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	<b>DEVELOPMENT CONTROL COMMITTEE A</b>
<b>DATE:</b>	<b>WEDNESDAY, 12 OCTOBER 2022 9.30 AM</b>
<b>VENUE:</b>	<b>FRINK ROOM (ELISABETH) - ENDEAVOUR HOUSE</b>

For consideration at the meeting on Wednesday, 12 OCTOBER 2022, the following additional or updated papers that were unavailable when the Agenda was printed.

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# Agenda Item 6

## 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 Thursday, 29 September 2022 at 09:30am.

### PRESENT:

Councillor: Matthew Hicks (Chair)

Councillors: James Caston Sarah Mansel  
Richard Meyer Suzie Morley  
Rowland Warboys Keith Welham

### Ward Member(s):

Councillors: Terence Carter

### In attendance:

Officers: Chief Planning Officer (PI)  
Planning Lawyer (IDP)  
Senior Transport Planning Engineer (BC)  
Sustainable Travel Officer (KD)  
Case Officer (BH)  
Governance Officer (CP)

## 22 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

- 22.1 Apologies for absence were received from Councillor Eburne, Councillor Field, Councillor Humphreys MBE, Councillor Matthissen and Councillor Passmore.
- 22.2 Councillor Welham substituted for Councillor Eburne.
- 22.3 Councillor Warboys substituted for Councillor Matthissen.
- 22.4 Councillor Morley substituted for Councillor Passmore.
- 22.5 Councillor Caston substituted for Councillor Humphreys MBE.

## 23 TO RECEIVE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTRABLE OR NON REGISTRABLE INTERESTS BY MEMBERS

- 23.1 Councillor Welham declared an Other Registrable Interest in respect of application numbers DC/20/01036 and DC/21/03287 due to being a Suffolk County Councillor for Stowmarket North which includes both sites. However, the item under discussion did not directly relate to the finances or wellbeing of

that interest or affect the finances or wellbeing of that interest to a greater extent than the majority of inhabitants. Therefore, Councillor Welham was not prevented from participating in the debate and vote in respect of this application.

## **24 DECLARATIONS OF LOBBYING**

24.1 Councillor Welham declared that he had been lobbied in respect of application number DC/20/01036 and DC/21/03287.

## **25 DECLARATIONS OF PERSONAL SITE VISITS**

25.1 Councillor Meyer declared that he regularly uses the road adjacent to application numbers DC/20/01036 and DC/21/03287.

25.2 Councillor Welham declared a personal site visit in respect of application numbers DC/20/01036 and DC/21/03287.

## **26 NA/22/6 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 20 JULY 2022**

26.1 Due to the number of substitute Members attending this meeting, the Chair advised that the minutes of the meeting held on 20 July 2022 would be deferred to the next available meeting.

## **27 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

None received.

## **28 NA/22/7 SCHEDULE OF PLANNING APPLICATIONS**

28.1 In accordance with the Councils procedures for public speaking on planning applications, representations were made as follows:

Application Number	Representations From
DC/20/01036	Angela Brooks (Agent) Councillor Muller (Ward Member) Councillor Carter (Ward Member)
DC/21/03287	David Fletcher (Agent) Councillor Muller (Ward Member) Councillor Carter (Ward Member)

**29 DC/20/01036 ASHES FARM, NEWTON ROAD, STOWMARKET, SUFFOLK, IP14 5AD**

29.1 Item 7A

Application Proposal	DC/20/01036 Application for Outline Planning Permission (Access to be considered) – Erection of up to 300 No dwellings, new vehicular access, landscaping, open space and drainage infrastructure
Site Location	<b>STOWMARKET</b> – Ashes Farm, Newton Road, Stowmarket, Suffolk, IP14 5AD
Applicant	St Phillips Land Limited

29.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the Council’s development brief for the site, the proposed highway improvements and site access plans, the previous deferral of the application at the Committee meeting on 20 July 2022 and the actions taken to address the concerns raised by Members at that meeting, the contents of the tabled papers, and the Officer recommendation of approval.

29.3 The Chief Planning Officer, the Case Officer and the Senior Transport Planning Engineer responded to questions from Members on issues including: the location of the access to the site, whether any traffic management plans are in plan to deter use of the surrounding residential roads, plans for improvements of the existing footpath, the proposed number of parking spaces, the future ownership and maintenance of the area of open space and whether any future development could take place in this area, whether the proposed highway works could be completed before the commencement of the development works, how this application relates to the application on the adjacent site, and the boundary between the site and the adjacent allotments.

29.4 Members considered the representation from Angela Brooks who spoke as the agent.

29.5 The Agent responded to questions from Members on issues including: the proposed water drainage scheme.

29.6 The Chair read out a statement from the Ward Member, Councillor Muller, who was unable to attend the meeting.

29.7 Members considered the representation from Councillor Carter who spoke as the Ward Member.

29.8 Members debated the application on issues including: the improvements made to the application following the previous decision of deferral, the access to the site, education and healthcare provision in the area, the proposed

open space provision, existing local transport links, and the fact that this is an allocated site for Stowmarket.

- 29.9 The Chief Planning Officer provided clarification to Members regarding the cycling and walking connectivity plans.
- 29.10 Members continued to debate the application on issues including: the proposed drainage systems, and the future plans for maintenance of the open space areas.
- 29.11 Councillor Meyer proposed that the application be approved as detailed in the officer recommendation.
- 29.12 Councillor Caston seconded the motion.
- 29.13 Members debated the application further on issues including: the proposed parking plans, the cycling and walking connectivity plans, the proposed pedestrian crossing, and the water drainage system.
- 29.14 The Chief Planning Officer and the Planning Lawyer provided confirmation to Members regarding the conditions which could be applied to the application in respect of the water drainage system.
- 29.15 The Proposer and the Secunder agreed to the following amendments to the recommendation:

Amend S.106 second bullet to include commitment to delivery of Connectivity Plan and connection to spine road. Add s106 obligation – add formal commitment to MoU relating to B113/A1120 junction as a s.106 obligation as per page 36 of the report.

**It was RESOLVED:**

**(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer as summarised below and those as may be deemed necessary by the Chief Planning Officer to secure:**

**• Affordable housing**

**22% provision of units on site (66no. units) comprising a mix of 50% affordable rented units, 25% shared ownership units and 25% discount market units.**

**- Properties shall be built to current Housing Standards Technical requirements. All ground floor 1 bed flats to be fitted with level access showers, not baths.**

**- The council is granted 100% nomination rights to all the affordable units on initial lets and 75% on subsequent lets.**

**- All affordable units to be transferred freehold to one of the Council's preferred Registered providers.**

- Adequate parking provision is made for the affordable housing units including cycle storage for all units.
- Commuted sum option available to be paid instead of on-site provision should the LPA agree to such request.

- Commitment to delivery of connection to the spine road as shown on the submitted plans for application DC/21/03287, within an agreed timeframe, to ensure that this element of the development is secured in accordance with the requirements of the adopted Development Plan
- Provision of children's play facilities in accordance with adopted standards
- Pro rata contribution towards bus service
- Primary education contribution - £1 538 100
- Secondary education contribution - £1 283 850
- Sixth Form expansion - £285 300
- Early Years Land (0.1 hectare) - £1
- Early Years new build - £553 716
- Libraries improvement and books etc - £64 800
- Waste Improvements - £33 900
- Traffic Regulation Order - £10 000
- NHS contribution - £172 800

(2) That the Chief Planning Officer be authorised to GRANT Outline Planning Permission upon completion of the above-mentioned legal agreement subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Standard time limit (Outline/Full for means of access)
- Approved Plans (Plans submitted that form this application)
- Submission of reserved matters to be substantially in accordance with the submitted Master Plan. Internal accessways for vehicles, cyclists and pedestrians to be substantially in accordance with the connectivity plan.
- Phasing Condition
- Details of the access and associated works to be submitted and approved
- Provision of visibility splays
- Provision of highway improvements prior to occupation
- Details of the mitigation measures at A1120/B1115 junction to be submitted and approved prior to commencement of development
- Travel Plan and provision of Travel Packs
- Details of estate roads and footpaths
- No occupation of dwellings until carriageways and footways serving that dwelling have been provided
- Details of parking including EV charging points and secure cycle storage prior to commencement of development
- Details of storage/presentation of refuse/recycling bins prior to the commencement of development
- Agreement of Construction Management Plan

- **Submission of surface water drainage scheme concurrent with the first reserved matters submission in accordance with the Flood Risk Assessment**
- **Details of all Sustainable Urban Drainage system components submitted within 28 days of completion of the last dwelling**
- **Archaeology conditions**
- **Provision of fire hydrants**
- **Ecological mitigation and enhancement measures in accordance with Preliminary Ecological Appraisal.**
- **Agreement of a Construction Environmental Management Plan**
- **Skylark Mitigation Strategy prior to commencement**
- **Biodiversity Enhancement Strategy concurrent with reserved matters**
- **Landscape and Ecological Management Plan concurrent with reserved matters**
- **Wildlife Sensitive Lighting scheme concurrent with reserved matters**
- **Time limit on development before further Ecological surveys are required**
- **Submission of landscaping details**
- **Development undertaken in accordance with the submitted arboricultural report**
- **Market housing mix prior to or concurrent with reserved matters to be agreed**
- **Sustainability & Energy Strategy scheme to be agreed prior to or concurrent with reserved matters**
- **Submission of a Land Contamination strategy prior to commencement of development**
- **Construction Plan to be agreed.**
- **Agreement of details for acoustic glazing and ventilation of dwellings**
- **Details of external noise levels and proposed mitigation.**
- **Agreement of the specification for the noise barrier, as a 2m solid earth bund topped with a 2m high noise barrier. The barrier should be installed prior to the occupation of any dwellings on the development.**
- **Conditions recommended by Waste Services.**

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

- **Proactive working statement**
- **SCC Highways and Rights of Way notes**
- **Support for sustainable development principles**
- **Informatives from the LLFA and Environment Agency**

**(4) That in the event of the Planning obligations or requirements referred to in Resolution (1) above not being secured and/or not secured within 6 months that the Chief Planning Officer be authorised to refuse the application on appropriate ground**

**And the following amendments:**

**Amend S.106 second bullet to include commitment to delivery of Connectivity**



**Plan and connection to spine road. Add s106 obligation – add formal commitment to MoU relating to B115/A1120 junction as a s.106 obligation as per page 36 of the report.**

**30 DC/21/03287 LAND NORTH WEST OF STOWUPLAND ROAD, STOWMARKET, SUFFOLK, IP14 5AN**

30.1 Item 7B

Application Proposal	DC/21/03287 Full Planning Application – Residential Development of 258no. dwellings (91 no. affordable) with new public open space, landscaping, access and associated infrastructure.
Site Location	<b>STOWMARKET</b> – Land North West of, Stowupland Road, Stowmarket, Suffolk IP14 5AN
Applicant	Crest Nicholson Operations Limited & John Henry Diaper an.....

30.2 A break was taken from 10:59am until 11:09am after application number DC/20/01036 and before the commencement of application number DC/21/03287.

30.3 The Case Officer introduced the application to Committee outlining the proposal before Members including: the location and layout of the site, the Councils development brief, the proposed access plans and highway improvements, the proposed open space provision, the location of the SUDS, the proposed housing mix and design, the proposed heating systems, the contents of the tabled papers, and the updated officer recommendation as detailed in the tabled papers.

30.4 The Case Officer responded to questions from Members on issues including: the proposed parking plans including the number of spaces, the proposed height of the dwellings adjacent to the A14 road, provision of electric vehicle charging points and their location within the site, the proposed access plans to the site, the proposed heating systems, whether an assessment had been carried out regarding potential contamination from the disused chicken sheds, the housing density of the site, the proposed pedestrian crossings, whether noise level assessments have been carried out in respect of the dwellings adjacent to the A14, the design of the buildings including the use of render, the proposed housing mix number including the number of bungalows, the existing public transport provision, any plans to prevent cars parking on the green areas, landscaping plans, proposed cycleways and footpaths, and emergency access to the site.

30.5 Members considered the representation from David Fletcher who spoke as the Agent.

- 30.6 The Agent responded to questions from Members on issues including: the proposed ventilation of the dwellings adjacent to the A14, the proposed parking plans including the number of triple parking and visitor spaces, the potential for installation of PV panels, the proposed heating systems, and the size and safety of the pedestrian crossing and traffic island.
- 30.7 Members considered the representation from Councillor Carter who spoke as the Ward Member.
- 30.8 The Chair read out a statement from the Ward Member, Councillor Muller, who was unable to attend the meeting.
- 30.9 The Applicant responded to a question from Members regarding the covenant preventing access to the site via the roundabout as detailed in the Ward Members statement.
- 30.10 Members debated the application on issues including: the height of the dwellings adjacent to the A14, the proposed number of triple parking spaces on site, the proposed heating systems, the access point to the site, the cycle path, and the potential for contamination or pollution issues as a result of the previous use of the site.
- 30.11 Councillor Morley left the meeting at 12:38pm.
- 30.12 Members continued to debate the application on issues including: the design of the dwellings, access to the site and the proposed parking plans.
- 30.13 Councillor Meyer proposed that the application be deferred.
- 30.14 Councillor Welham seconded the motion.
- 30.15 The proposer and seconder agreed to the following reasons for deferral:

To enable Officers to negotiate good design and layout aspects including 2 and 3 storey proposed units adjacent to the A14, adequacy of parking including removal of triple parking, potential for purchaser PV panels and Air Source Heat Pumps and other improvements above minimum standards, cycle and refuge consideration and toucan crossing appropriateness, and officer to report back to committee.

**It was RESOLVED:**

**That the application be deferred to enable Officers to negotiate good design and layout aspects including 2 and 3 storey proposed units adjacent to the A14, adequacy of parking including removal of triple parking, potential for purchaser PV panels and Air Source Heat Pumps and other improvements above minimum standards, cycle and refuge consideration and toucan crossing appropriateness, and officer to report back to committee.**

**31 SITE INSPECTION**

31.1 None received.

The business of the meeting was concluded at 12.50 pm.

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Chair

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# Agenda Item 8b

## Updates DC/21/05923

### Clarifications on the committee report:

- Within the committee report the access road fronting the site is referred to as 'Gardenhouse Lane' for the avoidance of doubt this should be 'Garden House Lane'.
- Only 4 triple parking arrangements are proposed – all instances arise because garages are proposed to the rear of tandem parking arrangement, all garages are however surplus to SCC parking requirements.

- **The Council's Strategic Housing Team provided an updated response on 3<sup>rd</sup> October 2022:**

*"Further to my earlier comments (dated 23 September), I have reviewed the updated site plan you sent me earlier today (ref: 5777, Drwg 1, Rev K) and I note that the applicant has kindly amended the housing mix to bring the tenure split in line with the extant Section 106 agreement. This is by way of changing the tenure of plot 37 such that it would be an affordable rent unit rather than shared ownership.*

*This means that the affordable housing mix proposed is now as follows:*

<b>Tenure</b>	<b>Number of units</b>	<b>Bedrooms and Occupants</b>	<b>Unit Size (GIA) (m2)</b>
Affordable Rent  (10 units total)	4	1b2p Flat	50
	2	1b2p House	58
	3	2b4p House	79
	1	3b5p House	93
Shared Ownership  (4 units total)	2	2b4p House	79
	2	3b5p House	93

*This amendment is welcomed. However, the mix of unit sizes is still not supported due to the number / proportion of 1-bed units, which is not supported on this site due to its location and the need as currently indicated through needs of households registered for affordable housing with a local connection to Rickinghall."*

### **Officer Comment:**

The tenure split is now in accordance with the S106 Agreement.

In their previous response Strategic Housing stated that the number of one-bedroom units was 4 higher than what was considered 'preferable'. The number of one-bedroom units incorporated into the scheme is however reflective of the comments and discussions that were had under the outline permission. On balance the higher number of one-bedroom units being offered is not considered fatal to the acceptability of the scheme.

- **Conditions:**

In addition to the conditions listed within the committee report, the following condition is recommended:

- Lighting scheme to be submitted
- Air source heat pumps to serve all plots