

# Public Document Pack



## DEVELOPMENT CONTROL COMMITTEE A

<b>DATE</b>	<b>Wednesday 7 December 2016</b>
<b>PLACE</b>	<b>Council Chamber, Council Offices, High Street, Needham Market</b>
<b>TIME</b>	<b>9:30 am</b>

Contact: Committee Services  
Direct Line: 01449 724673  
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29 November 2016

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and press are not lawfully excluded. Any member of the public who attends a meeting and objects to being filmed should advise the Committee Clerk.

### AGENDA

1. Apologies for absence/substitutions
2. To receive any declarations of pecuniary or non-pecuniary interest by Members
3. Declarations of lobbying
4. Declarations of personal site visits
5. Confirmation of the Minutes of the meeting held on 9 November 2016

#### **Report NA/24/16**

#### **Pages A to D**

6. To receive notification of petitions in accordance with the Council's Petition Scheme.
7. Questions from the public

The Chairman to answer any questions from the public of which notice has been given no later than midday five clear working days before the day of the meeting in accordance with Committee and Sub-Committee Procedure Rule 7.

8. Questions from Councillors

The Chairman to answer any questions on any matter in relation to which the Council has powers or duties which affects the District and which falls within the terms of reference of the Committee, of which due notice has been given no later than midday three clear working days before the day of the meeting in accordance with Committee and Sub-Committee Procedure Rule 8.

9. Schedule of planning applications

**Report NA/25/16**

**Pages 1 to 8**

**Note: The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public**

10. Site inspections

**Note:** *Should a site inspection be required for any of the applications this will be held on Wednesday 14 December 2016 (exact time to be given). The Committee will reconvene after the site inspection at 12:00 noon in the Council Chamber.*

***Would Members please retain the relevant papers for use at that meeting.***

**Notes:**

1. The Council has adopted a Charter on Public Speaking at Development Control/Planning Committees. A link to the Charter and Constitution (Part 3: Committee and Sub-Committee Procedure Rule 19) is provided below:

[Charter on Public Speaking at Development Control/Planning Committees](#)

Those persons wishing to speak on a particular application should arrive in the Council Chamber early and make themselves known to the Officers. They will then be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

- Parish Clerk or Parish Councillor representing the Council in which the application site is located
- Objectors
- Supporters
- The applicant or professional agent / representative

Public speakers in each capacity will normally be allowed 3 minutes to speak.

2. Ward Members attending meetings of Development Control Committees and Planning Referrals Committee may take the opportunity to exercise their speaking rights but are not entitled to vote on any matter which relates to his/her ward.

Galina Bloomfield  
Governance Support Officer

## **Members:**

Councillor Matthew Hicks – Chairman – Conservative and Independent Group  
Councillor Lesley Mayes – Vice Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillors: Gerard Brewster  
David Burn  
Lavinia Hadingham  
Diana Kearsley  
David Whybrow

Liberal Democrat Group

Councillor: John Field

Green Group

Councillor: Anne Killett  
Sarah Mansel

## **Substitutes**

Members can select a substitute from any Member of the Council providing they have undertaken the annual planning training.

## **Ward Members**

Ward Members have the right to speak but not to vote on issues within their Wards.

## **Mid Suffolk District Council**

### **Vision**

**“We will work to ensure that the economy, environment and communities of Mid Suffolk continue to thrive and achieve their full potential.”**

### **Strategic Priorities 2016 – 2020**

#### **1. Economy and Environment**

**Lead and shape the local economy by promoting and helping to deliver sustainable economic growth which is balanced with respect for wildlife, heritage and the natural and built environment**

#### **2. Housing**

**Ensure that there are enough good quality, environmentally efficient and cost effective homes with the appropriate tenures and in the right locations**

#### **3. Strong and Healthy Communities**

**Encourage and support individuals and communities to be self-sufficient, strong, healthy and safe**

### **Strategic Outcomes**

**Housing Delivery** – More of the right type of homes, of the right tenure in the right place

**Business growth and increased productivity** – Encourage development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity

**Community capacity building and engagement** – All communities are thriving, growing, healthy, active and self-sufficient

**An enabled and efficient organisation** – The right people, doing the right things, in the right way, at the right time, for the right reasons

**Assets and investment** – Improved achievement of strategic priorities and greater income generation through use of new and existing assets ('Profit for Purpose')

# Suffolk Local Code of Conduct

## 1. Pecuniary Interests

Does the item of Council business relate to or affect any of your/your spouse /partner's pecuniary interests?

Yes

No

No interests to declare

Declare you have a pecuniary interest

Leave the room. Do not participate or vote (Unless you have a dispensation)

Breach = criminal offence

## 2. Non-Pecuniary Interests

Does the item of Council business relate to or affect any of your non-pecuniary interests ?

Yes

No

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

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# Agenda Item 5

## NA/24/16

### MID SUFFOLK DISTRICT COUNCIL

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

**PRESENT:** Councillor: Lesley Mayes (Vice-Chairman in the Chair)  
Roy Barker \*  
Gerard Brewster  
David Burn  
John Field  
Lavinia Hadingham  
Diana Kearsley  
Anne Killett  
Sarah Mansel  
David Whybrow

Denotes substitute \*

**In Attendance:** Senior Development Management Planning Officer (JPG)  
Development Management Planning Officer (LE)  
Business Partner – Commercial (CW)  
Governance Support Officers (VL/GB)

#### **NA104 APOLOGIES/SUBSTITUTIONS**

Councillor Roy Barker was substituting for Councillor Matthew Hicks.

#### **NA105 DECLARATIONS OF INTEREST**

Members noted that in respect of Application 2776/16 Mid Suffolk District Council was the applicant and that in respect of Application 3570/16 the applicant was a Councillor and therefore known to everyone on the Committee.

#### **NA106 DECLARATIONS OF LOBBYING**

There were no declarations of lobbying.

#### **NA107 DECLARATIONS OF PERSONAL SITE VISITS**

There were no declarations of personal site visits.

#### **NA108 MINUTES OF THE MEETING HELD ON 12 OCTOBER 2016**

##### **Report NA/21/16**

The Minutes of the meeting held on 12 October 2016 were confirmed as a correct record.

## NA109 MINUTES OF THE MEETING HELD ON 19 OCTOBER 2016

### Report NA/22/16

The Minutes of the meeting held on 19 October 2016 were confirmed as a correct record, subject to the start time of the meeting being amended to 12:00 noon.

## NA110 PETITIONS

None received.

## NA111 QUESTIONS FROM MEMBERS

None received.

## NA112 SCHEDULE OF PLANNING APPLICATIONS

### Report NA/23/16

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

<u>Planning Application Number</u>	<u>Representations from</u>
2776/16	Elliott Bragg (Havebury Housing Partnership)

#### Item 1

Application Number:	<b>2776/16</b>
Proposal:	Erection of 2 no. dwellings and 4 no. flats and associated parking. Installation of photovoltaic panels. Erection of screen walling and fencing. Alteration to vehicular access and new vehicular access to car parking
Site Location:	<b>LAXFIELD</b> – Land off Noyes Avenue IP13 8EB
Applicant:	Mid Suffolk District Council

During the course of the discussion on the application Officers provided clarification on various matters, including the location of heritage assets in relation to the proposal, location of air source heat pumps in relation to the proposed dwellings, arboricultural implications and visibility at the access.

In response to Members' questions Elliott Bragg, speaking on behalf of the applicant, drew Members' attention to the legislative background as outlined on page 9 of the report, under 'Code for Sustainable Homes', and commented on the design standards and energy efficiency levels that would be achieved to benefit the occupants and the Council.

Councillor Julie Flatman, Ward Member for Stradbroke and Laxfield, commented by email to express her support for the proposal, which would benefit local people.

By a unanimous vote



**Decision** – That authority be delegated to the Professional Lead (Growth and Sustainable Planning) subject to the expiry of the re-consultation period and provided no new material planning considerations are raised during that consultation period to Grant Full Planning Permission subject to:

- 1) The satisfactory completion of an Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 securing the properties for affordable rent
- 2) Planning Permission with conditions covering the following matters:
  - Time limit
  - As approved plans
  - Materials as specified with application unless agreed in writing by the Local Planning Authority at a later date
  - Visibility splays to be agreed and provided prior to first occupation
  - Parking and turning spaces to be functionally available and retained as such
  - Parking and turning spaces to be clearly marked on site
  - Boundary treatments and other means of enclosure to be installed before first occupation
  - Development to accord with AIA
  - Landscaping as specified with application and timescale for implementation
  - Noise level specification of air source heat pump units as submitted
  - Permeable surfacing materials to hard surfaces as specified with application unless otherwise agreed in writing by the Local Planning Authority at a later date
  - Removal of permitted development rights on dwellings and flats
  - Full details of bin store as specified within application unless agreed by the Local Planning Authority at a later date

Item 2

Application Number: **3570/16**  
Proposal: Retention of existing close boarded fence. Erection of amended fence line at 1.58m high (following partial removal of existing fence)  
Site Location: **WOOLPIT** – Eastview, Mill Lane IP30 9QX  
Applicant: Mrs J Storey

The Senior Development Management Planning Officer informed Members that the recommended conditions should be amended to include a 3-month time period to achieve the required visibility splay in a north westerly direction and a fence stain to be agreed and implemented within an agreed timetable. Following the presentation, the Senior Development Management Planning Officer replied to Members' questions, including in relation to the effect of the proposal on the Woolpit Conservation Area, the Heritage Officer's comments and highway safety matters.

By a unanimous vote

**Decision** – That Full Planning Permission be granted with the following conditions:

- Approved Documents
- Visibility splay of 2.4m x 17m in a north-westerly direction to be achieved within 3 months of the decision.
- Fence to stained in accordance with details to be agreed and in accordance with timetable to be agreed

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Chairman

# Agenda Item 9

## NA/25/16

### MID SUFFOLK DISTRICT COUNCIL

### DEVELOPMENT CONTROL COMMITTEE A – 7<sup>th</sup> DECEMBER 2016

### SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Item	Ref No.	Location and Proposal	Ward Member	Officer	Page No.
1	4048/16	<b><u>2 - 4 St Marys Avenue, Haughley, IP14 3NZ</u></b> Conversion of existing dwelling to form 2 No. dwellings.	Cllr Rachel Eburne	LW	1 - 8

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MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE -

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**AGENDA ITEM NO** I.  
**APPLICATION NO** 4048/16  
**PROPOSAL** Conversion of existing dwelling to form 2 No. dwellings  
**SITE LOCATION** 2-4 St Marys Avenue, Haughley IP14 3NZ  
**SITE AREA (Ha)** 0.11  
**APPLICANT** Mid Suffolk District Council  
**RECEIVED** September 27, 2016  
**EXPIRY DATE** December 12, 2016

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**REASONS FOR REFERENCE TO COMMITTEE**

The application is referred to committee for the following reason:

The applicant is Mid Suffolk District Council

**PRE-APPLICATION ADVICE**

1. No pre application advice was sought with regard to this planning application.

**SITE AND SURROUNDINGS**

2. The application site is located within the built-up centre of Haughley. This area is characterised by dwellings of a uniform appearance.

The property is situated along an avenue, with properties set back from the public highway, creating a substantial open space to the front of the properties.

**HISTORY**

3. The planning history relevant to the application site is:

4048/16	Conversion of existing dwelling to form 2 No. dwellings.
0349/90	ERECTION OF EXTENSION AS TEMPORARY ACCOMMODATION TO 10/07/1990

PROVIDE LIVING SPACE.

**PROPOSAL**

4. Planning permission is sought for the conversion of a single property to two dwellinghouses, returning it back to its original semi-detached design.

**POLICY**

5. **Planning Policy Guidance**

See Appendix below.

**CONSULTATIONS**

6. **Haughley Parish Council**

No comments received.

**SSS – Highway Authority**

No comments received.

**LOCAL AND THIRD PARTY REPRESENTATIONS**

7. None received.

**ASSESSMENT**

8. The main considerations that will be addressed as follows:

- Principle of Development
- Design and Layout
- Highway Safety
- Residential Amenity

**PRINCIPLE OF DEVELOPMENT**

**National Planning Policy Framework**

The National Planning Policy Framework (NPPF) was published on 27th March 2012. It provides the NPPF "does not change the statutory status

of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise".

The National Planning Policy Framework came into full effect on 27th March 2012. Paragraph 215 of the NPPF provides that "due weight should be given to relevant policies in existing plans (including Local Plans) according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater weight that may be given)". The relevant Local Plan policies set out above are considered to be consistent with paragraph 14, 17, 57, 58, 61 and 64 of the NPPF.

#### Development Plan

The principle of the development of a new residential dwelling is considered to be acceptable, subject to detailed compliance with Policies GP1, H16, SB2, and CL8 of the saved Mid Suffolk Local Plan (1998), Policy CS5 of the Core Strategy (2008) and Policies FC1 and FC1.1 of the Core Strategy Focused Review (2012) and other considerations.

#### Principle of Development

The site is located within the settlement of Haughley, as defined by the Policy CS1 of the Mid Suffolk Core Strategy as a Key Service Centre. These settlements are where the main focus of development is directed outside of the towns.

The NPPF states that districts should have a 5 year land supply plus an appropriate buffer. Mid Suffolk's land supply does not meet this requirement, and for the purposes of this report the housing land supply was calculated in June 2015, and stated to be 3.3 years.

Given that Mid Suffolk cannot demonstrate a 5 year housing supply it is considered that Policy CS1 and the housing policies on land supply should be not considered to be up to date. The NPPF nevertheless requires that the development must be considered to be sustainable in order to be acceptable. The proposal site is within the settlement boundary of Haughley where in usual circumstances new residential development would be considered appropriate.

Officers have carefully considered the context of this site, in particular the facilities that would be available to the occupiers of each of the proposed dwellings. There are facilities available that are within a reasonable walking distance and can be accessed by a lit footway. These facilities

would allow for the occupiers to access a number of facilities or services required in a typical day without the need for the reliance on the private car.

Taking all of these factors on board, the Mid Suffolk District Council's current 5 year Housing Land Supply and the NPPF position on this matter it is considered that, under these particular circumstances the principle of residential development is not considered unacceptable.

#### Design and Layout

No external changes are proposed to the property. Internal alterations include only the blocking up of a number of doorways throughout the property to restrict the connectivity between the properties proposed.

#### Highway Safety

Given that the existing dwelling was originally designed as two properties, served by two access driveways and parking areas, return it to two separate dwellinghouses is not considered to result in harm to warrant refusal of the application. It is considered that the use of the access by the additional dwelling would not be prejudicial to either pedestrian or vehicular highway safety and that adequate parking and manoeuvring spaces can be achieved within the application site.

#### Residential Amenity

As previously mentioned, no external alterations are proposed to the existing property, as such no additional windows are proposed. The amenities of the occupants of the surrounding residential properties are not considered be adversely affected by the proposal, through risk of overlooking.

Consideration has been given to the additional vehicular movements and the impact that this would have upon the properties along St. Mary's Avenue, which face the highway. It is considered that one further dwelling would not create a significant material increase in the number of vehicular movements to cause an unacceptable level of noise or disturbance to the occupiers of these properties.

#### Biodiversity

There are no records of protected species in the vicinity of the application site. Furthermore the proposal is for the subdivision of an existing dwelling; works which will not include the loss of any potential habitats, as such the proposal is not considered to risk harm to protected species.



Conclusion

In assessing the development on its merits, and having regard to relevant national and extant local planning policies, the proposed new dwelling accords with being within a sustainable location. The site is within the settlement boundary of a village considered appropriate for development and therefore in accordance with the NPPF.

**RECOMMENDATION**

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

- Standard time limit
- Approved plans

Philip Isbell  
Professional Lead - Growth & Sustainable Planning

Lindsey Wright  
Planning Officer

**APPENDIX A - PLANNING POLICIES**

**1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review**

**Cor5** - CS5 Mid Suffolks Environment

**Cor2** - CS2 Development in the Countryside & Countryside Villages

**CSFR-FC1** - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

**CSFR-FC1.1** - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

**2. Mid Suffolk Local Plan**

**GP1** - DESIGN AND LAYOUT OF DEVELOPMENT

**H16** - PROTECTING EXISTING RESIDENTIAL AMENITY

**H17** - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

**3. Planning Policy Statements, Circulars & Other policy**

**NPPF** - National Planning Policy Framework

**APPENDIX B - NEIGHBOUR REPRESENTATIONS**

Letter(s) of representation(s) have been received from a total of **0** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

The following people **commented** on the application:



**Title:** Con Area (Hatched) LBs (Shaded Bldgs)

**Reference:** 4048/16

**Site:** 2-4 St Mary's Ave  
Haughley IP14 3NZ



**MID SUFFOLK DISTRICT COUNCIL**

131, High Street, Needham Market, IP6 8DL  
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REV	DATE	DESCRIPTION	CLIENT
PROJECT Separation of single property back to two dwelling semi-detached format			Mid Suffolk District Council
SUBJECT Location Plan 2 & 4 St. Mary's Avenue, Haughley			DATE Sept 2016
PROJECT NR MW00152 01			SCALE 1:1250 @ A4
DRAWING NR			REV J.O.
			CHECKED G.A.

**Babergh & Mid Suffolk District Council**

Capital Contracts

Corks Lane, Hadleigh,  
Suffolk, IP7 6SJ,  
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