

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held in the Frink Room (Elisabeth) - Endeavour House on Wednesday, 1 February 2023 at 09:30am

### **PRESENT:**

Councillor:

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

Councillors:

James Caston  
Richard Meyer  
Andrew Stringer

Andrew Mellen  
Mike Norris  
Rowland Warboys

### **Ward Member(s):**

Councillors:

Sarah Mansel  
Helen Geake

### **In attendance:**

Officers:

Chief Planning Officer (PI)  
Area Planning Manager (GW)  
Planning Lawyer (IDP)  
Planning Officer (DC)  
Governance Officer (AN)

## **76 APOLOGIES AND SUBSTITUTIONS**

76.1 Apologies were received from Councillor Kathie Guthrie and Councillor Peter Gould.

76.2 Councillor Rick Meyer substituted for Councillor Gould.

## **77 TO RECEIVE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTRABLE OR NON REGISTRABLE INTERESTS BY MEMBERS**

77.1 Councillor Mellen declared that he was the Suffolk County Councillor for Elmswell.

## **78 DECLARATIONS OF LOBBYING**

78.1 None declared.

**79 DECLARATIONS OF PERSONAL SITE VISITS**

79.1 Councillor Mellen declared a personal site visit in respect of application DC/22/03966.

**80 SA/22/15 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 21 DECEMBER 2022**

80.1 It was resolved that the minutes of the meeting held on 21 December 2022 were confirmed and signed as a true record.

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

81.1 The Governance Officer reported that one petition had been received regarding application number DC/21/06333 (Item 7A) with 132 valid signatures supporting the following statement:

**We OBJECT to this application for the following reasons:**

1. A1088 between the roundabout and the heath road don't have any pavement or cycle route to accommodate with increased uncontrolled traffic level from both side of A14 to proposed service. Specially pedestrians and cyclists from Elmswell and Norton to Woolpit Heath Centre and pedestrians and cyclists from Woolpit and surrounding villages to Elmswell railway station are at risk.

2. Increased uncontrolled traffic exiting the site will be on the left-hand lane and the traffic from A14 east slip road are on the right-hand lane just before the roundabout. Both lane users must position their vehicle according to their following journey but there is very short distance to change their lane.

3. Drive thru food facilities motivate the customers eat and drink on the wheel in the very confused merging traffic just before the roundabout.

4. There is petrol station and the essential facilities in A14 junction 42 - Asda, J43 -Tesco, J44 - BP & Sainsbury, J49 - BP, J50 - Tesco and McDonalds and J51 - Shell with properly planned and developed roads and roundabouts to facilitate A14 traffic. Fossil fuel and obesity are the big concern about governments.

5. The job creation are only the expenses of existing Coffee shops, Pubs, Takeaways, Bakeries, Convenience stores and Petrol stations in Elmswell, Woolpit, Norton and surrounding villages.

6. Clearly there is no need for such big development without any essential infrastructure development such as new road, roundabouts, etc to accommodate the increased uncontrolled traffic level. The increased traffic

noise and disruption to the Villages to perform their day today life and the public safety is in question.

Therefore, we strongly object this planning application.

## **82 SA/22/16 SCHEDULE OF PLANNING APPLICATIONS**

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

Application Number	Representations From
DC/22/03966	David Jones (Agent) Ian Fieldhouse (Applicant) Councillor Sarah Mansel (Ward Member) Councillor Helen Geake (Ward Member)
DC/21/06333	Councillor Sarah Mansel (Ward Member) Councillor Helen Geake (Ward Member)

## **83 DC/22/03966 LAND TO THE WEST OF THE FORMER BACON FACTORY, ELMSWELL**

83.1 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location of the site, the constraints of the site, the proximity to nearby sites, the site layout plan, the proposed materials for use, the landscaping plan, the proposed floor plans and elevations, proposed sustainability measures, and the Officer recommendation for approval.

83.2 The Case Officer responded to questions from Members on issues including: the traffic management scheme, the Elmswell Neighbourhood Plan, consultation with Taylor Wimpey, the amount of affordable housing, the conditions from the previous decision, the consultation response from Strategic Housing, the Community Infrastructure Levy (CIL) contribution, the proposed swales at the front of the properties, and the proposed relief road.

83.3 The Case Officer responded to questions from the Ward Members on issues including: plans for the open space on the site and the footpath set out in the previous S106 agreement.

83.4 Members considered the representation from Mr. David Jones who spoke as the Agent.

83.5 The Agent responded to questions from Members on issues including: the construction management plan, solar panels, and gas boilers.

83.6 Members considered the representation from Councillor Helen Geake who spoke as the Ward Member.

83.7 Members considered the representation from Councillor Sarah Mansel who spoke as the Ward Member.

83.8 Members debated the application on issues including: sustainability measures, the construction management plan, the amount of affordable housing, the location of the open spaces, the proposed footpath, communication with Network Rail, connectivity of the site, the conditions agreed as part of the previous decision, potential traffic and parking restrictions, and the provision of play equipment on open spaces.

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

- Amended condition for the provision of onsite play area facilities and to include fencing, in consultation with the Parish Council
- Scheme for PV to be agreed to clarify that all properties are to have PV panels

83.10 Councillor Stringer seconded the proposal.

By a unanimous vote

**It was RESOLVED:**

**That the Chief Planning Officer be authorised to APPROVE the Reserved Matters application subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:**

- **That conditions applied to the outline approval continue to apply here.**
- **Development to be built out in line with approved plans.**
- **Development to be built out in accordance with phasing plan.**
- **Additional detail to be provided on play equipment to be provided with one of the three areas of open space.**
- **Photovoltaic panels to be installed on each property prior to occupation or in such timetable as may be agreed.**

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

- **Pro-active working statement**
- **Highways note**

**With the following conditions:**

- **Amended condition for the provision of onsite play area facilities and to include fencing, in consultation with the Parish Council**
- **Scheme for PV to be agreed, to clarify that all properties are to have PV panels**

**84 DC/21/06333 LAND OFF A14, ELMSWELL, SUFFOLK**

- 84.1 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location of the site, the constraints of the site, the previous decision reached by the Committee, the proximity of the site to nearby churches and listed buildings, the site location plan, the existing and proposed site layout, the access and egress to the site, the landscaping plan, the consultation response from the heritage team, the floor and roof plans, and the Officer recommendation for refusal.
- 84.2 The Case Officer responded to questions from Members on issues including: the road safety audit, the consultation response from Suffolk Police, access and exit from the site, speed limits, the consultation response from Suffolk Highways, and the routes taken to exit the site.
- 84.3 Members considered the representation from Councillor Helen Geake who spoke as the Ward Member.
- 84.4 Members considered the representation from Councillor Sarah Mansel who spoke as the Ward Member.
- 84.5 Members debated the application on issues including: the access to the site, the consultation response from Suffolk Highways, speed limits surrounding the site, nearby junctions, and the safety of the site.
- 84.6 Councillor Meyer proposed that the application be refused as detailed in the Officer recommendation.
- 84.7 Councillor Stringer seconded the proposal.

By a unanimous vote

**It was RESOLVED:**

**That the Council resolve to: REFUSE planning permission, or in the event that the appeal has begun agree the following putative reason for refusal, for the following reason:**

**1) The proposed development, by reason of the design and layout of the proposed vehicle egress onto the A1088 and resulting increase in uncontrolled traffic levels, and the resultant conflicts between vehicles exiting the site and those using the existing A14 egress slip roads, would result in severe and detrimental impact on existing highway safety. On this basis the development would be contrary to the provisions of saved Policies T6 and T10 of the Development Plan and paragraphs 110, 111 and 130(f) of the National Planning Policy Framework (NPPF).**

**85 SITE INSPECTION**

85.1 None received

The business of the meeting was concluded at 11:42am.

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Chair