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BABERGH PLANNING COMMITTEE	
DATE:	WEDNESDAY, 16 FEBRUARY 2022 9.30 AM
VENUE:	FRINK ROOM (ELISABETH) - ENDEAVOUR HOUSE

For consideration at the meeting on Wednesday, 16 FEBRUARY 2022, the following additional or updated papers that were unavailable when the Agenda was printed.

TABLED PAPERS

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a	DC/21/04359 LAND SOUTH OF, SLOUGH ROAD, BRANTHAM, SUFFOLK	9 - 10

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Agenda Item 3

BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 2 February 2022 at 09:30am.

PRESENT:

Councillor: Stephen Plumb (Chair)
Susan Maria Ayres B.Ed Hons (Vice-Chair)

Councillors:	Peter Beer	John Hinton
	Bryn Hurren	Leigh Jamieson
	Alastair McCraw	Mary McLaren
	Adrian Osborne	Alison Owen

In attendance:

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

103 SUBSTITUTES AND APOLOGIES

103.1 Apologies were received from Councillor Busby and Councillor Parker.

103.2 Councillor Hurren substituted for Councillor Busby.

104 DECLARATION OF INTERESTS

104.1 There were no declarations of interests declared.

105 PL/21/24 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 15 DECEMBER 2021

105.1 Councillor Beer requested that the notes taken at the informal meeting held in January were shared with Members.

105.2 The Governance Officer confirmed that the notes would be circulated.

It was RESOLVED:

That the minutes of the meeting held on 15 December 2021 were confirmed and signed as a true record.

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

106.1 None received.

107 SITE INSPECTIONS

107.1 None received.

108 PL/21/25 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/21/25 and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From
DC/21/03770	None
DC/21/03771	None
DC/21/03774	None

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/21/25 be made as follows:-

109 DC/21/03770 23 BRIDGE STREET, HADLEIGH, IPSWICH, SUFFOLK, IP7 6SJ

109.1 Item 6A

Application	DC/21/03770
Proposal	Application for Listed Building Consent – Minor Internal amendments to previously approved LBC as ref: DC/18/04992
Site Location	HADLEIGH – 23 Bridge Street, Hadleigh, Ipswich, Suffolk, IP7 6SJ
Applicant	Mr Daniel Hughes

109.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the changes to the previously agreed internal layout, the proposed new gates to the site, and the officer recommendation of approval.

109.3 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: the details of the proposed repairs to the building.

109.4 Councillor Ayres proposed that the application be approved as detailed in the

officer recommendation.

109.5 Councillor McCraw seconded the motion.

By a unanimous vote

It was RESOLVED:

That the application is GRANTED listing building consent and include the following conditions:-

- **Standard time limit**
- **Window and door details including joinery colour**
- **Details of repairs**
- **All materials/fixtures to new build elements**
- **Landscaping and public realm details**
- **Level 3 Archaeological building recording**

110 DC/21/03771 21 BRIDGE STREET AND ADJOINING BUILDINGS, HADLEIGH, IPSWICH, SUFFOLK

110.1 Item 6B

Application	DC/21/03771
Proposal	Application for Listed Building Consent – Minor internal amendments to previously approved LBC ref: DC/18/04991 – Bridge Street & Adjacent Buildings
Site Location	HADLEIGH – 21 Bridge Street & Adjoining Buildings, Hadleigh
Applicant	Mr Daniel Hughes

110.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the amendments to the previously agreed internal layout of the buildings, and the officer recommendation of approval.

110.3 The Applicants representative responded to questions from Members on issues including the proposed start date of the building works.

110.4 Members debated the application on issues including: the improvements in respect of heritage.

110.5 Councillor McCraw proposed that the application be approved as detailed in the officer recommendation.

110.6 Councillor Jamieson seconded the motion.

By a unanimous vote

It was RESOLVED:

That the application is GRANTED listing building consent and includes the following conditions:-

- **Standard time limit**
- **Window and door details**
- **Details of repairs**
- **All materials/fixtures to new build elements**
- **Landscaping and public realm details**
- **Level 3 Archaeological building recording**
- **Joinery colour**
- **Rainwater goods**

111 DC/21/03774 MALTHOUSE AND ADJOINING BUILDINGS, BRIDGE STREET, HADLEIGH, IPSWICH, SUFFOLK

111.1 Item 6C

Application Proposal	DC/21/03774 Application for listed Building Consent. Minor amendments to previously approved LBC ref: DC/18/05018 (Malthouse) as per Design & Access Statement
Site Location	HADLEIGH - Malthouse and Adjoining Buildings, Bridge Street, Hadleigh
Applicant	Mr Daniel Hughes

111.2 The Case Officer presented the application to the committee outlining the proposal before Members including: the location of the site, the proposed internal and external amendments, and the officer recommendation of approval.

111.3 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: the heritage impact of the site, the height of the cricket netting to be installed, the time taken to obtain approval for the cricket netting, and the future maintenance of the netting.

111.4 Councillor McCraw proposed that the application be approved as detailed in the officer recommendation.

111.5 Councillor McLaren seconded the proposal.

By a unanimous vote

It was RESOLVED:

RECOMMENDATION That the application is GRANTED listing building consent

and includes the following conditions:-

- **Standard time limit**
- **Window and door details including joinery colour**
- **Details of repairs**
- **All materials/fixtures to new build elements**
- **Landscaping and public realm details**
- **Level 3 Archaeological building recording**
- **Details to be agreed of how each column and truss will be either be left exposed or enclosed in walls, including at least one of the trusses if left exposed.**

The business of the meeting was concluded at 09:58am.

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Chair

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Agenda Item 6a

From: Peter Chisnall <Peter.Chisnall@babberghmidsuffolk.gov.uk>

Sent: 09 February 2022 17:41

To: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>; Samantha Summers <Samantha.Summers@babberghmidsuffolk.gov.uk>

Subject: DC/21/04359

Dear Samantha,

APPLICATION FOR RESERVED MATTERS - DC/21/04359

Proposal: Reserved Matters Application following Outline Application DC/19/01973 and subsequent appeal APP/D3505/W/19/3241261. Town and Country Planning Act 1990 - Erection of 65No residential dwellings (of which 35% allocated as affordable homes) including landscaping, public open space and associated infrastructure.

Location: Land South Of, Slough Road, Brantham, Suffolk

Many thanks for your request to comment on the Sustainability/Climate Change mitigation related aspects of this application.

I have viewed the Applicant's latest updated Energy Strategy and EV Charging Plan and note the contents therein.

Babergh and Mid Suffolk Councils declared a Climate Emergency in 2019 and have an aspiration to be Carbon Neutral by 2030, this will include encouraging activities, developments and organisations in the district to adopt a similar policy. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability, taking into account the requirements to mitigate and adapt to future climate change.

With developments constructed with levels of insulation, fabric measures and low carbon building services just equal or slightly better the current building regulations' Part L requirements for domestic buildings, it is likely that they will need to be retrofitted within a few years. This is to meet; the National milestones, the Future Homes Standard, meaning dwellings are at least zero-carbon ready, and targets leading up to zero carbon emissions by 2050. The other issue is that the properties will be more expensive to heat in the winter and may overheat in the summer.

I have no objection to the application, however, if the planning department decided to permit and set conditions on the application, I would recommend the following.

Prior to the commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and operational phases of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed.

The Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation (as per policy CS3, CS12, CS13, CS15 and NPPF) bearing in mind the Climate Emergency including details on environmentally friendly materials, construction techniques, minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day).

The document should clearly set out the unqualified commitments the applicant is willing to undertake on the topics of energy and water conservation, CO₂ reduction, resource conservation, use of sustainable materials and provision for electric vehicles.

With all Sustainability and Energy Strategies the Council is requiring the applicant to indicate the retrofit measures required and to include an estimate of the retrofit costs for the buildings on the development to achieve net Zero Carbon emissions by 2050. It is also to include the percentage uplift to building cost if those measures are included now at the initial building stage. The applicant may wish to do this to inform prospective and future owners of the properties. In addition the risk of overheating in the properties due to future climate change.

Details as to the provision for electric vehicles should also be included please see the Suffolk Guidance for Parking, published on the SCC website on the link below:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/parking-guidance/>

Guidance can be found at the following locations:

<https://www.babergh.gov.uk/environment/environmental-management/planning-requirements/>

Reason – To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

Regards,

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH
Environmental Management Officer
Babergh and Mid Suffolk District Council - Working Together
Tel: 01449 724611
Mob.: 07849 353674
