

NOTES:

None Applicable

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Signed:



Dated: July 25, 2005

Planning Control Manager

MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET, IPSWICH IP6 8DL

**Mid Suffolk District Council Planning Control Department
131 High Street Needham Market IP6 8DL**

DRAFT DECISION NOTICE

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

Date of Application: June 3, 2005
Date Registered: June 3, 2005

REFERENCE: 1189 / 05

1527.01 and site plan.

CORRESPONDENCE ADDRESS:

Poole & Pattle Chartered Architects
5 Observation Court
84 Princess Street
Ipswich
Suffolk
IP1 1RY

NAME AND ADDRESS OF APPLICANT:

Stonham Barns
Pettaugh Road
Stonham Aspal
Stowmarket
IP14 6AT

PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:

Erection of a glasshouse
- Stonham Barns, Pettaugh Road, Stonham Aspal

The Council, as local planning authority, hereby gives notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The building as approved shall be used solely for the raising, bringing on and propagation of plants and there shall be no public access to that building.

Reason – The site is outside any area where planning permission would normally be forthcoming for retail development in accordance with the Local Plan.

3. No deliveries shall be received at or despatched from the site outside the hours of 9am to 5pm and not at any time on Sundays or Public Holidays.

Reason – To enable the Local Planning Authority to retain control over the development in the interests of the amenities of the adjacent dwelling.

REASONS FOR APPROVAL:

1. This permission has been granted having regard to policy ENV-4 (*countryside*) of the Suffolk County Structure Plan, to policy CL-20 (*garden centres*) of the Mid Suffolk District Local Plan,

and to all other material considerations.

The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

NOTES:

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Signed:



Planning Control Manager

Dated:



MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET, IPSWICH IP6 8DL

DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT



Bellway Homes – Loraine Way, Bramford

Briefing Note on Design and Sustainability

Context

This briefing note has been prepared by Strutt & Parker on behalf of Bellway Homes in support of the reserved matters application at Land East of Loraine Way, Bramford, for 190 new homes, including 67 affordable homes, open space, land for a pre-school facility, and other associated infrastructure (reference DC/21/01220). The intention of this briefing note is to highlight the approach taken to the design and sustainability of the aforementioned reserved matters submission.

National Planning Policy Framework (NPPF) July 2021 & Design

In July 2021 a revised version of the NPPF was published. One of the changes to the NPPF related to the policy wording surrounding design. It is not necessarily the case that the general policy direction has changed, as securing well-designed places has been a longstanding objective of the planning system, but the terminology has shifted to further emphasise the need to achieve beauty and local responsiveness. It nonetheless remains the case that whilst poor design should be refused, significant weight should be given to good design.

In addition to the above, whilst the National Design Guide was published in October 2019, the National Model Design Code was published later in July 2021. Both of these supplementary design guidance documents elaborate on the fundamental principles set out within the NPPF, again with an emphasis on established ways of achieving good design, namely responding positively to site constraints and local context.

Bellway Homes are committed to delivering the above objectives by creating successful places and communities that are fit for purpose; durable; and attractive. For this reserved matters application there has been positive and proactive engagement from the outset with Officers, consultees, local residents and interested parties, in order to ensure that what is being proposed reflects local requirements, including the aspirations of the Bramford Village Design Statement. The most recent response to the application from Bramford Parish Council illustrates this, given they have raised no objection, instead referring to the strong ongoing relationship that has been developed with Bellway Homes Ltd.

Examples of local design characteristics that have been incorporated into the design of the reserved matters proposal include the use of a variety of house types with differing roof lines and forms; architectural detailing to create visual interest, such as barge boards, brick headers and cills, and protruding brick features to gable-ends; and the use of locally prominent materials, predominantly brick, weatherboarding, and render. These measures align with the objectives of local and national design policies, as well as the Bramford Village Design Statement which sets out a number of recommendations in relation to new residential developments, primarily the need to promote and enhance the identity of the village through sympathetic designs and the integration of local vernacular.

Other positive elements that feature in the overall design rationale include the permeability of the legible pedestrian network and highway hierarchy; street tree planting; robust landscape buffers and well-integrated public open space; policy compliant parking provision; and a high-standard of residential amenity with adherence to the Nationally Described Space Standards.

The above overview is not exhaustive, but it does go some way to highlighting the positive approach taken by Bellway Homes, primarily their commitment to collaborative working in order to address local requirements and produce a high-quality development that assimilates into the locality.

Sustainability

Both local and national planning policy set out to achieve sustainable development. This includes the provision of well-designed homes which mitigate against, and can adapt to, the impacts of climate change. Many of the technical requirements that enable new homes to meet these objectives are addressed through adopted Building Regulation Documents, however, Bellway Homes would welcome the opportunity to highlight their approach to incorporating sustainability measures.

A full Energy Statement has been submitted under Condition 30 of the outline permission, and provides full details on the Fabric First approach adopted by Bellway Homes, assesses feasibility for the introduction of renewable energy systems in the future, and also advises on the use of passive design measures to manage solar gain for example. The assessment confirms that levels of insulation and fabric measures are significantly better than the current building regulations' Part L requirements. The Council's Environmental Health Officer has confirmed that the contents of the report are appropriate to allow for the discharge of the condition.

Inevitably, part of the site's sustainability arises from its location, given the close proximity to the village centre, where there are a range of services, facilities, and amenities. Beyond that, the site also benefits from good onward connections, via sustainable modes of transport, to the larger centre of Ipswich. This was established by the grant of outline planning permission on the 9th July 2019 under reference DC/18/00233.

Otherwise, to achieve energy efficiency and reduce carbon emissions, the new homes will be constructed using a 'Fabric First' approach. This is considered to be the most effective way of minimising carbon emissions and reducing demand for heating and power throughout the lifespan of the homes. This is because the carbon savings are captured for the lifetime of the homes, unlike renewable energy technologies which have a shorter lifespan.

In this instance, the new homes would be constructed using fabric that would decrease energy demand sufficiently to meet, and in some cases exceed, the requirements of Building Regulations Approved Document L1A without the need for renewable energy. Modern, energy efficient appliances, fixtures, lighting, and boilers would equally be installed and all materials procured would be sustainably sourced. Moreover, new homes on plots with an east to west alignment, which represents a large proportion of the plots, would benefit from the greatest degree of passive solar gain to the habitable rooms fronting their principal and rear elevations. Notably, as the extent of passive solar gain is primarily determined by orientation, it is not possible for all plots to benefit from same degree of passive solar gain, particularly where a non-linear layout is proposed.

Bellway Homes are also working towards a phased transition to the Future Homes Standard with a high percentage of their new homes anticipated to be delivered in accordance with it by 2025, increasing to 100% for new homes started in 2026. The Future Homes Standard will require the carbon dioxide emissions of new homes to be at least 75% lower than homes built under the current Building Regulations. At present there are some difficulties that need to be addressed to fulfil the ambition of the Future Homes Standard and Bellway Homes are working with stakeholders to ensure that the expanding demand for heat pumps can be met.

Furthermore, as part of their approach to sustainable development, Bellway Homes provide electric vehicle (EV) charging points to all houses with on-plot parking. These charging points will be cabled and capped off. For shared spaces and parking courts, ducting is provided for future proofing purposes. In addition, fibre-optic broadband would be provided to the site with capacity for super-fast and ultra-fast broadband, enabling and supporting effective home working for future residents. Lastly, the proposed development would provide for Biodiversity Net Gain, augmenting the river valley habitat and delivering a range of biodiversity enhancements, such as bat boxes, bird boxes, swift bricks, reptile hibernaculares, and hedgehog highways.

Strutt & Parker – 01/10/2021

This page is intentionally left blank

Your Ref:DC/21/01220
Our Ref: SCC/CON/3149/21
Date: 8 October 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Jo Hobbs

Dear Jo Hobbs

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/01220

PROPOSAL: Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links

LOCATION: Land East Of The Street And Loraine Way , Bramford, Ipswich, IP8 4NS

Notice is hereby given that the County Council as Highway Authority make the following comments:

Masterplan Drawing No 888/03 Rev I indicates the cyclepath and emergency access to Loraine Way is no longer a private drive, this layout is acceptable to the highway authority.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

This page is intentionally left blank

Tabled Papers

DC/21/01220 – Land east of Lorraine Way, Bramford

Application for approval of reserved matters following grant of Outline Planning Permission DC/18/00233 dated 09/07/2019. Appearance, Landscaping, Layout and Scale for Residential development of up to 190 homes including affordable homes, pre-school facility, with areas of landscaping and public open space, new access from Lorraine Way and pedestrian and cycle links.

Corrections to report

The commuted sum agreed for the upgrade to the existing village play area, as agreed with Bramford Parish Council, is £40,830. The figure of £48,000 quoted in the report is a typographical error.

Additional information from applicant

Appendix 1 to these Tabled Papers form a Sustainability and Design Note from the applicant, Bellway Homes, to reflect on how their scheme respond to the recent changes to the National Planning Policy Framework. This is for information only and does not introduce any new or revised information to the application, but is just for Members to note.

Amendment to resolution

Highways

Revised plans have now been received to ensure the emergency access will form adopted highway to connect the site boundary to adopted highway within the site. Delegated authority is no longer sought to resolve this issue, with SCC Highways confirming they now have no objection to the application (Appendix 2).

The contribution for improvements to public rights of way also remains at £21,750 as agreed at the outline consent. The committee report identified an increased amount to £36,750 which included an additional £15,000 to cover the resurfacing of Footpath 26A. However it has since been agreed that these works would instead be undertaken via Section 278 agreement/planning condition as identified below in the amended recommendation. The commuted sum has therefore resorted back to £21,750, and for the avoidance of any doubt this money is still intended to now be spent on Footpath 26 and 27 as per the Deed of Variation set out below in the recommendation.

Ecology

Following a minor amendment to the pre-school site area in discussion with SCC Education Services, discussions between the council's ecologist, officers and the applicant are taking place to ensure the impact on priority species on site is fully considered. Delegated authority is sought to ensure officers have the relevant information from the applicant and secure appropriate mitigation as required. The revised recommendation is set out here for clarity:

That Delegated Authority is given to the Chief Planning Officer to APPROVE the application for reserved matters following resolution of the final ecology matters, and subject to the following:-

(1) Subject to the prior agreement of a Deed of Variation to the Section 106 Planning Obligation secured for outline consent DC/18/00233 as set out below to the satisfaction of the Chief Planning Officer and those as may be deemed necessary by the Chief Planning Officer to secure:

- Commuted sum for play space instead of on-site provision of £40,830
- Public Rights of Way contribution of £21,750 to be spent on footpaths FP26 and FP27 instead of FP11
- Paths to south of site to be transferred to SCC for future management and maintenance
- Legal mechanism to ensure level and surfaced path provided entire route between application site and village play area on Acton Road

(2) That the Chief Planning Officer be authorised to APPROVE Reserved Matters upon completion of the legal agreement subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Reserved matters permission given in accordance with the terms of the outline planning permission DC/18/00223 and conditions attached thereto remain in force, except where discharged or superseded by the reserved matters approval.
- Approved Plans (Plans submitted that form this application)
- Highways – traffic regulation order for 20mph speed limit zone within the site and relocation of national speed limit along Loraine Way
- Highways – upgrade section of Footpath 26A as part of route to village play area from site to enable level and surfaced access
- Provision of signage around site for pedestrians and cyclists to show connections to wider footpath network and details of signage within open space areas
- Landscaping around visitor parking at entrance of site to be agreed
- Landscaping and Ecological Management Plan also to include details to ensure planting and root systems on area of archaeological interest does not disturb heritage assets.
- Any further ecological mitigation work (if required on further discussion with Council's Ecologist)
- All affordable dwellings (excluding first floor flats) and 'Sculptor' market dwellings (66 in total) to meet Part M4(2) of Building Regulations to provide accessible and adaptable dwellings
- Compliance with Arboricultural Method Statement and Tree Protection Plan
- Compliance with measures outlined in Flood Risk Assessment

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

- Pro active working statement
- Anglian Water – assets on or near site