

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held in the King Edmund Chamber - Endeavour House, 8 Russell Road, Ipswich on Wednesday, 5 February 2020 -0930

PRESENT:

Councillor: Kathie Guthrie (Chair)
Barry Humphreys MBE (Vice-Chair)

Councillors: Terence Carter
Peter Gould
Mike Norris
James Caston
John Matthissen
Rowland Warboys

Ward Member(s):

Councillors: Julie Flatman
Andy Mellen
Sarah Mansel
Helen Geake

In attendance:

Officers: Principal Planning Officer (MR/JW)
Senior Planning Officer (DC)
Planning Officer (HG)
Area Planning Manager (JPG)
Planning Lawyer (IDP)
Governance Officer (RC)

95 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

None received.

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

None declared.

97 DECLARATIONS OF LOBBYING

None declared.

98 DECLARATIONS OF PERSONAL SITE VISITS

None declared.

99 SA/19/17 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 8

JANUARY 2020

It was resolved that the Minutes of the meeting held on the 8 January 2020 were confirmed and signed as a true record.

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

None received.

101 SA/19/18 SCHEDULE OF PLANNING APPLICATIONS

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

Application Number	Representations From
DC/19/03851	Julia Ewans (Woolpit Parish Council) Bethan Haigh (Agent) Cllr Sarah Mansel (Ward Member) Cllr Helen Geake (Ward Member)
DC/19/03924	Peter Dow (Elmswell Parish Council) Geoff Armstrong (Agent) Chris Stock (Highways Consultant) Cllr Sarah Mansel (Ward Member) Cllr Helen Geake (Ward Member)
DC/19/02312	Sue Innes (Laxfield Parish Council) Ian Pettitt (Objector) James Platt (Agent) Cllr Julie Flatman (Ward Member)
DC/19/02542	Philip Cobbold (Agent) Cllr Andrew Mellen (Ward Member)
DC/19/05149	Chris Smith (Applicant)
DC/19/05712	Cllr Julie Flatman (Ward Member)

Before the start of the item the Chair announced that the applications would be taken in the following order:

1. DC/19/05149
2. DC/19/03851
3. DC/19/03924
4. DC/19/02312
5. DC/19/05712
6. DC/19/02542

102 DC/19/05149 LAND TO THE SOUTH OF UNION ROAD, ONEHOUSE, STOWMARKET, IP14 3EQ

102.1 Item E

Application Proposal	DC/19/05149 Application under section 73 of the Town and Country Planning Act for 4455/16 without compliance with condition 5 (external facing materials)
Site Location	ONEHOUSE – Land to the South of Union Road, Onehouse, Stowmarket, IP14 3EQ
Applicant	Hopkins Homes Ltd

102.2 The Case Officer presented the application to the Committee outlining the proposal before Members of the change of the type of bricks being used for the previously approved application, and that the officer recommendation was for approval.

102.3 Members considered the representation from Chris Smith who spoke as the Applicant.

102.4 Members considered the representation from the Ward Member, Councillor John Matthissen.

102.5 Members debated the application on the issues including: the proposed change of bricks.

102.6 Councillor Kathie Guthrie proposed that the application be approved as detailed in the officer recommendation. Councillor Mike Norris seconded the proposal.

102.7 By a unanimous vote.

102.8 **RESOLVED**

That the application to vary condition 5 of 4455/16 is GRANTED planning permission.

Conditions:

- **Variation of condition 5 (as applied for here).**
- **Re-iteration of other conditions from 4455/16 as relevant.**

103 DC/19/03851 LAND AT LAWN FARM, WARREN LANE, WOOLPIT, SUFFOLK

103.1 Item A

Application Proposal	DC/19/03851 Outline Planning Application (some matters reserved-access and landscaping to be considered) for development comprising of a mixture of B1/B2/B8 uses.
Site Location	WOOLPIT- Land at Lawn Farm, Warren Lane, Woolpit, Suffolk.

Applicant

Miss Chloe Parmenter

- 103.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, and the officer recommendation of approval.
- 103.3 The Case Officer and Economic Development Officer responded to Members' questions on issues including: the tracking of vehicles from the site, whether the application was in the Neighbourhood Planning Area for Woolpit, and that there was previous development surrounding the site.
- 103.4 Members considered the representation from Julia Ewans of Woolpit Parish Council who spoke against the application.
- 103.5 Members considered the representation from Bethan Haigh who spoke as the Agent.
- 103.6 The Agent responded to Members' questions on issues including: the vehicle tracking data, the travel plan, and the width of the roads in the immediate area.
- 103.7 Members considered the representation from Councillor Sarah Mansel who spoke as the Ward Member.
- 103.8 The Ward Member responded to Members' questions on issues including: whether there was any existing industrial use near the site.
- 103.9 Members considered the representation from Councillor Helen Geake, who spoke as the Ward Member.
- 103.10 The Area Planning Manager advised Members that the Woolpit Neighbourhood Plan was progressing but that it currently had little weight.
- 103.11 Members debated the application on the issues including: the suitability of the site for industrial use, access to the A14, the economic benefits of the proposal, and that the land had been allocated for employment use in the Draft Joint Local Plan.
- 103.12 Councillor Barry Humphreys MBE proposed that the application be approved as detailed in the officer recommendation with the addition that:
- A formal letter be sent to Suffolk County Council as the Highways Authority from Mid Suffolk District Council to request consideration of further restrictions on HGV access to unsuitable routes.
- 103.13 Councillor James Caston seconded the proposal.
- 103.14 Members continued to debate the application on the issues including: the environmental impact of the proposal, and the proposed sustainability

measures.

103.15 By 5 votes to 2 with 1 abstention.

103.16 **RESOLVED**

That the application is GRANTED planning permission and includes the following conditions:-

- **Standard time limit for submission of /Reserved Matters**
- **Approved Plans (Plans submitted that form this application)**
- **Phasing Condition**
- **Highway Conditions**
- **Noise assessment**
- **Drainage Condition**
- **Planting/Landscaping Conditions**
- **Provision of parking/cycle parking**
- **Sustainability measures**
- **Ecology Condition**
- **Fire hydrants**
- **Lighting Condition**
- * **Travel Plan**
- **Construction Method Statement.**

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

- **Pro-active working statement**

Additional Requirement:

- **That a formal letter be sent to Suffolk County Council as the Highways Authority from Mid Suffolk District Council to request consideration of further restrictions on HGV access to unsuitable routes.**

104 DC/19/03924 LAND TO THE WEST OF THE FORMER BACON FACTORY, ELMSWELL

104.1 A short comfort break was taken between 10:38 -10:48 after the completion of DC/19/03851, but before the commencement of DC/19/03824

104.2 Item B

Application	DC/19/03824
Proposal	Outline Planning Application (some matters reserved – access to be considered) for site remediation works

(Phase 1) and the erection of up to 65 dwellings with the safeguarding of land for potential future delivery of a relief road, public open space and associated landscaping (Phase 2).

Site Location	ELMSWELL – Land to the West of the Former Bacon Factory, Elmswell
Applicant	Harrow Estates PLC

- 104.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the updates since the item had previously been before the Committee, and the officer recommendation of approval.
- 104.4 The Case Officer responded to Members' questions on issues including: the issues that were raised at the previous hearing of the application, the contribution towards a footpath, the strategic plan from the County Council regarding infrastructure, the proposed traffic improvements and their association with other developments coming forward, and the comments received from the Strategic Planning Policy Team.
- 104.5 Members considered the representation from Peter Dow of Elmswell Parish Council.
- 104.6 Members considered the representation from Geoff Armstrong who spoke as the Agent.
- 104.7 Members considered the representation from the Ward Member, Councillor Helen Geake.
- 104.8 The Ward Member responded to Members' questions on issues including: the topography of the landscape.
- 104.9 Members considered the representation from the Ward Member, Councillor Sarah Mansel.
- 104.10 The Area Planning Manager advised Members that there were a number of unknowns in terms of the footpath provision to Woolpit but that these were not required to mitigate the proposal before Members. Furthermore, the Area Planning Manager advised that when looking at educational arrangements the system was not purely catchment based and that there was an element of choice within the system, and that the Education Authority had not objected to the proposal.
- 104.11 Members debated the application on the issues including: the suitability of pathways and routes that could be taken from the site.
- 104.12 A short adjournment was taken between 11:31-11:37 to allow Officers to confirm details regarding connectivity from the site.

- 104.13 After the break the Area Planning Manager advised the Committee that the applicant had put forward money for a footpath scheme but that there was not currently a scheme for a new pathway in place and that it was not necessary for this development to go ahead.
- 104.14 Members continued to debate the application on the issues including: the provision of transport for children for schools.
- 104.15 Councillor Terence Carter proposed that the application be refused as the details of the footpath had not been provided.
- 104.16 The Area Planning Manager advised the Committee that there would be no further information coming forward regarding a footpath through Elmswell to Woolpit as that information was not available and that if Members did decide to refuse on the footpath linkage issue which was unsupported by policy this would be likely be deemed as being unreasonable and the Council would be liable to costs. His opinion was that this would be a weak position at an appeal.
- 104.17 Councillor Carter withdrew his motion for Refusal.
- 104.18 Members continued to debate the application on the issues including: the schooling provision in the area, the social and environmental harm that could be caused, the number of school places meeting the needs of the development, and that the site was not in the emerging Joint Local Plan.
- 104.19 Councillor John Matthissen proposed that the application be refused for the reasons as detailed below:

It was noted that a short adjournment was taken between 12:18-12:29 to confirm the wording as detailed below:

- The Application would result in the expansion of Elmswell to the west and place a burden on the infrastructure of the village to cope. The site is unallocated in the Local Plan 1998, Core Strategy/ Focus Review and not proposed to be allocated within the Draft Joint Local Plan as an allocated site for sustainable housing where demonstrated to be supported by services and / or have suitable access to services. While the emerging Draft Joint Local Plan does allocate development within Elmswell, the infrastructure development plan makes account of this and provision is made for the expansion of facilities and services to cope with development on those allocated sites. This site is unallocated and as such is outside the Infrastructure Development Plan such that there may not be capacity within existing services, including school provision, to accommodate the increased population that is expected with this application. In conclusion, the emerging draft joint local plan is given reasonable weight alongside current policy position for proper planned development in this case as directed by the NPPF and the merits and benefits of the proposal are not considered to outweigh the risk to sustainability of future development of this settlement.

104.20 Councillor Barry Humphreys MBE seconded the motion.

104.21 By a unanimous vote

104.22 **RESOLVED**

That the application is refused for the reason detailed below:

- **The Application would result in the expansion of Elmswell to the west and place a burden on the infrastructure of the village to cope. The site is unallocated in the Local Plan 1998, Core Strategy/ Focus Review and not proposed to be allocated within the Draft Joint Local Plan as an allocated site for sustainable housing where demonstrated to be supported by services and / or have suitable access to services. While the emerging Draft Joint Local Plan does allocate development within Elmswell, the infrastructure development plan makes account of this and provision is made for the expansion of facilities and services to cope with development on those allocated sites. This site is unallocated and as such is outside the Infrastructure Development Plan such that there may not be capacity within existing services, including school provision, to accommodate the increased population that is expected with this application. In conclusion, the emerging draft joint local plan is given reasonable weight alongside current policy position for proper planned development in this case as directed by the NPPF and the merits and benefits of the proposal are not considered to outweigh the risk to sustainability of future development of this settlement.**

105 DC/19/02312 LAND ON THE SOUTH SIDE OF FRAMLINGHAM ROAD, LAXFIELD, SUFFOLK

105.1 A short comfort break was taken between 12:45-12:48 after the completion of DC/19/03924 but before the commencement of DC/19/02312.

105.2 Item C

Application Proposal	DC/19/02312 Outline Planning Application (with all matters reserved except access)- Erection of 49 dwellings and associated operations, including: vehicular and pedestrian access, provision of school car park, open space, infrastructure and landscaping.
Site Location	LAXFIELD – Land on the South side of Framlingham Road, Laxfield, Suffolk
Applicant	New Hall Properties (Eastern) Ltd

105.3 The Case Officer presented the application to the Committee outlining the

proposal before Members, the layout of the site, and the officer recommendation of approval.

105.4 The Case Officer responded to Members questions on issues including: that the sustainability officer had chosen not to comment on this application, that a new crossing point would be put in, but that this would not be a formal pelican or zebra crossing, the planning balance associated with the application, and the provision of open space.

105.5 Members considered the representation from Sue Innes of Laxfield Parish Council who spoke against the application.

105.6 Members considered the representation from Ian Pettit who spoke as an Objector.

105.7 Members considered the representation from Councillor Julie Flatman who spoke as the Ward Member.

105.8 Members debated the application on the issues including: the proposed mix of housing on the site, the parking spaces provided to the school, the proposed crossing point, the proposed landscaping around the attenuation pool, and the Affordable Housing Provision.

105.9 Councillor Barry Humphreys MBE proposed that the application be approved as detailed in the officer recommendation with the additional conditions as detailed below:

- Main road crossing, details of crossing to be agreed
- Reserved matters layout to be in general accord with the indicative plan
- Electric charging for all dwellings (This is covered by Highways recommendation) and to seek details of charging provision for parking area.
- Sustainability measures to be agreed

105.10 Councillor James Caston seconded the motion.

105.11 Members continued to debate the application on the issues including: the location of the school crossing and the school parking provision.

105.12 By a unanimous vote

105.13 **RESOLVED**

That the application is GRANTED planning permission:

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer to secure:

- **Affordable Housing at 35% to all NDSS standard consisting of:**

Affordable Rent:

**2 x 1b 2p bungalow
9 x 2b 4p house
3 x 3b 6p house**

Shared Ownership:

**2 x 2b 4p house
1 x 3b 5p house**

- **Public Open Space inclusive of management company**
- **School Car Park and Additional Visitor / Drop Off Area to BMSDC standard construction detail SD01 specification consisting of no fewer than 34 no. parking spaces, delivered and transferred to the school for £1 prior to occupation of the first dwelling**

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

- 1. Reserved Matters Time limit (24 months)**
- 2. Reserved Matters Details**
- 3. Approved plans**
- 4. Highways – visibility**
- 5. Highways – details of access**
- 6. Highways – footway link**
- 7. Highways – surface water discharge**
- 8. Highways – loading / unloading**
- 9. Highways – refuse / recycling**
- 10. Highways – HGV construction**
- 11. Archaeology (Pre-Investigation)**
- 12. Archaeology (Post-Investigation)**
- 13. Lighting Design Scheme**
- 14. Biodiversity enhancement**
- 15. Ecological appraisal recommendations**
- 16. Landscaping scheme**
- 17. Landscaping management plan**
- 18. Surface water management strategy (inclusive of Construction Surface Water Management Plan (CSWMP))**
- 19. SUDs details**
- 20. Fire hydrant provision details**
- 21. Pedestrian Link to Mill Road**

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

Section 38 of the Highways Act 1980 Section 278 of the Highways Act 1980

(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

106 DC/19/05712 BARN AT LITTLE MEADOWS FARM, BANYARDS GREEN, LAXFIELD, IP13 8EU

106.1 A lunch break was taken between 13:48-14:23 after the completion of DC/19/02312 but before the commencement of DC/19/05712. Councillors Barry Humphreys MBE and Peter Gould left the meeting during the lunch break.

106.2 Item F

Application	DC/19/05712
Proposal	Full Planning Application – Erection of 1no Dwelling (following demolition of existing barns).
Site Location	LAXFIELD – Barn at Little Meadows Farm, Banyards Green, Laxfield, IP13 8EU
Applicant	Mr Jamie Edwards and Miss Anna Martin

106.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, and the officer recommendation of approval.

106.4 The Case Officer responded to Members' questions on issues including: that the square meterage of the proposed building was smaller than the current agricultural building.

106.5 Members considered the representation from the Ward Member, Councillor Julie Flatman, who spoke in support of the application.

106.6 Members debated the application on the issues including the proposed access and the materials used.

106.7 Councillor Terence Carter proposed that the application be approved as detailed in the officer recommendation. Councillor James Caston seconded the motion.

106.8 By a unanimous vote.

106.9 **RESOLVED**

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 of scheme from date of issue).**
- **Approved Plans (Plans submitted that form this application).**
- **Cycle Storage and Bin Storage to be located within existing secured shed on site.**

- **Wildlife Lighting Strategy**
- **Work in accordance with Ecological Appraisal Recommendations**
- **Installation of Biodiversity Enhancements**
- **Removal of PD Rights (Class A-D)**
- **Provision for Parking provided prior to occupation.**
- **No unbound materials within 5m of the Highway.**

107 DC/19/02542 LAND OFF WYVERSTONE ROAD, BACTON, STOWMARKET, SUFFOLK, IP14 4LQ

107.1 Item D

Application	DC/19/02542
Proposal	Submission of details under outline planning permission 3270/16 – appearance, landscaping and scale for 64 dwellings
Site Location	BACTON- Land off Wyverstone Road, Bacton, Stowmarket, Suffolk, IP14 4LQ
Applicant	Laurence Homes

107.2 The Area Planning Manager presented the application to the Committee outlining the proposal before Members, the layout of the site, and the officer recommendation of approval.

107.3 The Area Planning Manager responded to Members' questions on issues including: that the proposed drainage scheme, and electric vehicle charging points.

107.4 Members considered the representation from Philip Cobbold who spoke as the Agent.

107.5 Members considered the representation from the Ward Member, Councillor Andy Mellen.

107.6 Members debated the application on the issues including: the electric vehicle charging points and the proposed drainage scheme.

107.7 Councillor James Caston proposed that the application be approved as detailed in the officer recommendation. Councillor Kathie Guthrie seconded the proposal.

107.8 By a unanimous vote.

107.9 RESOLVED

(1) That the reserved matters of appearance, scale and landscaping are approved subject to the following conditions: -

- **Approved Plans (Plans submitted that form this application)**

- Finished dwelling floor levels prior to works to each dwelling
- Env Health - no material burning
- Env Health – dust and litter minimisation
- Env Health – HGV sheeting
- External Lighting to be implemented as per details
- Breaks in knee high fence around village green to be agreed prior to works on green space
- Wall around communal parking area to rear of plots 29-31
- Final location of Hedgehog fencing to be agreed.

108 SA/19/19 SCHEDULE OF PLANNING APPLICATIONS - THIS ITEM HAS BEEN WITHDRAWN BY OFFICERS AND WILL BE CONSIDERED AT A LATER DATE

108.1 It was noted that this item was withdrawn by Officers after the publication of the agenda but before the meeting took place.

109 DC/19/04273 LAND WEST OF, WATTISFIELD ROAD, WALSHAM LE WILLOWS, SUFFOLK - ITEM WITHDRAWN BY OFFICERS AND WILL BE CONSIDERED AT A LATER DATE

109.1 It was noted that this item was withdrawn by Officers after the publication of the agenda but before the meeting took place.

110 DC/19/04796 LAND OPPOSITE, BROAD MEADOW, WALSHAM LE WILLOWS, SUFFOLK - ITEM WITHDRAWN BY OFFICERS AND WILL BE CONSIDERED AT A LATER DATE

110.1 It was noted that this item was withdrawn by Officers after the publication of the agenda but before the meeting took place.

111 DC/19/04553 ANCHOR STORAGE, EYE ROAD, KENTON, STOWMARKET, SUFFOLK, IP14 6JJ - ITEM WITHDRAWN BY OFFICERS AND WILL BE CONSIDERED AT A LATER DATE

111.1 It was noted that this item was withdrawn by Officers after the publication of the agenda but before the meeting took place.

112 DC/19/04807 10 IPSWICH ROAD, DEBENHAM, STOWMARKET, SUFFOLK, IP14 6LB - ITEM WITHDRAWN BY OFFICERS AND WILL BE CONSIDERED AT A LATER DATE

112.1 It was noted that this item was withdrawn by Officers after the publication of the agenda but before the meeting took place.

113 DC/19/04961 LAND NORTH OF, COLLEGE ROAD, WYVERSTONE, SUFFOLK - ITEM WITHDRAWN BY OFFICERS AND WILL BE CONSIDERED AT A LATER DATE

113.1 It was noted that this item was withdrawn by Officers after the publication of the agenda but before the meeting took place.

114 DC/19/04429 LAND NORTH OF WILLOW HALL, NORWICH ROAD, THWAITE, IP23 7ED - ITEM WITHDRAWN BY OFFICERS AND WILL BE CONSIDERED AT A LATER DATE

114.1 It was noted that this item was withdrawn by Officers after the publication of the agenda but before the meeting took place.

115 SITE INSPECTION

115.1 None requested.

The business of the meeting was concluded at 2.56 pm.

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Chair