

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **MID SUFFOLK DEVELOPMENT CONTROL COMMITTEE B** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 24 November 2021 09:30

PRESENT:

Councillor: Kathie Guthrie (Chair)
David Muller BA (Open) MCMi RAFA (Councillor) (Vice-Chair)

Councillors: James Caston Peter Gould
John Matthissen Mike Norris
Andrew Stringer Rowland Warboys

In attendance:

Area Planning Manager (JPG / GW)
Planning Lawyer (IDP)
Planning Officer (MK / DC / BH)
Governance Officer (RC)

83 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Apologies for absence were received from Councillor Andrew Mellen.

Councillor John Matthissen substituted for Councillor Andrew Mellen.

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

None declared.

85 DECLARATIONS OF LOBBYING

None declared.

86 DECLARATIONS OF PERSONAL SITE VISITS

None declared.

87 SA/21/14 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 27 OCTOBER 2021

It was resolved that the minutes of the meeting held on the 27 October 2021 were

confirmed and signed as a true record.

88 SA/21/16 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 29 OCTOBER 2021

It was resolved that the minutes of the meeting held on the 29 October 2021 were confirmed and signed as a true record.

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

None received.

90 SA/21/17 SCHEDULE OF PLANNING APPLICATIONS

In accordance with the Council's procedure for public speaking on Planning applications, representations were made as detailed below:

Application Number:	Representations From:
DC/20/03098	Adam Bell – Agent
DC/21/00393	None
DC/21/04099	Oliver Jones – Agent Cllr Peter Gould – Ward Member
DC/21/04697	Cllr Peter Gould – Ward Member
DC/20/02129	Leslie Short – Agent Cllr Kathie Guthrie – Ward Member

91 DC/20/03098 LAND TO THE SOUTH OF, DISS ROAD, BOTESDALE, SUFFOLK

91.1 Item 8A

Application Proposal	DC/20/03098 Submission of details application (Reserved Matters) and Discharge of Conditions 11 and 12 for Outline Planning Permission DC/17/02760. Appearance, Landscaping, Layout and Scale to be considered for the erection of up to 69no dwellings, open space, and associated infrastructure.
Site Location	BOTESDALE – Land To The South Of, Diss Road, Botesdale, Suffolk.
Applicant	Terence D. Harvey FASI

- 91.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the updates to the proposal since the item was previously presented to members, and the officer recommendation of approval as detailed in the Committee Report.
- 91.3 The Case Officer responded to Members' questions on issues including: the number of bungalows proposed, the distribution of affordable housing units, the proposed chimneys, Condition 18, and the Environmental Management Officer's consultation response.
- 91.4 The Case Officer responded to further questions from Members on issues including: the lack of a childrens' play area, the absence of electric vehicle charging points, cycle parking provision, and surface water drainage.
- 91.5 Members considered the representation from Adam Bell who spoke as the Agent.
- 91.6 The Agent responded to Members' questions on issues including: the chimneys on the houses, and how the homes will be heated.
- 91.7 Councillor James Caston proposed that the application be approved as detailed in the officer recommendation.
- 91.8 Councillor David Muller seconded the proposal.
- 91.9 Members debated the motion on issues including: purely decorative chimneys in developments , and where they occur, their effect on rooves and their warranty period, and whether solar PV panels should be offered to every house with an appropriate roof aspect.
- 91.10 By a unanimous vote.

91.11 **RESOLVED**

That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Approved Plans (Plans and details submitted that form this application)**
- **Agreement of final building materials**
- **Landscape management And Ecological Management Plans to be implemented in full**
- **Biodiversity Enhancement Strategy as agreed to be implemented in full**
- **Hedgehog Friendly Fencing scheme to be agreed and implemented**

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

- **Proactive working statement**
- **SCC Highways notes**
- **Support for sustainable development principles**
- **Anglian Water advisory notes**

92 DC/21/00393 BOUNDARY LODGE FARM, CRATFIELD LANE, LAXFIELD, WOODBRIDGE, SUFFOLK, IP19 0DE

92.1 Item 8B

Application Proposal	DC/21/00393 Full Planning Application – Erection of 1 replacement dwelling (following part demolition of existing) (re-submission of DC/20/02273)
Site Location	LAXFIELD – Boundary Lodge Farm, Cratfield Lane, Laxfield, Woodbridge, Suffolk, IP19 0DE
Applicant	Mr. Revell

92.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the location of the site, landscaping, the comparison between the existing and proposed developments, and the officer recommendation of approval as detailed in the Committee Report.

92.3 The Case Officer responded to Members' questions on issues including: the

inclusion of solar PV panels, the inclusion of clarification on the glass balcony, the dimensions of the downstairs bathroom for disability access, outdoor lighting, and foul water drainage systems.

92.4 A short break was taken from 10:19 to 10:22 for planning officers to source appropriate information to answer Members' questions.

92.5 The Case Officer responded to further questions from Members on issues including: the change in dimensions between the existing development and the proposed development.

92.6 Members debated the application on issues including: the design of the property, the lack of accessible facilities for disabled individuals, and the effect of outdoor lighting on ecology.

92.7 Councillor John Matthissen proposed that the application be approved as detailed in the officer recommendation with the additional conditions as detailed below:

— All external lighting be deemed wildlife-friendly.

— That the Energy and Sustainability Strategy condition is to be agreed.

92.8 Councillor Mike Norris seconded the proposal, stating that the lighting condition was essential.

92.9 The Area Planning Manager advised Members on issues including the specific dimensions of the downstairs bathroom, conditions for ensuring the downstairs bathroom is built with appropriate disability access and conditioning on the glass balcony were put forward to the committee.

92.10 The Proposer and Seconder agreed that the following conditions be added to the recommendation:

— Notwithstanding the details of the balcony, the design should be agreed to avoid the likelihood of bird strike.

— Disabled access to the downstairs WC shall be provided.

92.11 By a unanimous vote.

92.12 RESOLVED

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

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:

- **Standard time limit**
- **Approved Plans (Plans submitted that form this application)**
- **Landscaping submitted to be implemented and maintained**
- **Ecology mitigation to be implemented in accordance with reports received.**

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

- **Proactive working statement**
- **SCC Highways notes**
- **Support for sustainable development principles**

Additional conditions added by the Committee:

- *Condition on external lighting to be agreed (Wildlife friendly)*
- *Sustainability and Energy Strategy condition to be agreed*
- *Notwithstanding details of balcony, design shall be agreed to avoid likelihood of bird strike*
- *Downstairs provision for disabled WC access shall be provided*

93.1 Item 8C

Application Proposal	DC/21/04099 Planning Application. Erection of a storage and distribution warehouse.
Site Location	EYE – Land at Eye Airfield, Eye, Suffolk, IP23 7HU
Applicant	Bartrums Group Ltd

93.2 A short break was taken from 10:37 to 10:46 after the completion of DC/21/00393 but before the commencement of DC/21/04099.

93.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the proposed elevations, updates to the recommendation from the local flood authority and their conditions, additional conditions and informatives as set out in the Tabled Papers, and the officer recommendation of approval as detailed in the Committee Report.

93.4 Councillor Peter Gould declared himself as the Ward Member for the application.

93.5 The Case Officer responded to Members' questions on issues including: sewage treatment, the inclusion of Core Strategy Policy CS3 to reduce contributions to climate change, flooding risk and drainage, and ownership of the land surrounding the proposed site.

93.6 Members considered the representation from Oliver Jones who spoke as the Agent.

93.7 The Agent responded to Members' questions on issues including: sustainable energy and energy consumption for the proposal.

93.8 Members considered the representation from Councillor Peter Gould who spoke as the Ward Member.

93.9 Members debated the application on issues including: the need to incorporate a condition that ensures the implementation of Core Strategy Policy CS3.

93.10 Councillor David Muller proposed that the application be approved as detailed

in the Officer's recommendation with the additional conditions as detailed in the Tabled Papers.

93.11 Councillor Rowland Warboys seconded the proposal.

93.12 By a unanimous vote.

93.13 **RESOLVED**

That Members delegate authority to the Chief Planning Officer to grant planning permission subject to:

[a] the resolution of the outstanding surface water drainage issues, in consultation with the LLFA, to the satisfaction of the Chief Planning Officer and

[b] that such permission be subject to the following conditions, and to any additional or amended conditions that are deemed necessary by the LLFA and the Chief Planning Officer:-

- **Standard time limit**
- **Approved Plans (Plans submitted that form this application)**
- **Construction Hours**
- **Prohibition on burning**
- **Dust Control**
- **Construction Management Plan**
- **Provision of loading/unloading manoeuvring and parking spaces prior to the commencement of use**
- **Agreement/implementation of water, energy, and resource efficiency measures for the lifetime of the development**

- **Provision of fire hydrants**
- **Details of maximum heights of storage**

And [c] the following informative notes as summarised and those as may be deemed necessary:

- **Proactive working statement**
- **Support for sustainable development principles**
- **Note regarding unexpected ecological presence.**
- **Note regarding unexpected land contamination**
- **Consideration of sprinkler system**

94 DC/21/04697 LAND ON EYE AIRFIELD, IPSWICH ROAD, EYE, SUFFOLK

94.1 Item 8D

Application	DC/21/04697
Proposal	Planning Application. Erection of new storage building No.10 for B8 use
Site Location	EYE – Land on Eye Airfield, Ipswich Road, Eye, Suffolk
Applicant	R H Developments (East Anglia) Ltd

94.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, access to the site, the inclusion of Core Strategy Policy, and the officer recommendation of approval as detailed in the Committee Report.

94.3 The Case Officer responded to Members' questions on issues including: the informative details for public rights of way, hours of operation on the site, and the condition made by Suffolk Fire and Rescue regarding fire hydrants.

94.4 Members considered the representation from Councillor Peter Gould who spoke as the Ward Member.

94.5 Councillor David Muller proposed that the application be approved as detailed in the Officer's recommendation.

94.6 Councillor James Caston seconded the proposal.

94.7 Members debated the motion on issues including: the clear incorporation of Core Strategy Policy CS3 into the recommendation, that the recommendations be altered to reflect the limitations to the operating hours of work, approving Suffolk Fire and Rescue's condition regarding the number of fire hydrants on site, and that an informative regarding the footpath is incorporated.

94.8 The Proposer and Secunder agreed that the following conditions and informatives be added to the recommendation:

— An additional fire hydrant is added to the site, as set out in Suffolk Fire and Rescue's condition.

— An informative note regarding public rights of way is incorporated.

94.9 By a unanimous vote

94.10 **RESOLVED**

That Members approve of the application, subject to the following conditions:

- **Standard time limit**
- **Approved plans**
- **Materials to be as stated within application**
- **Control of hours of work for building**
- **No installation of plant/machinery/equipment within the building without appropriate noise assessment**
- **No external storage to be permitted within the red line site**

- **External lighting to be as shown**
- **Limit to construction hours of work**
- **No burning of materials on site**
- **Sewage plant to be installed prior to first use**
- **Submission of scheme of water, energy, and resource efficiency measures for both construction and operational phase**
- **Details of provision for electric vehicle charging points**
- **Provision of parking area prior to first use**
- **Ecological good practice measures during construction**
- **Final flood measures to be agreed and implemented in full**

Along with the following informative and any additional or amended informatives that are deemed necessary by the LLFA and the Chief Planning Officer:

- **Proactive working statement**
- **Support for sustainable development principles**
- **Note regarding unexpected ecological presence**
- **Note regarding unexpected land contamination**

Additional Conditions and Notes added by the Committee:

- **Condition: An additional fire hydrant is added to the site**
- **Note: An informative note regarding public rights of way is incorporated**

95 DC/20/02129 LAND SOUTH EAST OF, LOW ROAD, DEBENHAM, SUFFOLK

95.1 Item 8E

Application	DC/20/02129
Proposal	Planning Application. Erection of 18no dwellings

(including 6no affordable dwellings). Construction of new vehicular access off Low Road.

Site Location **DEBENHAM** – Land South East of, Low Road, Debenham, Suffolk

Applicant Landex Ltd

95.2 Councillor David Muller temporarily assumed the role of Chairman of the committee due to Councillor Kathie Guthrie being the Ward Member for this application.

95.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the updates to the proposal since the item was previously presented to members, tenure splits across the development, the distribution of affordable housing, and the officer recommendation of approval as detailed in the Committee Report.

95.4 The Case Officer responded to Members' questions on issues regarding: communication with Strategic Housing.

95.5 Members considered the representation from Leslie Short who spoke as the Agent.

95.6 Members considered the representation from Councillor Kathie Guthrie who spoke as the Ward Member.

95.7 Members debated the application on issues including: the potential issues of shared ownership.

95.8 Councillor Andrew Stringer proposed that the application be approved as detailed in the Officer's recommendation.

95.9 Councillor Rowland Warboys seconded the proposal.

95.10 By a unanimous vote.

95.11 **RESOLVED**

Officers therefore recommend that Planning Committee resolve to accept the tenure mix offered by the applicants and instruct officers to continue negotiation of the Section 106 Agreement on that basis. The benefits of the

mix offered by the applicants outweigh that of the preferred mix of the Strategic Housing team. Further, given the changes to the NPPF to require delivery of discounted market housing on major development sites, the Local Planning Authority would be in step with the expectations of Government. Finally, it would begin the process of delivering the tenure of affordable housing set out within the most recent SHMA which would become a 'business as usual' practice once the emergent Joint Local Plan is adopted.

96 SITE INSPECTION

96.1 None requested.

The business of the meeting was concluded at 11.41 am.

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Chairman