

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 31 August 2016 at 09:30 am

PRESENT: Councillor Kathie Guthrie – Chairman – Conservative and Independent Group
Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillor: Barry Humphreys MBE
John Levantis
Dave Muller
Jane Storey
Jill Wilshaw*

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: Mike Norris

Denotes substitute *

Ward Members: Derek Osborne

In attendance: Senior Development Management Planning Officer (JPG)
Senior Legal Executive (KB)
Senior Development Management Planning Officer (GW)
Development Management Planning Officer (RB)
Governance Support Officers (VL/GB)

SA94 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

An apology for absence was received from Councillor Jessica Fleming. Councillor Jill Wilshaw was substituting for Councillor Julie Flatman.

SA95 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST

Councillor Jane Storey declared a non-pecuniary interest in relation to Application 1795/16 by reason of being a Councillor at Suffolk County Council, which owned the site.

SA96 DECLARATIONS OF LOBBYING

All Members declared that they had been lobbied by email in relation to Application 1795/16.

SA97 DECLARATIONS OF PERSONAL SITE VISITS

There were no declarations of personal site visits.

SA98 MINUTES

The minutes of the meeting held on 3 August 2016 were confirmed and signed as a correct record.

SA99 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION PROCEDURE

None received.

SA100 QUESTIONS FROM MEMBERS

None received.

SA101 SCHEDULE OF PLANNING APPLICATIONS

Application Number	Representations from
1795/16	Judith Forsdyke (Objector) Sam Robinson (Agent)

Item 1

Application	2890/16
Proposal	Install new block pave parking and track increase on existing tarmac area and install timber bollards
Site Location	WALSHAM-LE-WILLOWS – Grove Park
Applicant	Mid Suffolk District Council

Councillor Derek Osborne, Ward Member for Rickinghall and Walsham, acknowledged that there were issues with parking on site currently and welcomed the proposed improvements to the parking area.

The Chairman clarified that the recommendation for approval was subject to conditions and that the final condition contained would address the comments by Suffolk County Council Highway Authority as stated in their letter on page 11 of the report.

During the course of a discussion on the application, Members considered the proposed layout and design of the parking area, and the recommendation to grant planning permission was duly proposed and seconded.

By a unanimous vote.

Decision – Grant Planning Permission subject to conditions including:

- Standard time limit for commencement
- Development shall be in accordance with the approved plan(s)
- As recommended by the Local Highway Authority

Informative note: small area of green space remaining and need for appropriate treatment.

Item 2

Application	1795/16
Proposal	Erection of 38 residential flats with associated parking, cycle stores and bin stores following the demolition of an existing two storey former residential care home (Revised red line site plan for changes to access)
Site Location	STOWMARKET – Wade House, Violet Hill Road IP14 1NH
Applicant	Havebury Housing Partnership

At the start of her presentation on the application, the Case Officer referred to the letter of 27 July 2016 from Suffolk County Council, which was included in full on pages 77-82 of the report. She clarified that the Section 106 contributions suggested were not being sought from the Applicant by reason that the development would be exempt from direct contribution due to it being affordable housing. However, contributions might be provided for the Community Infrastructure Levy (CIL). The Case Officer also advised that an additional condition for a lighting scheme was recommended.

Judith Forsdyke, speaking as an objector on behalf of residents of Evelyn Fison Mews, commented that the scale and size of the proposed development, lack of parking and light and noise pollution would result in a detrimental effect on the residents of Evelyn Fison Mews.

Sam Robinson, the Agent, commented that the new build would be more economical, in keeping with the existing building's footprint, sympathetic to the existing trees and shrubs on site and well designed and screened to prevent overlooking. The proposal would deliver much needed affordable housing in a sustainable location.

Councillors Barry Humphreys MBE and Dave Muller, Ward Members for Stowmarket North, commented that parking arrangements were a concern at times; however, the proposed development would provide accommodation much needed by the local community.

During the course of the debate, Members considered various aspects of the application, including in relation to the shared access way with the Police station, potential demolition, re-use and recycling of building materials, deck screening scheme and landscaping scheme. In addition and to address questions about potential overlooking, Officers offered to include as a condition obscure glazing to the windows facing Evelyn Fison Mews. However, Members did not consider this necessary as they felt that the proposed design and landscaping scheme were sufficient and there would not be significant harm from the proposal.

By a unanimous vote.

Decision –

That the Professional Lead – Growth and Sustainable Planning be authorised to grant Full Planning permission:

(1) Subject to the prior completion of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Professional Lead – Growth and Sustainable Planning to secure:

- Affordable housing;

and

(2) subject to conditions including:

- Time limit
- Approved plans
- Tree Survey, Arboricultural Impact Assessment, Method Statement and Tree Protection Plan to be agreed
- Construction management scheme implemented
- Working times restriction
- Access improvement
- Parking provision
- Recommendations contained in Section 5 of the Conservation Construction Ecology Survey including a Method Statement
- Surface water management strategy
- Landscaping scheme
- Materials
- Implementation of deck screening prior to first occupation
- External lighting scheme to be agreed

(3) That in the event of the Planning Obligation referred to in Resolution (1) above not being secured that the Professional Lead – Growth and Sustainable Planning be authorised to refuse planning permission on appropriate grounds

Informative note: Re-use and recycling of materials following demolition of Wade House

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Chairman