

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, 9 November 2022 at 09:30am

PRESENT:

Councillor: Matthew Hicks (Chair)
Barry Humphreys MBE (Vice-Chair)

Councillors: Rachel Eburne John Field
Sarah Mansel John Matthissen
Richard Meyer David Muller BA (Open) MCM
RAFA (Councillor)

Ward Member(s):

Councillors: Terence Carter
John Whitehead
Helen Geake

In attendance:

Officers: Chief Planning Officer (PI)
Area Planning Manager (GW)
Planning Lawyer (IDP)
Senior Transport Planning Engineer (BC)
Sustainable Travel Officer (KD)
Case Officers (BH/JW/HN)
Lead Governance Officer – Planning and Development Control (CP)

46 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

46.1 Apologies were received from Councillor Tim Passmore.

46.2 Councillor Dave Muller substituted for Councillor Passmore.

47 TO RECEIVE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTRABLE OR NON REGISTRABLE INTERESTS BY MEMBERS

47.1 Councillor Meyer declared an other non-registerable interest in respect of application numbers DC/22/03093 and DC/22/03231 as the Agent, James Bailey, was a resident of his Ward. However the item under discussion did not directly relate to the finances or wellbeing of that interest or affect the finances or wellbeing of that interest to a greater extent than the majority of inhabitants. Therefore, Councillor Meyer was not prevented from participating in the debate and vote in respect of this application.

- 47.2 Councillor Mansel declared an other registerable interest in respect of application number DC/22/03423 as a Member of Elmswell Parish Council and confirmed that she would speak on the application in her capacity as a Ward Member and then leave the room for the duration of the debate and vote.
- 47.3 Councillor Matthissen declared an other non-registerable interest in respect of application number DC/22/03423 as he was previously a Member of Elmswell Parish Council during the time the site was acquired. However the item under discussion did not directly relate to the finances or wellbeing of that interest or affect the finances or wellbeing of that interest to a greater extent than the majority of inhabitants. Therefore, Councillor Matthissen was not prevented from participating in the debate and vote in respect of this application.
- 47.4 Councillor Field declared an other registerable interest in respect of application numbers DC/22/03093 and DC/22/03231 as the applications sites are visible from his property and he was previously a County Councillor for the area. However the item under discussion did not directly relate to the finances or wellbeing of that interest or affect the finances or wellbeing of that interest to a greater extent than the majority of inhabitants. Therefore, Councillor Field was not prevented from participating in the debate and vote in respect of this application.
- 47.5 Councillor Humphreys MBE declared an other registerable interest in respect of application numbers DC/22/03093 and DC/22/03231 as a Member of Stowmarket Town Council Planning Committee, and confirmed that he had abstained from voting on either of the applications. The items under discussion did not directly relate to the finances or wellbeing of that interest or affect the finances or wellbeing of that interest to a greater extent than the majority of inhabitants. Therefore, Councillor Humphreys MBE was not prevented from participating in the debate and vote in respect of this application.
- 47.6 Councillor Muller declared an other registerable interest in respect of application numbers DC/22/03093 and DC/22/03231 as a Member of Stowmarket Town Council Planning Committee, and confirmed that he had abstained from voting on either of the applications. The items under discussion did not directly relate to the finances or wellbeing of that interest or affect the finances or wellbeing of that interest to a greater extent than the majority of inhabitants. Therefore, Councillor Muller was not prevented from participating in the debate and vote in respect of this application.

48 DECLARATIONS OF LOBBYING

- 48.1 All Members declared that they had been lobbied in respect of application numbers DC/22/03093, DC03231 and DC/22/03423.

49 DECLARATIONS OF PERSONAL SITE VISITS

49.1 Councillor Meyer declared a personal site visit in respect of application number DC/22/03423.

50 NA/22/11 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 12 OCTOBER 2022

It was **RESOLVED**:

That the minutes of the meeting held on 12 October 2022 be confirmed and signed as a true record.

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

51.1 The Governance Officer confirmed that a valid petition had been received objecting to application number DC/22/03423. The petition had 39 valid signatures and no rejected signatures.

52 NA/22/12 SCHEDULE OF PLANNING APPLICATIONS

52.1 In accordance with the Councils procedures for public speaking on planning applications, representations were made as follows:

Application Number	Representations From
DC/21/03287	Richard Clews (Agent) Councillor Dave Muller (Ward Member) Councillor Terence Carter (Ward Member)
DC/22/03093	Mark Chapman (Applicant) Councillor John Whitehead (Ward Member)
DC/22/03231	Mark Chapman (Applicant) Councillor John Whitehead (Ward Member)
DC/22/03423	Peter Dow (Applicant) Councillor Helen Geake (Ward Member) Councillor Sarah Mansel (Ward Member)

53 DC/21/03287 LAND NORTH WEST OF, STOWUPLAND ROAD, STOWMARKET, SUFFOLK, IP14 5AN

53.1 Item 7A

Application Proposal	DC/21/03287 Full Planning Application – Residential Development of 258no. dwellings (91no. affordable) with new public open space, landscaping, access and associated infrastructure.
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Site Location **STOWMARKET** – Land North West of, Stowupland Road, Stowmarket, Suffolk, IP14 5AN
Applicant Crest Nicholson Operations Limited & John Henry Diaper and.....

- 53.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the previous decision by Committee to defer the application on 29 September 2022, the location and layout of the site, the development brief including the concept plan, the proposed parking plan, the location of the affordable dwellings within the site, the proposed access plans including vehicular access, cycle paths and pedestrian crossings and the wider connectivity plan, the amended design for the proposed apartment block and dwellings at the northern boundary of the sit, the contents of the tabled papers, and the officer recommendation of approval.
- 53.3 The Case Officer read out a statement to Members from the Sustainability Officer which had been received after the publication of the agenda and tabled papers.
- 53.4 The Chief Planning Officer and the Case Officer responded to questions from Members on issues including: whether the issues raised at the previous committee meeting on 29 September 2022, including triple parking on site, the location of the apartment block, and the proposed heating types, had been addressed.
- 53.5 The Chief Planning Officer and the Case Officer responded to further questions from Members on issues including: the adoption of the design brief, the proposed number of bungalows on site, the density of the site, access to the site including the surface of the cycle paths, the location of the noise abatement fence, the details of the proposed heating types, the construction management plan, public transport provision to the site, the proposed landscaping plans including retention of existing trees and hedging, and electric vehicle charging provision.
- 53.6 Members considered the representation from Richard Clews who spoke as the Agent.
- 53.7 The Agent and Daniel Wilkinson (the Applicant), Andrew McManus (AES Sustainability Consultants) and Raymond Long (Richard Jackson Engineering Consultants and Chartered Building Surveyors), responded to questions from Members on issues including: whether purchasers would be given the option of having solar panels and air source heat pumps installed in properties, the expected timescales for the works to be complete and whether the dwellings would comply with future buildings regulations, whether any of the ground floor apartment would comply with M4(2) or M4(3) regulations, and sustainability issues including the proposed heating systems and the reasons why air source heat pumps were not being installed in all properties across the site, and the provision of solar panels and electric vehicle charging points.

- 53.8 Members considered the representation from Ward Member Councillor Carter who spoke against the application.
- 53.9 Members considered the representation from Ward Member Councillor Muller who spoke against the application.
- 53.10 Councillor Muller responded to questions from Members regarding whether the applicants had attended any Town Council meetings regarding the application.
- 53.11 A break was taken from 11:19am until 11:32am.
- 53.12 In response to a question from the Chief Planning Officer, the Agent advised the Committee that they would be happy to offer air source heat pumps as a purchase option, and for this to be conditioned should permission be granted.
- 53.13 Members debated the application in detail on issues including: the proposed heating system including the purchase option of installing air source heat pumps, sustainability issues, access to the site, the location of the apartment block and concerns over the noise and privacy of the dwellings in the block, the lack of community engagement, and the latest Government guidelines relating to sustainability and heating sources and the future impact to residents.
- 53.14 The Chief Planning Officer and the Sustainable Travel Officer provided clarification to Members regarding the proposed cycle connectivity plan and how the development would impact the feasibility of the plan.
- 53.15 The Chief Planning Officer commented on the development brief for the site and the density of the dwellings, and provided clarification regarding the privacy of the dwellings within the 3 storey building and the distance to this building from adjacent buildings.
- 53.16 Members continued to debate the application at length on issues including: the proposed parking plan including triple parking arrangements, the proposed pedestrian crossing, the absence of a final comment from the Sustainability Officer.
- 53.17 The Chief Planning Officer responded to a question regarding the absence of a final comment from the Sustainability Officer and confirmed that any requirements could be secured by the applications of conditions should permission be granted.
- 53.18 The Agent responded to a question regarding which building regulations would apply to the site, and whether the same regulation would apply across the whole site.
- 53.19 Councillor Humphreys MBE proposed that the application be approved as detailed in the Officer recommendation and with additional conditions.

53.20 Members continued to debate the application on issues including: the provision of units complying with M4(3) regulations, and the proposed play equipment.

53.21 Councillor Humphreys MBE agreed to the following additional conditions:

Delegate to the Chief Planning Officer that subject to

[a] the receipt of full SAP calculations to the satisfaction of the LPA for all the permutations of heating appliance and provision of photovoltaics so that absolute numbers relating to the CO2 emissions can be compared and to secure the optimum arrangement for carbon reduction across the scheme is in place and

[b] to seek design amendments of the ground floor flats in the flat block to be constructed to Part M4(3) standard to the satisfaction of the Chief Planning Officer

[c] to require by condition that the first purchaser to be offered the option to purchase air source heat pumps and that details including noise assessment of such units TBA. PV content to remain as proposed

[d] add condition to require SW drainage details in relation to the construction phase TBA

[e] play equipment TBA

[f] construction management plan to include measure to safeguard cyclists using cycle routes throughout the development

and subject to this as recommendation.

Omit duplicate reference to s.106 for TRO.

53.22 Councillor Meyer seconded the motion.

53.23 Members agreed that although there were no planning reasons to refuse the applicant, Committee were not happy with the proposal and did not feel that the proposal provided the best for the residents of Mid Suffolk District Council.

By a vote of 4 votes for and 3 against

It was RESOLVED:

(1) That authority be delegated to the Chief Planning Officer to determine the application 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 including to secure:

- **Affordable housing**

35% on site provision (91no. units) in accordance with the agreed tenure

split and accommodation mix.

- **Properties shall be built to current Housing Standards Technical requirements. All ground floor 1 bed flats to be fitted with level access showers, not baths.**
 - **The council is granted 100% nomination rights to all the affordable units on initial lets and 75% on subsequent lets**
 - **All affordable units to be transferred freehold to one of the Council's preferred Registered providers.**
 - **Adequate parking provision is made for the affordable housing units including cycle storage for all units.**
 - **Commuted sum option available to be paid instead of on site provision should the LPA agree to such request.**
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- **Commitment to a completion of the spine road as shown on the submitted plans up to the boundary of the site with the adjacent Ashes Farm site within an agreed timeframe, to ensure that this element of the development is secured in accordance with the requirements of the adopted Development Plan with appropriate measures to safeguard the managed delivery of at least cycle and foot access to an appropriate standard through the whole SAAP allocation land in the event of delay in delivery of any part of that spine route.**
 - **Primary school new build @ £20 508 per pupil place - £1 148 448**
 - **Secondary school expansion @ £23 775 per pupil place - £808 350**
 - **Sixth form expansion @ £23 775 per pupil place - £190 200**
 - **Early Years new build contribution @ £20 508 per pupil place - £369 144**
 - **Libraries improvements @ £216 per dwelling - £55 728**
 - **Household Waste @ £113 per dwelling - £29 154**
 - **NHS contribution - £148 700**
 - **Bus Service contribution - £231 182**
 - **Traffic Regulation Order - £10 000**
 - **Communities' contribution – contribution towards facilities provision in Stowmarket :**
 - **Sports Halls - £125 427**
 - **Artificial Grass Pitches - £18 175 (if 3G) or £16 531 (if sand)**
 - **Indoor Bowls - £5 661**
 - **Contribution to Legal Order under Highways Acts to upgrade public Footpaths 6 and 8 to bridleway status - £10 000**
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- (2) That the Chief Planning Officer be authorised to grant full Planning Permission upon completion of the above mentioned Section 106 planning obligation subject to conditions as summarised below and those as may be

deemed necessary by the Chief Planning Officer:

- **Standard time limit**
- **Development to be carried out in accordance with Approved Plans and documents**
- **Phasing Condition**
- **External materials including hard landscaping to be agreed prior to commencement of development**
- **Revised Travel Plan to be agreed in accordance with the Transport Assessment prior to the commencement of development above ground floor slab level• Provision of an e-bicycle charging facility within the bicycle storage building serving the apartment block**
- **Provision of PV for all dwellings where reasonably practical.**
- **Details of the proposed access, and all off-site highway works to be submitted and approved**
- **Details of means of discharge of surface water from the development on to the highway to be submitted and approved.**
- **Details of the proposed off-site highway improvements to the B1115/A1120 junction to be submitted to and approved. To be provided prior to occupation of 75 dwellings across identified sites.**
- **Details of refuse and recycling areas to be submitted and approved.**
- **Details of estate roads and footpaths to be submitted and approved**
- **No dwelling to be occupied until carriageways and footways serving it have been constructed to at least Binder course or better**
- **The new estate road junction(s) must be substantially formed prior to any other works commencing including deliveries**
- **No development commenced until an estate road phasing and completion plan submitted and approved**
- **Loading, unloading, manoeuvring and parking spaces to be provided prior to use commencing**
- **Details of cycle storage (including electric assisted cycles) and electric vehicle charging infrastructure approved prior to commencement.**
- **Provision of 4.5 x 90m visibility splays at the site entrance, thereafter being retained**
- **Approval of a Construction Management Plan prior to the commencement of development.**
- **Archaeology conditions**
- **Provision of fire hydrants on site**
- **Submission of a scheme of hard and soft landscaping, SuDS and boundary treatment prior to the commencement of development**
- **Details of advance planting to mitigate visual impact prior to the**

commencement of development on site

- **No development commenced until submission and approval of a Landscape Management Plan**
- **Details of play space provision prior to the commencement of landscaping works**
- **Ecological mitigation to be in accordance with the submitted EIA and Biodiversity Enhancement Strategy**
- **Approval of a Construction Environmental Management Plan for Biodiversity prior to commencement**
- **Approval of a Landscape and Ecological Management Plan prior to commencement**
- **Approval of a wildlife-sensitive lighting scheme prior to occupation**
- **Conditions as recommended by the Environmental Health (Noise) officer – 16th July 2021 and Land Contamination officer**
- **Conditions as recommended by the Environmental Health (Sustainability)**
- **Conditions as recommended by SCC Lead Local Flood Authority**
- **Development carried out on accordance with the protection measures in the submitted Arboricultural Report.**

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

- **Proactive working statement**
- **SCC Highways and PROW Team notes**
- **Anglian Water informatives**

(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

And the following additional conditions:

Delegate to the Chief Planning Officer that subject to

[a] the receipt of full SAP calculations to the satisfaction of the LPA for all the permutations of heating appliance and provision of photovoltaics so that absolute numbers relating to the CO2 emissions can be compared and to secure the optimum arrangement for carbon reduction

across the scheme is in place and

[b] to seek design amendments of the ground floor flats in the flat block to be constructed to Part M4(3) standard to the satisfaction of the Chief Planning Officer

[c] to require by condition that the first purchaser to be offered the option to purchase air source heat pumps and that details including noise assessment of such units TBA. PV content to remain as proposed

[d] add condition to require SW drainage details in relation to the construction phase TBA

[e] play equipment TBA

[f] construction management plan to include measure to safeguard cyclists using cycle routes throughout the development

and subject to this as recommendation.

Omit duplicate reference to s.106 for TRO.

54 DC/22/03093 LAND NORTH WEST OF, CHURCH LANE, BARHAM, SUFFOLK

54.1 Item 7B

Application	DC/22/03093
Proposal	Presentation of a draft Design Code for approval by Council, as local planning authority, as required by Schedule 3, Part 7 of the S106 Agreement dated 09.12.2021 that accompanies the hybrid planning permission that contains an outline planning permission element [hybrid] ref:1856/17, dated 7 January 2022 for development that includes: 'Phased development for the erection of up to 269 dwellings and affordable housing, together with associated access and spine road including works to Church Lane, doctor's surgery site, amenity space including an extension to Church grounds, reserved site for pre-school and primary school and all other works and infrastructure.'
Site Location	BARHAM – Land North-West of, Church Lane, Barham, Suffolk
Applicant	Taylor Wimpey

- 54.2 The Case Officer presented the draft Design Code to the Committee and confirmed to Members that the Design Code was required as part of the S106 Agreement accompanying the planning permission and was being presented to Members for transparency.
- 54.3 The Case Officer provided details to Members including: the location of the site, the consultation with local residents, how the principles of the design code had been applied, the purpose and content of the design code and how this applied to the application, and the officer recommendation of approval.
- 54.4 The Case Officer and the Chief Planning Officer responded to questions from Members on issues including: whether the design code included some land which was not part of the development site, which Parish Councils were consulted as part of the application, the technicalities of the design code and how these could be endorsed, and whether the design code would be legally binding.
- 54.5 Members considered the representation from Mark Chapman who spoke as the Applicant.
- 54.6 Councillor Humphreys left the meeting at 13:01pm.
- 54.7 The Applicants, Mark Chapman and Andrew Wright, responded to questions from Members on issues including: the materials to be used for the green screens, the architectural features and characteristics mentioned in the design code, whether the chimneys would be functioning, and which building regulations the applicants would be adhering to.
- 54.8 Members considered the representation from the Ward Member, Councillor Whitehead, who spoke in support of the application.
- 54.9 Members debated the application on issues including: the level of consultation with local residents, and the quality of the design guide.
- 54.10 Councillor Muller moved that the officer recommendation be approved as detailed in the report.
- 54.11 Councillor Field seconded the motion.

By a unanimous vote

It was RESOLVED:

That the Design Code be endorsed as a material planning consideration in the determination of future Reserved Matters submission on this site.

55 DC/22/03231 LAND NORTH WEST OF, CHURCH LANE, BARHAM, SUFFOLK

55.1 Item 7C

Application Proposal	DC/22/03231 Application for Approval of Reserved Matters pursuant to condition 25 of the Outline Planning permission reference 1856/17, granted on 7 January 2022: Submission of details for Appearance, Layout, Strategic Landscaping and Scale for erection of 269 no. residential dwellings, public open space, and associated infrastructure. (Please note: Access and the estate spine road are not Reserved Matters these details having been approved as part of the outline planning permission.) and, Submission of details pursuant to the following conditions attached to outline planning permission reference 1856/17 conditions: 9 [surface water drainage scheme]; and 10 [implementation, maintenance and management scheme for surface water drainage], 40 [Market Housing Type]; and 48 [Noise Survey].
Site Location	BARHAM – Land North-West of, Church Lane, Barham, Suffolk
Applicant	Taylor Wimpey East Anglia

- 55.2 A break was taken from 13:12pm until 13:48pm, after application number DC/22/03093, and before the commencement of application number DC/22/03231.
- 55.3 The Case Office introduced the application to the Committee outlining the proposal before Members including: the layout and location of the site, the connectivity plans, the proposed parking plans, the open space provision within the site, the proposed heating system, and the officer recommendation of approval as detailed in the report.
- 55.4 The Case Officer responded to questions from Members on issues including: the noise assessment, the healthcare provision in the area, the existing public transport provision, ecology issues including hedgehog highways, whether the roads would be to an adoptable standard, the proposed housing mix, and the play area.
- 55.5 Members considered the representation from Mark Chapman who spoke as the Applicant.
- 55.6 The Applicant responded to questions from Members on issues including: whether the bungalows would comply with M(4) 2 regulations, the location of the cycle path and any proposed measures to prohibit parking on cycle lanes, who would have responsibility for the area of public open space, and the proposed plans for provision of electric vehicle charging points.
- 55.7 Members considered the representation from the Ward Member Councillor Whitehead.
- 55.8 The Case Officer responded to questions from Members regarding the

proposed housing mix at the site.

55.9 Members debated the application on issues including: the provision of open spaces, the proposed housing mix, and the level of engagement with the local community.

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

55.11 Councillor Mansel seconded the motion.

By a unanimous vote

It was RESOLVED:

(1) That the amended Reserved Matters Details for APPEARANCE, LAYOUT, SCALE and STRATEGIC LANDSCAPING be APPROVED subject to conditions to include:

- **Link to outline permission**
- **Approved drawings**
- **Requirement for a Parish Council Liaison Statement**
- **Further details of pumping station appearance**
- **Failing greenscreens to be replaced with 1.8m high brick walls only if greenscreen is not to be replaced**
- **Use of 100% air source heat pumps**
- **Requirement to offer a pv chargeable optional extra during build**
- **Ecology conditions**
- **Noise Testing of specified units to demonstrate theoretical levels of attenuation have been achieved**
- **Such conditions as the Chief Planning Officer considers reasonable and appropriate**

Informative

The RM approval in terms of landscaping is for Structural Landscaping only in the form of a landscape masterplan. Condition 27 and 28 of the outline planning permission require the submission of full landscaping details.

Such details shall also provide full details of play equipment and social 'meeting' space infrastructure.

(2) DISCHARGE DETAILS submitted pursuant to conditions 9, 10 and 40 of the outline planning permission reference 1856/17.

(3) PART DISCHARGE DETAILS submitted pursuant to condition 48 of the outline planning permission reference 1856/17 subject to the proviso:

- **that the developer undertakes noise reading tests on pre-agreed units prior to occupation of those units; and,**
- **that the results are submitted to the LPA for its approval**

- if the test reading results demonstrate the actual readings reflect the predicted noise attenuation levels thereby indicated the effectiveness of the mitigation measures to reduce noise to predicted levels then occupation of the specified units can occur. The Ipa will liaise with the Council Environmental Health Noise Team when determining the voracity of the test results
- if test results are not satisfactory further mitigation will be required the details of which must first be further agreed with the Council and then installed as further approved prior to occupation of the relevant units

56 DC/22/03423 LAND ADJ 10 CROWN MILL, ELMSWELL, IP30 9GF

56.1 Item 7D

Application Proposal	DC/22/03423 Application for Outline Planning Permission (Access to be considered) Erection of 1no 1.5 storey dwelling and construction of new vehicular access.
Site Location	ELMSWELL – Land Adj 10 Crown Mill, Elmswell, IP30 9GF
Applicant	Elmswell Parish Council

56.2 The Case Officer introduced the application to the Committee outlining the proposal before Members including: the location of the site, the reasons for the site being considered public open space, the current uses of the site by local residents, the requirements regarding open space detailed in the National Planning Policy Framework, alternative open space provision in the area, the visibility splay, the privacy provision for the existing dwelling adjacent to the site, and the officer recommendation of refusal.

56.3 The Case Officer responded to questions from Members on issues including: the ownership of the proposed development site.

56.4 The Chief Planning Officer and the Planning Lawyer provided clarification regarding a recent decision made by Mid Suffolk District Council Cabinet regarding development on an area of public open space in Elmswell, and advised that that decision would not have any effect on this application.

56.5 The Case Officer responded to further queries from Members on issues including: the previous plans by Elmswell Parish Council for a footbridge to be built on the land, whether the land had previously been designated as public open space, and the distance from the adjacent dwellings to the site.

56.6 Members considered the representation from Peter Dow who spoke on behalf of the applicant.

56.7 Members considered the representation from Ward Member Councillor Mansel who spoke in support of the application.

56.8 Members considered the representation from Ward Member Councillor

Geake who spoke in support of the application.

56.9 Councillor Mansel left the meeting at 15:08pm.

56.10 Members debated the application on issues including: whether the site was a designated public open space, and the alternative public open space provision in the area.

56.11 Councillor Eburne proposed that the application be approved.

56.12 The Area Planning Manager and the Planning Lawyer confirmed to Members that the site had been designated as open space, and provided clarification of the distance from the site to the existing dwellings and the privacy of the dwellings, and whether consideration should be given to the wider impact of the development.

56.13 Members continued to debate the application on issues including: the loss of open space, the existing use of the site by local residents, and the proximity of the site to existing dwellings.

56.14 Councillor Eburne withdrew her proposal of approval.

56.15 Councillor Meyer proposed that the application be refused as detailed in the officer recommendation.

56.16 Councillor Field seconded the motion.

56.17 The Chief Planning Officer provided clarification to Members regarding the principle of public open space and the requirements of paragraph 99 of the National Planning Policy Framework.

By a vote of 4 votes for and 1 against

It was RESOLVED:

That the application is REFUSED planning permission for the following reasons:-

1. The site subject of this proposal is an existing area of open space and should only be built on if the local authority is satisfied the requirements of paragraph 99 of the NPPF have been met. Insufficient information has been provided to determine whether the proposal accords with the requirements of paragraph 99 of the NPPF. The open space is an intrinsically important amenity space for local residents and community, thereby contributing to their well-being. Its loss demonstrably adversely affects the character and appearance of the settlement and open space which provide important facilities or amenities for the local community. The proposed development is considered to contravene Mid Suffolk Local Plan (1998) Policies FC1, FC1.1, CS5, H3, H15, H16, SB2 and GP1 and paragraphs 8 and 99 of the NPPF.

2. The application site, and in particular the private amenity space of the proposed dwelling would be overlooked by first floor windows of neighbouring properties, detrimental to the privacy and amenity of the future residents. It is not considered that this issue could be remedied within any subsequent reserved matters application. As such the proposal fails to provide a high standard of amenity for future users, contrary to paragraph 130(f) of the NPPF.

57 SITE INSPECTION

57.1 None requested.

The business of the meeting was concluded at 15:25pm.

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Chair