

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **MID SUFFOLK DEVELOPMENT CONTROL COMMITTEE B** held in the King Edmund Chamber - Endeavour House, 8 Russell Road, Ipswich on Wednesday, 20 June 2018- 09:30

PRESENT:

Councillor:

Roy Barker (Vice-Chair)

Councillors:

Michael Burke
Julie Flatman
Derrick Haley
John Matthissen

John Field
Jessica Fleming
Barry Humphreys MBE

Ward Members:

Councillor:

Penny Otton

In attendance:

Area Planning Manager (GW/JPG)
Planning Lawyer (IDP)
Planning Officer (JE)
Governance Support Officer (RC)

8 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Apologies of absence were received from Councillors Kathie Guthrie, Wendy Marchant, Derek Osborne and Jane Storey.

Councillor Derrick Haley substituted for Councillor Kathie Guthrie.

Councillor John Field substituted for Councillor Wendy Marchant.

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

Councillor Michael Burke declared a non-pecuniary interest for application DC/18/00770 as he knew one of the public speakers.

Councillor Roy Barker declared a non-pecuniary interest for application DC/18/01442 as he knew the agent.

10 DECLARATIONS OF LOBBYING

Councillor John Field declared that he had been lobbied.

11 DECLARATIONS OF PERSONAL SITE VISITS

None declared.

12 SA/18/1 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 23 MAY 2018

It was resolved that the Minutes of the meeting from 23 May 2018 were confirmed and signed as a true record.

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

None received.

14 SA/18/2 SCHEDULE OF PLANNING APPLICATIONS

In accordance with the Council's procedure for public speaking on planning applications a representation was made as detailed below:

Schedule of Applications

Application Number	Representations From
DC/18/01487	Stephen Plume (Great Blakenham Parish Council) Stuart McAdam (Applicant)
DC/18/00770	Stephen Plume (Great Blakenham Parish Council) Sandra Green (Objector)
DC/18/00229	Kerry Burn (Rattlesden Parish Council) Geoffrey Lynch (Objector) Phil Cobbold (Agent)
1541/17	Chris Roberts (Applicant)
DC/18/01442	None

14.1 It was noted that Vice-Chair Councillor Roy Barker would Chair the meeting as the Chair, Councillor Kathie Guthrie, had sent her apologies.

14.2 Item 1

Application Proposal	DC/18/01487 Submission of details under Outline Planning Permission 2022/16- Appearance, landscaping, layout, and scale for 130 dwellings and includes affordable housing, car parking, open space provision with associated infrastructure
Site Location	GREAT BLAKENHAM- Land on the West Side of, Stowmarket Road, Great Blakenham, Suffolk
Applicant	Persimmon Homes (Suffolk)

14.3 The Case Officer presented the application to the Committee outlining the proposal, the officer recommendation, and the late papers to members.

14.4 The Case Officer responded to Members' questions on issues including: the ecological nature of the site, the response from Natural England and that the Stour Special Protection Area (SPA) tariff could not be applied as the outline application had been approved prior to the expansion of the zone and could not be applied retrospectively. The Case Officer responded to further questions on issues including: Suffolk County Council's parking standards, that the conditions of the outline application had been carried forward, and the agreement of a travel plan.

14.5 Members considered the representations from the Parish Council, Applicant and Ward Member (Councillor John Field).

14.6 The Public speakers and Ward Member responded to Members' questions on issues including: the visitor car parking on the site, and the layout of the site when cross-referenced to the Ecology response.

14.7 Councillor Barry Humphreys MBE proposed that the application be approved as detailed in the Officer Recommendation. Councillor Derrick Haley seconded the motion.

14.8 Members debated the application on issues including: the original outline application (2022/16), the layout of the site, the visitor parking on the site, the ecology of the site, and the cumulative impact of development on Great Blakenham.

14.9 By 6 votes to 1

14.10 **RESOLVED**

That authority be delegated to Corporate Manager - Growth & Sustainable Planning to Grant Reserved Matters permission subject to conditions including:

- **Approved Plans**
- **Further Archaeological Works to plots 73-89.**
- **Development carried out in accordance with recommendations within Loven Acoustics Impact of transport noise report**

14.11 Item 2

Application Proposal	DC/18/00770 Application under Section 73 of the Town and Country Planning Act – Variation of condition 14 (screen walls and fences) of Planning Permission 0210/15
Site Location	GREAT BLAKENHAM- Land off Kingfisher Drive, Great Blakenham, IP6 0NG
Applicant	Mid Suffolk District Council

14.12 The Case Officer presented the application to the Committee outlining the proposal and the Officer recommendation.

14.13 The Case Officer responded to Members questions on issues including: the removal of the secondary fence that was creating a gap between properties, and that the fence outside plot 17 would have a fence re-instated as detailed in the original condition at 1.8m tall but would be slotted with 15mm gaps to allow light into the property.

14.14 Members considered the representations from the Parish Council, Objector and Ward Member.

14.15 Members debated the application on the issues including: conditions that were given for the granting of permission, the reduction of privacy resulting from the absence of fencing but also with the proposed slotted fence, and that if approved the proposal could set a precedent for all the properties from the original development.

14.16 The Case Officer and the Area Planning Manager advised Members that if they were minded to, they could delegate authority to Officers, to allow the variation of condition for the lower fence (creating the gap between properties) and for Officers to seek to agree removal of the upper level fence from the proposal with the applicants, or if not agreed, to refuse the application as Members felt that the regularisation of the upper level fence being removed was unacceptable to Members.

14.17 Councillor Barry Humphreys MBE proposed that the application be refused but that the lower fencing be removed and that the Committee delegate to Officers to agree the retention of high level fencing from the application and refuse if not agreed.

14.18 Councillor Derrick Haley seconded the motion.

14.19 Members debated the application on the proposed refusal on the issues including: the impact on residential amenity, and the conditions on the granted planning permission. The Committee felt they needed to protect the residential amenity of the existing developments and that the fence had been conditioned to protect the privacy of existing residents.

14.20 By 6 votes to 0 with 1 abstention.

14.21 **RESOLVED**

- **Approve the removal of the lower level fencing from the condition.**
- **Delegate to Officers to agree removal of high level fencing from application and refuse if not agreed.**

14.22 A short break was taken between 11:15-11:25 for refreshments. Councillor Barry Humphreys MBE left the meeting during the break.

14.23 Item 3

Application Proposal	DC/18/00229 Hybrid application: (i) outline planning application (all matters reserved except for access) for the erection of 22 dwellings (including 8 affordable homes) and (ii) planning application for change of use of land to public open space
Site Location	RATTLESDEN- Land Adjacent Roman Rise, Rattlesden, IP30 0QY
Applicant	Hartog Hutton Ltd

14.24 The Case Officer presented the application to the Committee outlining the applications details and the Officer Recommendation with the additional condition that there shall be no dwellings that would exceed 2 storey.

14.25 The Chair asked the Parish Council to make their representation first (as they had urgent business to attend). Members considered the representation from the Parish Council. The Parish Council responded to Members' questions that they were not opposed to the proposal of the parish council taking on the public open space within the application but that further details and discussions would need to take place before any confirmation.

14.26 The Case Officer responded to Members' questions on issues including: the change of use for open space being part of the application, and that Highways had updated their recommendation that they were satisfied with the visibility splays due to the speed limit on the road (30mph). The case Officer clarified that the red line plan of the proposal included an extended parcel of land to show that the off site drainage facility was a viable option.

14.27 Members considered the representations from the Objector and Agent and Ward Member. The public speakers responded to Members' questions on issues including: the provision of public open space, that the Floods team were satisfied, the path of the Roman Road and HGV traffic in the area.

14.28 Members debated the application on the issues including: the lack of ecology and landscaping data included within the report, that the development would fit within a gap in the village, that there was a need for housing, the sustainability of the site and the provision for visitor parking.

14.29 Councillor Derrick Haley proposed that the application be approved as detailed in the updated Officer recommendation and that informatives be provided in respect of the provision of visitor parking and emergency access partitions.

14.30 Councillor Jessica Fleming seconded the motion.

14.31 Councillor John Matthissen asked that the recommendation include an informative note regarding sustainability to which the proposer and seconder agreed.

14.32 By 5 votes to 2

14.33 **RESOLVED**

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Corporate Manager – Planning for Growth to secure:

- **Affordable Housing**

(2) That the Corporate Manager – Planning for Growth be authorised to grant Outline Planning Permission and Full Planning Permission subject to conditions including:

- **Standard Time Limit Condition**
- **Reserved Matters to be submitted and agreed**
- **Approved Plans**
- **Contamination Report**
- **Details of materials to be agreed**
- **As recommended by Highways – standard access conditions.**
- **Programme of Archaeological work and monitoring**
- **Surface water drainage scheme to agree and fully implemented as approved**
- **Sustainable Urban Drainage System**

- **Construction surface water management plan detailing surface water and storm water**
- **Details of fire hydrants to be submitted**
- **The recommendations of the ecological report to be adhered to**
- **Further ecology survey for Skylarks and mitigation**
- **Construction management plan**
- **Management of public space and landscaped areas.**
- **Lighting scheme – biodiversity**
- **Withdrawal PD rights**
- **Phasing of development.**
- **Development of housing shall be contained to the areas as shown on the indicative plan approved only.**
- **There shall be no dwellings hereby approved that would exceed 2 storey.**

(3) That in the event of the Planning obligations referred to in Resolution (1) above not being secured that the Corporate Manager – Planning for Growth be authorised to refuse planning permission on appropriate grounds.

Informatives:

- Visitor parking**
- Sustainability measures**
- Emergency access partitions**

14.34 A short break was taken for refreshments between 12:40-12:43

14.35 Item 4

Application	1541/17
Proposal	Erection of office campus comprising of 14no. Office units within three buildings, complete with access and 103 car parking spaces.
Site Location	CLAYDON- Land to The South of Claydon Court, Old Ipswich Road, Claydon, IP6 0BZ
Applicant	Mr Roberts, EL Construction Limited

14.36 Before the commencement of application 1541/17 Councillor John Field declared a non-pecuniary interest in the application as the County Councillor for the area and that he had been lobbied on the application.

14.37 The Case Officer presented the application to the committee outlining that the proposal had come before the members previously on 28 March 2018 but had been returned to committee as an agreement could not be reached through a delegation to Officers regarding the operating hours of the site. The Case Officer continued by outlining the recommendation to the committee.

14.38 Members considered the representation from the Applicant. The Applicant responded to Members questions on issues including: the possible limitation of the sound from the site, the impact on residential amenity, and that a pavement had been provided for the public right of way through the site.

14.39 Members considered the statements from the Ward Members, Councillor James Caston and Councillor John Whitehead, as read out by the Governance Support Officer.

14.40 Members debated the application on the issues including: the proposed hours of operation on the site, the level of noise that could be generated by the site, whether a delegation could be sought for controlling the ambient noise levels, and the subsequent impact on residential amenity.

14.41 Councillor Derrick Haley proposed that the application be approved as detailed in the Officer recommendation except from condition 15 (detailing hours of operation which is not agreed thus allowing 24/7 working) and that authority is delegated to Officers to agree conditions to provide noise level restriction and attenuation measures with Environmental Health.

14.42 Councillor Jessica Fleming seconded the motion.

14.43 By 6 votes to 1

14.44 **RESOLVED**

That authority be delegated to the Corporate Manager - Growth and Sustainable Planning to grant planning permission, subject to the following conditions;

- 1) Standard Time Limit Condition.**
- 2) Approved Plans**
- 3) Sustainability**
- 4) Surface water drainage and construction surface water management plan (all as requested by SCC Flood and Water team)**
- 5) Ecological mitigation and enhancement measures, as per chapter 5 of Ecology Survey**
- 6) Lighting design to be submitted**
- 7) Details of fire hydrants**
- 8) Retention of boundary hedgerows in accordance with site layout plan**
- 9) Details of Materials**
- 10) Details of screen walls and fences**
- 11) Construction Management Plan (Inc. construction hours, constructor parking, dust control and prohibition of burning)**
- 12) Landscaping**
- 13) Foul Water Strategy**
- 14) As required by LHA (including visibility splays and access layout in accordance with plan IT1794/SK/01)**
- 16) Scheme of energy efficiency measures to be agreed**
- 17) Additional landscaping for frontage (including ends of buildings)**

18) B1 use only (for the avoidance of doubt)

Delegation to Officers: To agree condition(s) to provide noise level restriction and attenuation measures with Environmental Health

Informative Note: Scheme of energy measures should seek to include solar panels, charging units, and rainwater storage measures.

14.45 Item 5

Application	DC/18/01442
Proposal	Outline Planning Application – Erection of 1No detached dwelling (all matters reserved).
Site Location	CREETING ST MARY- 1 Stone Cottages, Creeting Hills, Creeting St Mary, Ipswich, Suffolk, IP6 8PZ
Applicant	Mrs G M Johnson

14.46 The Case Officer presented the application to the Committee outlining the proposal, the officer recommendation and that the item had come before the committee as the applicant was related to a member of staff.

14.47 The Case Officer responded to members' questions on issues including: the recommendation from the Officer, that there was no through road on the site, that there was no objection from Environmental Health, and whether a contamination report was required.

14.48 The Governance Support Officer read out an email from the Ward Member who said that she fully concurred with the statement offered by the Parish Council.

14.49 Councillor Derrick Haley proposed that the application be approved as detailed in the Officer Recommendation. Councillor John Matthissen seconded the motion.

14.50 By a unanimous vote

14.51 **RESOLVED**

That authority be delegated to Corporate Manager - Growth & Sustainable Planning to Grant Outline planning permission subject to conditions including:

- **Time Limit**
- **Reserved matters**
- **Approved plans**
- **Foul and surface water drainage**
- **Parking provision**
- **Bin Storage and Presentation**
- **Contamination Report**

15 SITE INSPECTION

15.1 None requested.

The business of the meeting was concluded at 1.24 pm.

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Chair