

## 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 Wednesday, 4 May 2022 at 09:30am.

### **PRESENT:**

Councillor: Matthew Hicks (Chair)

Councillors:	Rachel Eburne	John Field
	Sarah Mansel	John Matthissen
	Richard Meyer	Timothy Passmore

### **In attendance:**

Officers: Area Planning Manager (GW)  
Planning Lawyer (IDP)  
Case Officer (JW)  
Governance Officer (CP)

### **157 APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

157.1 Apologies were received from Councillor Barry Humphreys MBE.

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

158.1 Councillor Meyer declared a local non-pecuniary interest as the Agent resides in his Ward.

158.2 Councillor Mansel declared a local non-pecuniary interest as the Event Director of a Park Run which uses the path adjacent to the site.

### **159 DECLARATIONS OF LOBBYING**

159.1 There were no declarations of lobbying.

### **160 DECLARATIONS OF PERSONAL SITE VISITS**

160.1 Councillor Matthissen and Councillor Mansel declared personal site visits to the application site.

### **161 NA/21/27 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 06 APRIL 2022**

**It was RESOLVED:**

That the minutes of the meeting held on 06 April 2022 were confirmed and signed as a true record.

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

162.1 None received.

**163 NA/21/28 SCHEDULE OF PLANNING APPLICATIONS**

163.1 In accordance with the Councils procedures for public speaking on planning applications, representations were made as detailed below:

Application Number	Representations From
DC/21/06052	James Bailey (Agent) Andrew Wright (Applicant) Councillor Humphreys MBE (Ward Member)

**164 DC/21/06052 NORTHFIELD VIEW PHASE 2C, LAND TO THE WEST OF CHILTON FIELDS, FULLER WAY, STOWMARKET, IP14 1UH**

164.1 Item 7A

Application DC/21/06052

Proposal Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234 no. residential dwellings, public open space, and associated infrastructure.

Site Location **STOWMARKET** – Northfield View Phase 2C, Land to the West of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Applicant Taylor Wimpey East Anglia

164.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, proposed access to the site including pedestrian and cycle paths, the proposed housing mix, the proposed parking plans, the contents of the tabled papers, and the officer recommendation of approval as detailed in the tabled papers.

164.3 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: whether the issue regarding outside amenities for plot 121 had been resolved, whether NHS England were aware that there would be no CIL (Community Infrastructure Levy) payments available from this site, clarification of the number of 1 bed properties across the entire site and in which phase these would be delivered, proposed access and parking plans, the building regulations applicable to the development,

management of open spaces, public transport plans and access including the bus gate, the proposed landscaping scheme, permeability of the driveways, ecological provisions, the proposed number of electric vehicle charging points, the proposed heating systems, installation of solar panels, the housing density in this phase of the development in comparison to previous phases, and the policies contained in the Stowmarket Area Action Plan (SAAP).

- 164.4 The Planning lawyer responded to questions from Members on issues regarding the maintenance of the open spaces and whether this had been provided for in the S106 agreement relating to the outline planning permission.
- 164.4 Members considered the representation from James Bailey who spoke as the agent.
- 164.5 The Agent and the Applicant, Andrew Wright, responded to questions from Members on issues including: the criteria used for determining how many houses would have Electric Vehicle charging points, the proposed number of properties to have solar panels installed, why the nationally described space standard was not being met on all affordable housing on site, the housing density, the housing mix, the proposed parking plans and security of the parking areas, the upcoming changes in building regulations, maintenance plans for the open spaces and private drives, the timescale for commencement of works, permeability of driveways, proposed ecological provisions, proposed heating systems especially regarding the gas grid, and the potential for provision of infrastructure for installation of electric vehicle charging points in the future.
- 164.6 The Chair read out a statement from Ward Member Councillor Humphreys MBE, who was unable to attend the meeting.
- 164.7 Members debated the application on issues including: the overall energy efficiency of the site, nationally described space standards, the proposed number of electric vehicle charging points and future plans for installation of further charging points, biodiversity, permeability of driveways, the location of the parking courts, the inclusion of false chimneys, the proposed heating systems especially regarding the gas grid, and connectivity issues.
- 164.8 Councillor Passmore proposed that the application be approved as detailed in the officer recommendation contained in the tabled papers and with the following additional conditions and informative notes:
- EV parking condition to include scheme for ducting to all parking courts, so each dwelling has access to one EV point
  - Detail of permeable driveways to be agreed
  - Sustainability scheme to include PV provision throughout to be agreed
  - Biodiversity enhancement scheme to be submitted and ecological conditions

as required by consultee

- Ecologically sensitive lighting scheme
- Early planting of landscaping scheme
- Informative note, expect built to 2023 Building Regulations specifications

164.9 Councillor Field seconded the proposal.

By a vote of 6 votes for and 1 against

**It was RESOLVED:**

**That Authority be delegated to Chief Planning Officer to approve the reserved matters application, including the imposition of relevant conditions as summarised and those as may be deemed necessary by the Chief Planning Officer.**

**Additional recommended conditions to be added to those included in the committee report include:**

- **SuDS details (topographical plans, timetable for implementation and maintenance) to be submitted**
- **Landscaping scheme to be implemented as approved**
- **Bin presentation and storage areas to be implemented as approved**
- **Parking and secure cycle storage to be implemented as approved**
- **EV charging point details to be submitted**
- **Details of estate roads and footpaths (layout, levels, gradient, surfacing, lighting, traffic calming and surface water drainage) to be submitted**
- **No dwelling occupied until carriageways and footways serving that dwelling have been constructed to Binder course level**

**And the following additional conditions and informative notes:**

- **EV parking condition to include scheme for ducting to all parking courts, so each dwelling has access to one EV point**
- **Detail of permeable driveways to be agreed**
- **Sustainability scheme to include PV provision throughout to be agreed**
- **Biodiversity enhancement scheme to be submitted and ecological conditions as required by consultee**

- **Ecologically sensitive lighting scheme**
- **Early planting of landscaping scheme**
- **Informative note, expect built to 2023 Building Regulations specifications**

**165 SITE INSPECTION**

165.1 None received.

The business of the meeting was concluded at 11.24 am.

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Chair