

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, 20 April 2022 at 09:30am.

PRESENT:

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

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

In attendance:

Ward Members: Harry Richardson
Austin Davies

Officers: Area Planning Manager (JPG)
Planning Lawyer (IDP)
Planning Officer (JW)
Governance Officer (AN)

120 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

120.1 None received.

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

121.1 None declared.

122 DECLARATIONS OF LOBBYING

122.1 None declared.

123 DECLARATIONS OF PERSONAL SITE VISITS

123.1 None declared.

124 SA/21/22 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 23 MARCH 2022

124.1 It was resolved that the minutes of the meeting held on 23 March 2022 were confirmed and signed as a true record.

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

125.1 None received.

126 SA/21/23 SCHEDULE OF PLANNING APPLICATIONS

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

Application Number	Representations From
DC/21/04549	Julian West (Parish Council) Mark Slater (Agent) Councillor Austin Davies (Ward Member) Councillor Harry Richardson (Ward Member)

127 DC/21/04549 LAND SOUTH OF HEATH ROAD, THURSTON

127.1 Item 7A
Application DC/21/04549
Proposal Erection of a 54 no. unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping
Site Location Land South of Heath Road, Thurston
Applicant Mr. M Slater

127.2 The Case Officer presented the application to the Committee outlining the proposal before Members including the Lead Local Flood Authorities (LLFA) withdrawing its holding objection, the location of the site, the constraints of the site, the proposed layout, the proposed elevations, the floor plans, Thurston Neighbourhood Plan policy, and the officer recommendation for approval.

127.3 The Case Officer responded to questions from Members on issues including: the implementation of a wildlife friendly lighting strategy, disabled parking provisions, wheelchair accessibility and storage within the proposed properties, energy efficiency of the proposed properties, and specialist provision for emergency vehicle parking.

127.4 Members considered the representation from Julian West who spoke on behalf of Thurston Parish Council.

127.5 The Parish Council representative responded to questions from Members on issues including: available land for the application within the Thurston development boundary.

127.6 Members considered the representation from Mark Slater who spoke as the Agent.

127.7 The Agent responded to questions from Members on issues including: distribution of proposed air source heat pumps, the fabrics proposed to be used in construction, the review of sustainability, provisions for emergency vehicle parking, the dimensions of the proposed wheelchair storage area, outside wheelchair storage provisions, and the fire risk of internal wheelchair storage in bungalows.

127.8 Members considered the representation from Councillor Austin Davies who spoke as the Ward Member.

127.9 Members considered the representation from Councillor Harry Richardson who spoke as the Ward Member.

127.10 The Area Planning Manager clarified an error in the report and confirmed that the application had been subject to pre-application advice.

127.11 Members debated the application on issues including: mobility vehicle storage provisions, the design of the application, compliance with the Thurston Neighbourhood Plan, emergency vehicle parking provisions, green space, the proposed fabrics for construction, and the healthcare provisions met by the application.

127.12 Councillor Muller proposed that the application be approved as detailed in the officer recommendation.

127.13 Councillor Caston seconded the proposal.

By a unanimous vote

It was RESOLVED:

That authority be delegated to the Chief Planning Officer to GRANT full planning permission subject to conditions that shall include:

- **2 year commencement condition**
- **Use restricted to the purpose of extra care and ancillary purposes only and no other use [in whole or part] including any use that may ordinarily fall within the same use class or constitute permitted development**
- **No occupation until a footway to the satisfaction of the local highway authority has been provided from the development to the nearby bus stop on the south side of Heath Road. That path to remain in perpetuity**
- **Approved drawings subject to modification of prescribed balcony positions and the inclusion of suitably opaque screens to prescribed balconies as described in the report**
- **No additional windows apertures or other openings to be installed in the eastern flank wall/s of block A and no dormers skylights or other openings to be installed into roof spaces**

- Additional EV charging points to the satisfaction of the Council prior to occupation
- Additional details of precise materials to be used and these to be from a traditional vernacular palette
- Further details as to heights of boundary enclosure and the types of posts, rails, and mesh to be used
- Prior to proceeding above slab level, the submission of external sensitive lighting scheme. Such scheme as shall have been approved by the LPA shall be implemented prior to occupation and thereafter retained.
- Tree protection and hedge protection measures
- Staff shower facilities
- Secure and covered cycle parking
- Landscape management plan
- Construction method statement
- Ecological mitigation
- Implementation of ecological appraisal recommendations
- Energy statement
- Communications strategy
- Regular liaison with the Parish Council throughout the construction phase of the development
- Such conditions as may be required by the LLFA and are considered reasonable by the CPO
- As required by SCC Highways
- As required by Environmental Health
- As required by SCC Archaeology

And with confirmation of:

- Ecological Mitigation condition recommendation (Will include any wildlife friendly lighting)
- Highways condition shall include provision of disabled parking.
- EV shall be agreed prior to slab level as per SCC Highways condition.
- Energy statement – Prior to slab level an assessment/review of the proposal for energy efficient and details of appropriate measures to secure high energy efficient shall be agreed.

128 SITE INSPECTION

128.1 None received.

The business of the meeting was concluded at 10:38am.

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