

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING REFERRALS COMMITTEE** held in the Virtual Video Teams Meeting on Wednesday, 12 August 2020 09:30

PRESENT:

Councillor: Kathie Guthrie (Chair) and Matthew Hicks (Chair)

Councillors:	James Caston	Rachel Eburne
	John Field	Peter Gould
	Lavinia Hadingham	Barry Humphreys MBE
	Sarah Mansel	John Matthissen
	Andrew Mellen	Richard Meyer
	David Muller BA (Open) MCMI	Mike Norris
	RAFA	
	Andrew Stringer	Rowland Warboys

Ward Member(s):

Councillors: Cllr Keith Welham

In attendance:

Officers: Chief Planning Officer (PI)
Planning Lawyer (IDP)
Principal Planning Officer (VP)
Governance Officer (RC)

41 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

There were no apologies for absence received.

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

Councillor Richard Meyer declared a Local Non-Pecuniary interest for application DC/20/1435 as his daughter had booked a wedding reception at Columbine Hall which forms part of the application site.

43 DECLARATIONS OF LOBBYING

All Members declared that they had been lobbied on application DC/19/02090.

44 DECLARATIONS OF PERSONAL SITE VISITS

Councillor Sarah Mansel declared a personal site visit to application number DC/20/01435, and a personal site visit at the site adjacent to application number DC/19/02090.

Councillor John Matthissen declared a personal site visit to application number DC/19/02090.

Councillor Andrew Mellen declared a personal site visit to application number DC/19/02090.

45 RF/19/11 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 29 JANUARY 2020

It was resolved that the Minutes of the meeting held on 29 January 2020 were confirmed as a true record.

46 RF/19/12 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 21 FEBRUARY 2020

It was resolved that the Minutes of the meeting held on the 21 February 2020 were confirmed as a true record.

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

None received.

48 RF/19/13 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/20/01435	Stuart Carvell (Applicant) Cllr Rachel Eburne (Ward Member) Cllr Keith Welham (Ward Member)
DC/19/02090	Item deferred

49 DC/20/01435 LAND TO THE SOUTH OF GIPPING ROAD, STOWUPLAND, STOWMARKET

49.1 Item A

Application Proposal	DC/20/01435 Outline Planning Applications (All matters reserved) - Erection of up to 80 dwellings.
Site Location	STOWUPLAND – Land to the South of Gipping Road, Stowupland, Stowmarket
Applicant	Gladman Developments Ltd

- 49.2 The Case Officer gave a comprehensive presentation of the application to the Committee outlining the proposal before Members, the layout of the site, the contents of the tabled papers before Members, and the officer recommendation of approval.
- 49.3 The Case Officer and the Senior Development Management Engineer responded to Members' questions on issues including: the location of the junctions and the controlled crossing in relation to the site, the previous decisions made in the vicinity of the site, the materials to be used for the proposed pavement widening scheme, planned improvements to the junction and cycle paths, the density of the proposal, whether the controlled crossing location had been secured, and the applications relationship to the Joint Local Plan.
- 49.4 The Chief Planning Officer advised Members on the relationship between the Neighbourhood Plan and the draft Joint Local Plan.
- 49.5 The Case Officer and the Senior Development Management Engineer responded to further questions on issues including: the expansion of the primary school, the consultation response from the Councils Strategic Planning Team, the proposed improvements to the junction, the definition of a Grampian Condition, and the adequacy of the footways in the area.
- 49.6 Members considered the representation by Stuart Carvell who spoke as the Applicant.
- 49.7 The Applicant responded to Members' questions on issues including: access to the recently built houses on the adjacent site.
- 49.8 Members considered the representation from Councillor Rachel Eburne who spoke as the Ward Member.
- 49.9 Members considered the representation from Councillor Keith Welham who spoke as the Ward Member.
- 49.10 The Ward Members responded to Members' questions on issues including: the viability of arable land on the site, and alternative sites agreed in the Neighbourhood Plan.
- 49.11 The Chief Planning Officer confirmed to Members that the Draft Joint Local Plan is still in draft form. PI also provided clarity to members with regard to the issues of the crossing.
- 49.12 The Senior Development Management Engineer responded to questions regarding the number of accidents involving cyclists in the Stowupland area.
- 49.13 The Ward Members responded to further questions from Members on issues including the facilities open to the public at Walnut Tree Farm, the feasibility of local cycle routes, traffic issues, and the impact of the proposed site on the current Neighbourhood Plan.

- 49.14 The Chief Planning Officer advised Members of the issues associated with the Neighbourhood Plan and the National Planning Policy Framework.
- 49.15 Members debated the application on the issues including: the location of the development site, the biodiversity issues surrounding the site, the Neighbourhood Plan and the number of houses allocated compared to the housing needs identified in the draft Joint Local Plan, the proposed pedestrian crossing, cycle routes in the surrounding area, and public transport services.
- 49.16 The Chief Planning Officer provided Members with details of Grampian conditions.
- 49.17 Councillor Barry Humphreys MBE proposed that the application be approved as detailed in the officer recommendation and with the conditions listed below:

Approved in accordance with officer recommendation but with amendments to proposed heads of terms E and G of the s106 as follows:

E - Not later than the submission of the Reserved Matters a scheme to a standard which is capable of passing highway safety audit for the provision of a controlled crossing on the A1120 in the vicinity of the co-op shall be submitted to LPA in consultation with the LHA.

The scheme shall include measures and timetable for the delivery the crossing such that it is available for use prior to the first occupation of the development.

No development shall commence until the scheme is approved.

G – To include measure for advance planting to accord with the advice of Place Services.

- 49.18 Councillor James Caston seconded the proposal.
- 49.19 Members continued to debate the application on the issues including: the conflict of the development with the Neighbourhood Plan, and the pedestrian crossing.
- 49.20 By 8 votes to 7

Resolved:

That authority be delegated to the Chief Planning Officer to grant 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:

A. Locally Important Greenspace 'Thradstones Meadow'

That the area of land as open space and known locally as Thradstones Meadow be offered in the first instance to the Council as open space and in the event that the offer [whether in whole or part] is accepted then the land accepted [in whole to part] be transferred freehold for £1 within an agreed timescale. The said offer must be accompanied by a financial sum [not less than £75,000] sufficient for the maintenance and management of the space for 25 years. The Council will have the right to offer the land and commuted sum to a community nominee for the purpose of permanent open green space. In the event that the Council [or its nominee] declines the offer then the land shall be managed in perpetuity by a private management company [funded by service charges from occupiers of the associated residential development] along with other communal landscaped /open space areas within the development. The land shall be permanently publicly accessible. The land shall be transferred in a condition and state and equipped as agreed between the parties within the Agreement. The developer shall lay no services across the land. The developer shall protect the site during construction of the residential development from any encroachment by construction related activity.

B. Affordable Housing.

Delivery of 35% affordable housing in accordance with a schedule to be agreed with the Council's Housing Strategy Service

C. Education Contribution.

A sum of £299,302 [uplifted to reflect the increase in proposed dwelling from 70 to 80] towards new primary school build costs and associated school transport contributions.

D. Play Equipment.

Provision of play equipment to serve occupiers of this development, with commuted sum in the event the Council or Parish manage.

E. Highway Improvement Contribution

Not later than the submission of the Reserved Matters a scheme to a standard which is capable of passing highway safety audit for the provision of a controlled crossing on the A1120 in the vicinity of the co-op shall be submitted to LPA in consultation with the LHA.

The scheme shall include measures and timetable for the delivery the crossing such that it is available for use prior to the first occupation of the development.

No development shall commence until the scheme is approved.

F. Public access to all areas of open space within the development

G. Landscape and open space maintenance and management arrangements being agreed to include measures for advance planning to accord with the advice of Place Services.

50 DC/19/02090 LAND TO THE EAST OF, IXWORTH ROAD, THURSTON, SUFFOLK

50.1 Item 8b

Application: DC/19/02090

Proposal: Outline Planning Application (some matters reserved) - Erection of up to 210 dwellings and new vehicular access to include planting and landscaping, natural and seminatural green space including community growing space(s), children's play area and sustainable drainage system (SuDS), to include 35% affordable dwellings

Site location: **THURSTON** – Land to the East of, Ixworth Road, Thurston

Applicant: Gladman Developments Ltd

50.2 A short comfort break was held between 16:33pm – 16:55pm.

50.3 Councillor Barry Humphreys MBE left the meeting.

50.4 It was agreed that due to time and the requirement for attendance of Suffolk County Council Local Highway Authority Officers this item was deferred.

50.5 **Resolved:**

The item was deferred to be returned to committee at a later date.

The business of the meeting was concluded at 4.59 pm.

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Chair