

BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 5 October 2022 at 09:30am.

PRESENT:

Councillor: Stephen Plumb (Chair)
Leigh Jamieson (Vice-Chair)

Councillors: Sue Ayres
David Busby
Michael Holt
Mary McLaren
Alison Owen

Peter Beer
John Hinton
Alastair McCraw
Adrian Osborne

In attendance:

Officers: Area Planning Manager (MR)
Planning Lawyer (IDP)
Case Officer (AS)
Governance Officer (CP)

45 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

45.1 Apologies for absence were received from Councillor Simon Barrett.

45.2 Councillor Ayres substituted for Councillor Barrett.

46 DECLARATION OF INTERESTS

46.1 There were no declarations of interest declared.

47 PL/22/12 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 21 SEPTEMBER 2022

47.1 The Governance Officer read out a statement from the Chief Planning Officer in respect of application number DC/21/06519 which provided an update following the authority delegated to the Chief Planning Officer under the resolution of the application.

47.2 The Planning Lawyer provided confirmation to Members that the Chief Planning Officer's approach as set out in his statement was lawful in the light of the resolution passed by the Committee and the relevant facts as now understood.

It was RESOLVED:

That the minutes of the meeting held on 21 September 2022 were confirmed and signed as a true record.

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

48.1 None received.

49 SITE INSPECTIONS

49.1 None received.

50 PL/22/13 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

In accordance with the Council's arrangements for Public Speaking at Planning Committee, representations were made as detailed below relating to the items in Paper PL/22/13 and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From
DC/22/01754	James Bailey (Agent)

It was RESOLVED

That subject to the imposition of conditions or reasons for refusal (whether additional or otherwise) in accordance with delegated powers under Council Minute No. 48(a) (dated 19 October 2004) decisions on the items referred to in Paper PL/22/13 be made as follows:-

51 DC/22/01754 LAND EAST OF HADLEIGH ROAD, ELMSETT, SUFFOLK

- 51.1 Application DC/22/01754
Proposal Full Planning Application – Erection of 44 No. residential dwellings (including 35% affordable housing and bungalows), landscaping and public open space.
Site Location **ELMSETT** – Land East of, Hadleigh Road, Elmsett, Suffolk
Applicant Denbury Homes
- 51.2 Councillor Jamieson confirmed to the Chair that he would remain on the Committee and not speak as the Ward Member.
- 51.3 The Case Officer introduced the application to the Committee outlining the proposal before Members including: the location and layout of the site, the proposed housing mix, the location of the existing play area adjacent to the site and the attenuation basin, the proposed improvements to the existing public right of way, the proposed landscaping scheme, and the officer recommendation of approval.

- 51.4 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: the proposed plans for the ditch adjacent to the existing public right of way, the proposed parking plan including the number of spaces, the proposed number of dwellings compared to the number allocated in the Neighbourhood Plan for Elmsett, whether the concerns raised by the Parish Council relating to the ditch and lighting had been addressed, the surface area of the proposed footpaths and any proposed action to prevent parking on these areas, the CIL contribution in respect of the education with particular relevance to the local primary school, and the S106 contribution in respect of school transportation costs.
- 51.5 Members considered the representation from James Bailey who spoke as the Agent.
- 51.6 The Agent, and Joshua Hokins and Ben Barker from the Applicants, responded to questions from Members on issues including: the surface area of the footways and any proposed action to prevent parking on these areas, the number of parking spaces, the proposed lighting plans and heating systems, whether consideration could be given to the provision of housing for local connections, and the provision for electric vehicle charging units and defibrillators.
- 51.7 The Area Planning Manager and the Planning Lawyer provided clarification to Members regarding the possibility of applying a condition or informative relating to local connection provisions.
- 51.8 The Agent responded to further questions from Members regarding the location of the affordable housing within the development.
- 51.9 The Area Planning Manager provided confirmation to Members regarding the proposed number of parking spaces within the development.
- 51.10 Members debated the application on issues including: the location of the access point to the development, ecological and sustainability measures, parking issues, safety issues surrounding the ditch, and the level of consultation with the Parish Council and the amendments made to the proposal as a result of that consultation.
- 51.11 Councillor Beer proposed that the application be approved as detailed in the Officer recommendation.
- 51.12 Councillor McCraw seconded the motion.
- 51.13 Members continued to debate the application on issues including: ecology measures and the provision of solar panels,
- 51.14 The Proposer and the Secunder agreed to the following additional conditions and informatives:

- Condition relating to the provision of defibrillator
- Informative to include swift boxes within ecology condition

Officers to speak to Strategic Housing to ask whether affordable housing can be prioritised for locals

By a unanimous vote

It was RESOLVED:

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:

- On-site delivery of 35% Affordable housing, of a type and tenure as advised by your Strategic Housing Officers;
- Provision of on-site Public Open Space and Play Equipment and management thereof;
- Skylark mitigation scheme
- Secondary School Transportation Costs
- Highways Improvements

(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 implementation)
- Approved Plans and Documents (Plans submitted that form this application)
- Archaeology scheme of investigation and recording
- Tree protection measures
- Arboricultural Method Statement, including auditable monitoring schedule and tree protection plan
- Detailed landscaping plan and aftercare
- Landscape management plan
- Construction management plan
- No burning
- Fire Hydrants
- Lighting scheme
- Sustainability measures
- Those required by the Lead Local Flood Authority: Surface Water Disposal Strategy; Surface Water Verification Report; Construction Surface Water Management Plan (CSWMP)
 - Foul drainage scheme
- Those required by Place Services Ecology: RAMs; Ecology Appraisal

Recommendations; Landscape and Ecological Management Plan; Biodiversity Enhancement Strategy; Wildlife Sensitive Lighting Scheme

- Those required by the Local Highway Authority: Access; Visibility Splays; Improvements to Hadleigh Road; Passing Bays (Ipswich Road and Flowton Road); Access Ditch Piping and Bridging; Estate Roads and Footpaths; Refuse and Recycle Bins; Turning and Parking; Cycle Parking; Construction Management
- Materials condition (Heritage recommendation)
- Those required by Waste Manager: RVC Swept Path Analysis; and Waste Strategy, including Wheelied bin collection points.

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

- Proactive working statement
- SCC Highways notes
- Support for sustainable development principles

(3) 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.

And the following additional conditions and informatives:

- Condition relating to the provision of defibrillator
- Informative to include swift boxes within ecology condition

Officers to speak to Strategic Housing to ask whether affordable housing can be prioritised for locals

52 DC/21/03561 LAND TO THE EAST OF HADLEIGH ROAD, ELMSETT, SUFFOLK, IP7 6ND

52.1 The Chair advised the Committee that this application had been withdrawn by the applicant.

The business of the meeting was concluded at 10.56 am.

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Chair