

## **MID SUFFOLK DISTRICT COUNCIL**

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE A** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Thursday, 3 June 2021 09:30

### **PRESENT:**

Councillor: Matthew Hicks (Chair)  
David Muller BA (Open) MCMI RAFA (Councillor) (Vice-Chair)

Councillors: James Caston John Field  
Sarah Mansel John Matthissen  
Suzie Morley Rowland Warboys

### **Ward Member(s):**

Councillors: Helen Geake  
Andrew Mellen

### **In attendance:**

Officers: Planning Lawyer (IDP)  
Area Planning Manager (JPG)  
Chief Planning Officer (PI)  
Governance Officer (RC)

## **1 APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

Apologies for absence were received from Councillors Rachel Eburne, Richard Meyer, and Tim Passmore.

Councillor Rowland Warboys substituted for Councillor Rachel Eburne.

Councillor James Caston substituted for Councillor Richard Meyer.

Councillor Suzie Morley substituted for Councillor Tim Passmore.

## **2 TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**

None declared.

## **3 DECLARATIONS OF LOBBYING**

All Councillors apart from those substituting declared that they had been lobbied on DC/21/00366.

**4 DECLARATIONS OF PERSONAL SITE VISITS**

None declared.

**5 NA/21/1 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 12 MAY 2021**

It was Resolved that the Minutes of the Meeting held on 12 May 2021 were confirmed and signed as a true record.

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

None received.

**7 NA/21/2 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/21/02564	Cllr Sarah Mansel (Ward Member) Cllr Helen Geake ( Parish Council representative and Ward Member)
DC/21/00366	Tony Kilbee ( Parish Council Representative) Andrew Cardy (Objector) Philip Cobbold (Agent) Cllr Andrew Mellen (Ward Member)

**8 DC/21/02564 LAND SOUTH OF , OLD STOWMARKET ROAD, WOOLPIT, IP30 9QU**

8.1 Item 7A

Application Proposal	DC/21/02564 Submission of Details – Reserved Matters Application in part for outline planning permission 1636/16. Appearance, Landscaping, Layout, and Scale for Construction of a car park to be associated with Woolpit Health Centre.
Site Location	<b>WOOLPIT</b> – Land South of, Old Stowmarket Road, Woolpit, IP30 9QU
Applicant	Mid Suffolk District Council (Strategic Property team)

8.2 The Case Officer presented the application to the Committee outlining the proposal before Members including, the proposed landscaping, the lighting on the site, the temporary entrance that would become an emergency entrance, the contents of the tabled papers, and the officer recommendation of approval as detailed in the Committee Report.

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

drainage on the site, the external lighting, the access for cyclists, and disabled access to the site.

8.4 Members considered the representation from the Parish Council representative Councillor Helen Geake.

8.5 Members considered the representation from the Ward Member Councillor Sarah Mansel who spoke in favour of the application.

8.6 Members considered the representation from the Ward Member Councillor Helen Geake who spoke in favour of the application.

8.7 The Ward Members responded to Members questions on issues including: noise in the car park, the urgency of the car park and the proximity of the proposed car park to the school.

8.8 Councillor David Muller proposed that the application be approved as set out in the officer recommendation with the additional conditions as detailed below:

Add Informative note:

That Council Officers are requested to work with the Surgery, Parish Council and School to resolve appropriate access to and availability of the car park for the community including outside surgery hours and with appropriate “smart” lighting and management arrangements.

Add condition:

Notwithstanding any detail within the application the detail for the gate area to the North access shall enable safe and level access by bicycle when gates are closed in a manner which shall have been agreed by the LPA before the use commences.

Add condition

The vehicular access to the Surgery shall be for emergency or temporary purposes which shall have been agreed in writing by the LPA in advance of such use.

8.9 Councillor John Matthissen seconded this motion.

8.10 Members continued to debate the application on issues such as: cycle access for the site, electric vehicle charging points, and the lighting plans.

8.11 By a unanimous vote

**8.12 It was RESOLVED:-**

**(1) That authority be delegated to the Chief Planning Officer to APPROVE the reserved matters following expiry of the period for publicity (being 9th June) subject to the following conditions, plus any further conditions as may be deemed necessary by the Chief Planning Officer:**

- **Reserved Matters approval given in accordance with the terms of the outline planning permission relating to this site and the conditions attached thereto remain in force.**
- **Approved Plans (plans submitted that form this application)**
- **Landscaping proposals to be provided in accordance with a timescale that has previously been agreed in writing with the Local Planning Authority.**
- **Plus such additional conditions as may be appropriate to safeguard relevant planning matters arising as a result of the current publicity and consultation that, in the opinion of the Chief Planning Officer, are necessary to impose on a reserved matters approval.**

**(2) That if further representations are received before this date which, in the Chief Planning Officer's opinion, raise new material considerations which cannot be appropriately managed by condition attached to the reserved matters approval that the application be reported back to Committee with a report and updated recommendation.**

**(3) That the Chief Planning Officer add such Informative Notes as may be appropriate or identified in consultee responses, as necessary.**

**With the additional conditions of:-**

**Add Informative note:**

**That Council Officers are requested to work with the Surgery, Parish Council and School to resolve appropriate access to and availability of the car park for the community including outside surgery hours and with appropriate "smart" lighting and management arrangements.**

**Add condition**

**Notwithstanding any detail within the application the detail for the gate area to the North access shall enable safe and level access by bicycle when gates are closed in a manner which shall have been agreed by the LPA before the use commences.**

**Add condition**

**The vehicular access to the Surgery shall be for emergency or temporary purposes which shall have been agreed in writing by the LPA in advance of such use.**

## 9.1 Item 7B

Application Proposal	DC/21/00366 Application for outline Planning Permission (all matters reserved) Town and Country Planning Act 1990 – Erection of up to 8No dwellings with garages.
Site Location	<b>FINNINGHAM</b> – Land South of, Westhorpe Road, Finningham, Suffolk
Applicant	Burgess Homes Ltd

9.1 A short comfort break was taken between 10:40- 10:50 after the completion of DC/21/02564 but before the commencement of DC/21/003366.

9.2 The Case Officer presented the application to the Committee outlining the proposal before Members including, the site's location outside of the settlement boundary, the access to facilities, the proximity of the site to the listed buildings, and the officer recommendation of approval as detailed in the Committee Report.

9.3 The Case Officer responded to Members questions on issues including: the highways response, the frequency of public transport, the location of the footpath and the lack of a landscape plan.

9.4 Members considered representation from the Parish Council representative Tony Kilbee who spoke against the application.

9.5 The Parish Council representative responded to Members' questions on issues including: the flooding, the foul water issues and the amenities in the village.

9.6 Members considered the representation from the Objector Andrew Cardy.

9.7 Members considered the representation from the Agent Philip Cobbold.

9.8 The Agent responded to Members' questions on issues including: whether neighbouring site was owned by the applicant..

9.9 Members considered the representation from the Ward Member Councillor Andrew Mellen who spoke against the application.

9.10 The Ward Member responded to Members' questions on issues including: the land allocation in the emerging Joint Local Plan.

9.11 Members debated the application on issues including: the sustainability of the site, the proximity of the listed buildings to the site, and the location of the access.

9.12 Councillor Sarah Mansel proposed refusal for the reason as follows:

1) A low to medium level of less than substantial harm to the setting of Hill House Grade II Listed is identified and the proposal fails to have sufficient information to demonstrate no harm. The application also fails to demonstrate that the public

benefits of the development would outweigh this identified harm in line with the requirements of paragraph 196 of the NPPF. The application is therefore found to be contrary to the provisions of paragraphs 193 and 196 of the NPPF, Core Strategy policy CS5 and Saved Local Plan policy HB1.

2) The application site is located outside of the settlement boundary of Finningham nor an allocated site and would continue to be located outside of the settlement boundary of the village if considered under the provisions of the Joint Local Plan given limited weight. On this basis the application is not held to comply with the adopted Development Plan policies CS1, CS2, H7 and FC1.1 not held as out of date and engaging the tilted balance given the harm to the designated heritage asset and the provisions of the NPPF para 11.

9.13 Councillor Rowland Warboys seconded this motion.

9.14 By a unanimous vote

**9.15 It was RESOLVED:-**

**That the application be REFUSED for the following reason:**

**1) A low to medium level of less than substantial harm to the setting of Hill House Grade II Listed is identified and the proposal fails to have sufficient information to demonstrate no harm. The application also fails to demonstrate that the public benefits of the development would outweigh this identified harm in line with the requirements of paragraph 196 of the NPPF. The application is therefore found to be contrary to the provisions of paragraphs 193 and 196 of the NPPF, Core Strategy policy CS5 and Saved Local Plan policy HB1.**

**2) The application site is located outside of the settlement boundary of Finningham nor an allocated site and would continue to be located outside of the settlement boundary of the village if considered under the provisions of the Joint Local Plan given limited weight. On this basis the application is not held to comply with the adopted Development Plan policies CS1, CS2, H7 and FC1.1 not held as out of date and engaging the tilted balance given the harm to the designated heritage asset and the provisions of the NPPF para 11.**

## **10 SITE INSPECTION**

None requested.

The business of the meeting was concluded at 12.17 pm.

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Chair