

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **MID SUFFOLK DEVELOPMENT CONTROL COMMITTEE B** held in the Elisabeth Room - Endeavour House, 8 Russell Road, Ipswich on Wednesday, 12 September 2018 -09:30

### **PRESENT:**

Councillor: Kathie Guthrie (Chair)

Councillors:	Michael Burke	Julie Flatman
	Lavinia Hadingham	Barry Humphreys MBE
	John Levantis	Wendy Marchant
	John Matthissen	Derek Osborne

### **Ward Members:**

Councillors: Roy Barker  
Jill Wilshaw

### **In attendance:**

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

### **32 APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

Apologies of absence were received from Councillors Jessica Fleming and Jane Storey.

Councillor John Levantis substituted for Councillor Jessica Fleming.

Councillor Lavinia Hadingham substituted for Councillor Jane Storey.

### **33 TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**

None declared.

### **34 DECLARATIONS OF LOBBYING**

Councillor John Matthissen declared that he had been lobbied on application DC/17/03799.

### **35 DECLARATIONS OF PERSONAL SITE VISITS**

None declared.

**36 SA/18/7 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 15 AUGUST 2018**

The Chair deferred the confirmation of the minutes until the end of the meeting to allow the Planning lawyer to clarify a point within the draft minutes.

It was resolved at the end of the meeting that the Minutes of the meeting from 15 August 2018 were confirmed and signed as a true record subject to an amendment from the Planning Lawyer on point 30.11 to read as follows:

“The Planning Lawyer referred to the agent’s comment that complaints about nuisance arising from the use could be dealt with by Environmental Health, and advised that since a commercial business could rely on a defence of best practical means it was important to assess the acceptability of the use now and not assume that Environmental Health could provide a remedy.”

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

None received.

**38 SA/18/8 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**

<b>Application Number</b>	<b>Representations From</b>
DC/17/03799	Richard Peaty (Bacton Parish Council) Joy Stodart (Applicant – on behalf of Suffolk County Council)

**38.1 Item 1**

Application Proposal	DC/17/03799 Application for Outline Planning Permission (Access to be considered) Erection of up to 50 dwellings, construction of estate roads and car parking, provision of open space, including the provision of grass and 3G football pitches, landscaping, and construction of access to Wyverstone Road (following demolition of existing buildings)
Site Location	<b>BACTON-</b> Former Bacton Community Middle School (In the parish of Wyverstone), Wyverstone Road, Bacton, Stowmarket, IP14 4LH
Applicant	Suffolk County Council

38.2 The Case Officer presented the application to the Committee outlining the proposal, the tabled papers before Members and the Officer Recommendation of approval with conditions.

38.3 The Case Officer responded to Members' questions on issues including: the response from Suffolk County Council regarding developer contributions, the defined area of open space, and other developments and applications in the area.

38.4 The Area Planning Manager advised Members of an amendment to the Officer Recommendation on bullet point number 3 on the section 106 recommendation to replace "within the District" to "within the area of Bacton Parish."

38.5 Members considered the representations from Bacton Parish Council and the Applicant.

38.6 Members considered the representations from the Ward Members, Councillors Roy Barker and Jill Wilshaw.

38.7 The Case Officer and the Applicant clarified that the section portion of the site would have a joint use from the school and from public use.

38.8 The Area Planning Manager advised Members that if they were minded to approve the application that a condition guaranteeing some public use could be added to the recommendation.

38.9 Councillor John Matthissen proposed that the application be approved as detailed in the updated Officer Recommendation with the addition of:

- Scheme of recycling materials from demolition requirement to be added to construction management plan condition.

38.10 Councillor Barry Humphreys MBE seconded the motion and asked that an informative note be added to the proposal to highlight the need for high quality design and the following note has been written by the area Planning Manager to read as follows:

"The District Council wish to highlight, for any future reserved matters application, the need for a high quality design and layout to protect and respect historic interests as identified by consultees during the consideration of this application."

The proposer agreed to this addition.

38.11 By a unanimous vote

### 38.12 RESOLVED

That authority be delegated to Corporate Manager - Growth & Sustainable Planning to grant outline planning permission subject to the prior completion of a Section 106 or Undertaking on terms to their satisfaction to secure the following heads of terms

- Affordable Housing 20%
- Phasing of development including provision of pitch and parking
- Residue of affordable housing contribution (6%) safeguarded for affordable housing purposes unless spent on education purposes within the area of Bacton Parish within 5 years

and that such permission be subject to the conditions as set out below:

- Time Limit
- Reserved Matters
- Approved Plans
- Mitigation strategy for great crested newts
- Bat surveys concurrent with reserved matters
- Updated ecological surveys with reserved matters
- Ecological mitigation measures implemented in full
- Submission of European Protected Species Licence
- Pitch lighting operation times to be agreed
- Pitch surface details to be agreed
- Pitch lighting details to be agreed
- Hours of pitch use
- Pitch management and maintenance scheme to be agreed
- Archaeological investigation and recording
- Surface water drainage scheme details, implementation, maintenance and management
- Sustainable urban drainage scheme information provided
- Construction surface water management plan
- Lighting design scheme
- Landscape management and maintenance plan to be agreed
- Landscape and Planting Strategy to be agreed
- Fire hydrants
- Construction working hours
- Construction management plan to be agreed
- Sustainability and Energy Strategy
- Implementation of tree protection measures
- Provision of visibility splays
- Details of estate roads and footpaths
- Provision of carriageways and footways
- Means to prevent discharge of surface water from the development onto the highway
- Footway widening and improvement works

**Additional Conditions:**

- **Scheme of recycling materials from demolition requirement to construction management plan condition.**

**Informative Note:**

- **The District Council wish to highlight, for any future reserved matters application, the need for a high-quality design and layout to protect and respect historic interests as identified by consultees during the consideration of this application.**

**39 SITE INSPECTION**

39.1 None requested.

The business of the meeting was concluded at 10.16 am.

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Chair