

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held in the Blackbourne Community Centre, Elmswell, Bury St Edmunds, IP30 9GY on Wednesday, 18 May 2022

PRESENT:

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

Councillors: James Caston Lavinia Hadingham
Andrew Mellen Mike Norris
Andrew Stringer Rowland Warboys

Ward Member(s):

Councillors: John Matthissen

In attendance:

Officers: Area Planning Manager (GW)
Planning Lawyer (IDP)
Planning Officer (EF / DC / AS)
Governance Officer (AN)

Apologies:

Councillors: Peter Gould

129 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

129.1 Apologies were received from Councillor Peter Gould.

129.2 Councillor Lavinia Hadingham substituted for Councillor Peter Gould.

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

130.1 Councillor Caston declared a local non-pecuniary interest in respect of application number DC/21/05669 as he is the Ward Member. Councillor Caston confirmed that he would not debate or vote on the application.

130.2 Councillor Muller declared a local non-pecuniary interest in respect of application number DC/21/05063 as he knows an Objector to the application who was not present at the Committee.

131 DECLARATIONS OF LOBBYING

131.1 Councillors Guthrie, Muller, Mellen, Norris, Stringer and Warboys declared that they had been lobbied on application number DC/21/05669.

132 DECLARATIONS OF PERSONAL SITE VISITS

132.1 None declared.

133 SA/21/24 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 20 APRIL 2022

133.1 It was resolved that the minutes of the meeting held on 20 April 2022 were confirmed and signed as a true record.

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

134.1 None received.

135 SA/21/25 SCHEDULE OF PLANNING APPLICATIONS

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

Application Number	Representations From
DC/21/05669	Councillor Caroline Wolton (Parish Council) Chris Smith (Agent) Councillor James Caston (Ward Member)
DC/21/05063	Councillor Nicky Willshere (Parish Council) Ian Crissell (Objector) James Bailey (Agent) Councillor John Matthissen (Ward Member)
DC/21/02982	Councillor Richard Blackwell (Parish Council) Geoff Armstrong (Agent) Councillor Kathie Guthrie (Ward Member)

136 DC/21/05669 LAND TO THE SOUTH OF, FITZGERALD ROAD, BRAMFORD, SUFFOLK

136.1 Item 7A

Application
Proposal

DC/21/05669

Application for approval of the outstanding Reserved Matters following grant of Outline Permission DC/19/01401- Residential development of up to 115 dwellings and access, including open space and landscaping - Details for Appearance, Landscaping, Layout and Scale required under Conditions 1 and 2 and concurrently required details of Surface Water Drainage (Condition 12); Landscape and Ecological Management Plan (Condition 15); Biodiversity Enhancement Strategy

	(Condition 16); Landscaping (Condition 18) and Housing Mix (Condition 22).
Site Location	Land To The South Of, Fitzgerald Road, Bramford, Suffolk
Applicant	Mrs. R. M. Wintour & Hopkins Homes Limited

- 136.2 Councillor Caston declared himself as the Ward Member for this item and confirmed that he would not debate or vote on the application.
- 136.3 The Case Officer presented the application to the Committee outlining the proposal before Members including the location of the site, the site constraints, the proposed layout, changes made to the application since the last time it was presented to the Committee, proposed elevations, the proposed material mix, and the Officer's recommendation for approval.
- 136.4 The Case Officer responded to questions from Members on issues including: electric vehicle charging points, proposed triple parking places, comments from the Flood and Water Officer, proposed tree species to be used in landscaping, and the proposed footpath material.
- 136.5 Members considered the representation from Councillor Caroline Wolton of Bramford Parish Council.
- 136.6 Members considered the representation from Chris Smith who spoke as the Agent.
- 136.7 The Agent responded to questions from Members on issues including: the proposed material for use on footpaths.
- 136.8 Members considered the representation from Councillor James Caston who spoke as the Ward Member.
- 136.9 The Ward Member responded to questions from Members on issues including: cycleway connectivity from the application site to Ipswich.
- 136.10 Members debated the application on issues including: changes to the proposal since the last time the application was presented to the Committee, community engagement on the application, proposed materials for the footpaths and cycle paths, management of surface water during construction, proposed management of green spaces and landscaping.
- 136.11 Councillor Muller proposed that the application be approved as detailed in the officer recommendation.
- 136.12 Councillor Guthrie seconded the proposal.

By a vote of 6 For and 1 Against

It was RESOLVED:

That the application is GRANTED reserved matters planning permission and discharge of conditions 12 (partial), 15, 16, 18 and 22, subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Approved Plans (Plans submitted that form this application)**
- **Phasing Condition (To allow phasing of the development and allows spreading of payments under CIL)**

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

- **Proactive working statement**

137 DC/21/05063 LAND SOUTH OF, FOREST ROAD, ONEHOUSE, IP14 3HQ

137.1 Item 7B

Application Proposal	DC/21/05063 Application for Outline Planning Permission (some matters reserved, access, layout and scale to be considered) Town and Country Planning Act 1990 - Erection of 20No houses/bungalows (including 7 affordable) open space; sustainable urban drainage systems; and associated infrastructure.
Site Location Applicant	Land South of, Forest Road, Onehouse, IP14 3HQ Harris Strategic Land

137.2 Councillor Caston resumed his place on the Committee.

137.3 The Case Officer presented the application to the Committee outlining the proposal before Members including the location of the site, the Stowmarket Area Action Plan, the proximity of the site to Stowmarket, the constraints, the proposed landscaping strategy, access to the site, and the Officer's recommendation for approval.

137.4 The Case Officer responded to questions from Members on issues including: footpath connectivity, visibility splays at the proposed access to the site, the location of the end of the 30mph zone, proposed tree and vegetation loss, lack of pedestrian crossing, location of and connectivity to the bridleway from the site, and Elder Cottage and its related heritage issues.

137.5 Members considered the representation of Councillor Nicky Willshire of Onehouse Parish Council.

137.6 Members considered the representation of Ian Crissell who spoke as an Objector.

137.7 Members considered the representation of James Bailey who spoke as the Agent.

137.8 The Agent responded to questions from Members on issues including: the visibility splay at the proposed access to the site.

137.9 Members considered the representation from Councillor John Matthissen who spoke as the Ward Member.

137.10 The Ward Member responded to questions from Members on issues including: the location of nearby outline applications and their proximity to the proposed site.

137.11 Members debated the application on issues including: the location of the proposed access, potential visibility issues at the proposed access, lack of facilities within Onehouse to support a new development, the proximity of the site to nearby listed buildings, the potential impact on landscaping, and the proposed highways improvements incorporated into the application.

137.12 Councillor Mellen proposed that the application be refused.

137.13 Councillor Warboys seconded the proposal.

137.14 A short break was taken between 11:35am and 11:48am for the reasons for refusal to be discussed and agreed.

By a unanimous vote

It was RESOLVED:

That the application be refused for the following reasons:

The proposal is within open countryside, which provides an important gap between Onehouse and Stowmarket, the loss of which would result in a reduction of the gap between the settlements, where the development would not materially enhance or maintain the vitality of the rural community and by reason of overdevelopment result in further harm to the countryside and important gap between settlements.

The proposal would be contrary to Local Plan Policies H7, Core Strategy CS1, CS2 and CS5. However, these are not considered to be up to date in this instance, given the location of the site on the edge of Stowmarket.

The tilted balance is thus engaged, but the proposal results in harm to the countryside, and reduction in gap between settlements, which harm significantly and demonstrably outweighs the benefits of this proposal.

As such the proposal is not acceptable in principle, being contrary to

paragraphs 8 and 11 of the NPPF (2021), Policy H7 of the Mid Suffolk Local Plan (1998), Policies CS1, CS2 and CS5 of the Core Strategy (2008) and Policy FC1 and FC1.1 of the Core Strategy Focused Review (2012).

138 DC/21/02982 LAND EAST OF, ASPALL ROAD, DEBENHAM, SUFFOLK, IP14 6QA

- 138.1 Item 7C
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|---------------|---|
| Application | DC/21/02982 |
| Proposal | Full Planning Application - Erection of 54 No. dwellings (including 19 affordable), creation of vehicular and pedestrian access, public open space, infrastructure and landscaping. |
| Site Location | Land East of, Aspall Road, Debenham, Suffolk, IP14 6QA |
| Applicant | Hopkins & Moore (Developments) Limited |
- 138.2 Councillor Guthrie declared herself as the Ward Member for this item and confirmed that she would not debate, vote on or Chair the Committee for the duration of the application.
- 138.3 Councillor Muller assumed the role of Chair for the rest of the Committee.
- 138.4 The Case Officer presented the application to the Committee outlining the proposal before Members including the location of the site, the constraints, the proposed site layout, proposed drainage basins, proposed footpaths, the location of proposed triple parking areas, highways mitigation on Aspall Road, the proposed drainage strategy, the consultation response from Heritage and Historic England, proposed sustainability measures, the proposed S106 agreement, and the Officer's recommendation for approval.
- 138.5 The Case Officer responded to questions from Members on issues including: listed assets in proximity to the site, the proposed highways mitigation works, impacts on footpaths, and the potential impacts on landscaping.
- 138.6 Members considered the representation of Councillor Richard Blackwell of Debenham Parish Council.
- 138.7 Members considered the representation of Geoff Armstrong who spoke as the Applicant.
- 138.8 The Applicant responded to questions from Members on issues including: proposed landscaping buffers, the functionality of the proposed chimneys, and proposed footpath improvements.
- 138.9 Members considered the representation of Councillor Kathie Guthrie who spoke as the Ward Member.
- 138.10 Members debated the application on issues including: the proposed decorative chimneys, vegetation screening, highways improvements, and the

response from the Heritage consultation.

138.11 Councillor Stringer proposed that the application be approved as detailed in the Officer recommendation with the following conditions:

- That the non-functioning chimneys be removed.
- That the wider structural landscape planting be reviewed.

138.12 Councillor Hadingham seconded the proposal.

By a vote of 6 For and 1 Against

It was RESOLVED:

Defer to the Chief Planning Officer to:

- **Agree scheme to remove non-functioning chimneys**
- **Review wider structural landscape planting**

Subject to this, that authority be delegated to the Chief Planning Officer to GRANT Planning Permission, subject to the following:

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer as summarised below and those as may be deemed necessary by the Chief Planning Officer to secure:

- **Onsite delivery of 35% Affordable housing - with mix and tenure, to be negotiated to the satisfaction of the Chief Planning Officer;**
- **On-site provision of Public Open Space, and future maintenance thereof;**
- **Financial contribution towards traffic management measures on the site in the vicinity of the development site area, as required by Suffolk Country Council.**

(2) 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 (3yrs for commencement of scheme);**
- **Approved Plans and Documents (Plans submitted that form this application);**
- **Phasing Condition (To allow phasing of the development and allows spreading of payments under CIL);**
- **Landscaping - Time limit and Aftercare;**
- **Programme of Archaeological investigation and recording prior to commencement;**
- **Highways - Access Details;**
- **Highways - Access Visibility Splays;**
- **Highways - Footway and Crossing Point to be provided prior to occupation;**

- Highways - Refuses and Recycle Bin details;
- Highways - Estate Roads and Footpaths details;
- Highways - Parking and Manoeuvring to be provided as proposed, prior to occupation;
- LLFA - Surface Water Disposal Strategy;
- LLFA - SUDs Landscaping;
- LLFA - Surface Water Verification Report;
- LLFA - Construction Surface Water Management Plan;
- Energy and renewable scheme to be agreed;
- Fire Hydrants details;
- Ecology - Mitigation and Enhancement Measures to be agreed;
- Construction Hours to be agreed prior to commencement;
- Construction Management Plan to be agreed prior to commencement.

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

- Proactive working statement
- SCC Highways notes
- Land Contamination Note
- Protected Species Note
- LLFA Note
- S106 Note

(4) That in the event of the Planning obligations or requirements referred to in Resolution (1) above not being secured and/or not secured within 6 months that the Chief Planning Officer be authorised to refuse the application on appropriate grounds

139 SITE INSPECTION

139.1 None received.

The business of the meeting was concluded at 12:42pm.

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Chair