

MID SUFFOLK DISTRICT COUNCIL

Minutes of the **DEVELOPMENT CONTROL COMMITTEE 'A'** held at the Council Offices, Needham Market on Wednesday 22 June 2016 at 9:30am.

PRESENT: Councillor: Matthew Hicks (Chairman)
Gerard Brewster
David Burn
John Field
Lavinia Hadingham
Diana Kearsley
Sarah Mansel
Lesley Mayes
David Whybrow

Denotes substitute *

Ward Members: Councillor:

In Attendance: Professional Lead – Growth and Sustainable Planning
Senior Development Management Planning Officer (JPG)
Development Management Planning Officer (TS/AS)
Senior Legal Executive (KB)
Governance Support Officers (VL/KD)

NA66 APOLOGIES/SUBSTITUTIONS

None received.

NA67 DECLARATIONS OF INTEREST

None received.

NA68 DECLARATIONS OF LOBBYING

None received.

NA69 DECLARATIONS OF PERSONAL SITE VISITS

None received.

NA70 MINUTES OF THE MEETING HELD ON 25 MAY 2016

Report NA/12/16

The Minutes of the meeting held on 25 May 2016 were confirmed as a correct record.

NA71 PETITIONS

The Professional Lead – Growth and Sustainable Planning advised the Committee of the following:

The Councils Democratic Service has received a petition bearing 41 signatures from residents mainly of the Parish of Aspall drawing attention to the potential further expansion of the Aspall Cyder business at Aspall Hall and making comment upon that.,

The petition has been lodged in response to invitations for representations, by way of the usual publicity, in connection with planning application 1990/16 for “Erection of an extension to press building, infill of existing lagoon and erection of new intake building” at Aspall Cyder. There is an associated application 1991/16 for listed building consent. Those applications are being considered by Officers.

Under the Councils Petition Scheme the petition is required to be reported to the Committee having responsibility for the matter in its terms of reference and to be taken into account when the matter is considered either by the relevant committee or by the authorised Officer acting under delegated powers.

It was his opinion that the applications may proceed to be decided under delegated powers and for the record he confirmed that appropriate regard had been given to the petition in the assessment and consideration of those applications.

Development Control Committee A was therefore requested to receive notification of the petition in accordance with the scheme.

The petitioners have requested that the petition be reported to Full Council and minutes. The petitioners understand that there will be no debate or comment at the Council meeting and that any planning application will be considered on its merits.

It is expected that this petition will be reported at the next Council meeting on 29 June.

NA72 QUESTIONS FROM MEMBERS

None received.

NA73 SCHEDULE OF PLANNING APPLICATIONS

Report NA/13/16

In accordance with the Council’s procedure for public speaking on planning applications representations were made as detailed below:

Planning Number	Application	Representations from
0492/16		John Parnum (Applicant)

Item 1

Application Number:	0492/16
Proposal:	Erection of single storey rear and side extensions to existing annex
Site Location:	TOSTOCK – Annexe at Ifold, New Road IP30 9PJ
Applicant:	Mr and Mrs J Parnum

The Case Officer advised the Committee that the red line drawing given in the papers is incorrect. The garden of the site is longer than detailed.

John Parnum, the applicant began by advising the Committee that this application was before them as the family were a multi-generational family, who wished to reside together and support each other now and in the future. His daughter and young grandson had moved in, and the house was to be extended to accommodate them. He explained that this was to be a single storey extension and would allow them to remain in their home as they grew older.

The Committee considered the application and agreed that there would be no harm to neighbours amenity.

By a unanimous vote

Decision – That Full Planning Permission be granted subject to the following conditions:

- Standard time limit
- In accordance with approved plans

Item 2

Application Number: **1751/16**
Proposal: Erection of 2 no new two-storey dwellings and construction of new vehicular access
Site Location: **NORTON** – Land adj Halfboys, Ixworth Road IP31 3LE
Applicant: Ms K Simmons

The Officer clarified that Policy CS9 of the Core Strategy gave a guide that housing density should be at least 30 dwellings per hectare, unless local circumstances required different treatment.

Councillor John Levantis, Ward Member commenting by email advised that he was both familiar with the site and aware of the comments from the Parish Council. He advised that he supported the application for two 3 bed dwellings on the site, as he felt that this would better meet housing needs, in comparison to the previous application for one dwelling on the site. He requested that if this application was approved, the Committee impose a condition on the site that would ensure that both garages associated with the dwellings were designated for vehicular use only.

Councillor Sarah Mansel advised that she requested that this application was called to Committee as she disagreed with the Officer recommendation. She felt that the immediate surroundings to the site were not similar in density to this proposal as there were open fields behind and to the south, showing an open character and not densely populated. She felt that putting two 3 bed dwellings onto this small site was over development, and that the houses were not modest. She advised that the Parish Council were also concerned about the density, as well as access to the site. There was also concern that the proposal did not allow enough space for vehicles to park and turn.

In response to Members questions the Officer clarified points including:

- If there could be a condition added to ensure the garages were used for parking vehicles.
- If there could be a condition added to ensure that the area at the front of the proposed dwellings remained as a turning circle.

- Who would arrange to move the telegraph pole situated at the edge of the proposed site entrance.

Following discussions on the above a motion to approve the application subject to the following additional conditions, was proposed and seconded:

- **Garages shall be retained for vehicular use only without obstruction.**
- Parking and Turning area shown on plan shall be retained for vehicular use only without obstruction.

By 4 votes to 3 with 1 abstention.

Decision – That the Planning Lead – Growth and Sustainable Planning be authorised to grant Full Planning Permission subject to conditions including:

- Standard time limit
- Approved plans
- Material samples
- Landscaping scheme and aftercare
- Programme of archaeological works
- Removal of permitted development for extensions and outbuildings
- Those as recommended by the Local Highway Authority
- **Garages shall be retained for vehicular use only without obstruction.**
- Parking and Turning area shown on plan shall be retained for vehicular use only without obstruction.

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Chairman