

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 1 March 2023 at 09:30am

### **PRESENT:**

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

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

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

Councillors: Julie Flatman

### **In attendance:**

Officers: Area Planning Manager (GW)  
Planning Lawyer (IDP)  
Case Officer (JW / DC / MK)  
Governance Officer (AN)

### **Apologies:**

Councillors: Peter Gould  
Kathie Guthrie (Chair)

## **86 APOLOGIES AND SUBSTITUTIONS**

86.1 Apologies were received from Councillor Guthrie and Councillor Gould.

86.2 Councillor Humphreys substituted for Councillor Guthrie.

86.3 Councillor Hadingham substituted for Councillor Gould.

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

87.1 Councillor Hadingham declared an interest in application number DC/21/06824 due to knowing the applicant's family.

**88 DECLARATIONS OF LOBBYING**

88.1 Councillors Muller, Caston, Mellen, Stringer and Warboys declared that they had been lobbied on application number DC/21/06824.

**89 DECLARATIONS OF PERSONAL SITE VISITS**

88.1 None declared.

**90 SA/22/17 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 1 FEBRUARY 2023**

90.1 It was resolved that the minutes of the meeting held on 1 February 2023 were confirmed and signed as a true record.

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

91.1 None received.

**92 SA/22/18 SCHEDULE OF PLANNING APPLICATIONS**

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

Application Number	Representations From
DC/21/01457	Councillor John Whitehead (Ward Member – Statement)
DC/22/06214	None.
DC/21/06824	Odile Wladon (Parish Council) Tania Farrow (Objector) Matthew Ward (Supporter) Jonny Rankin (Agent) Councillor Julie Flatman (Ward Member)

92.2 The Chair, using his discretion, determined that the Order of Proceedings would be amended and carried out as followed:

1. DC/21/06824 (Item 7C)
2. DC/21/01457 (Item 7A)
3. DC/22/06214 (Item 7B)

**93 DC/21/06824 LAND AT FENNINGS FARM, PIXEY GREEN, STRADBROKE, SUFFOLK**

93.1 Item 7C

Application	DC/21/06824
Proposal	Planning Application - Erection of 6no poultry houses with associated admin blocks, feed bins and ancillary development. (EIA Development)
Site Location	<b>STRADBROKE</b> - Land At Fennings Farm, Pixey Green, Stradbroke, Suffolk
Applicant	C. E. Davidsons Farms Ltd

93.2 The Case Officer presented the application to the Committee outlining the proposal before Members including the location of the site, the wider context of the site, access to the site, proximity to nearby houses, proximity to nearby heritage assets, the proposed plans and elevations, proposed water use of the site, and the Officer recommendation for approval.

93.3 The Case Officer responded to questions from Members on issues including: objections from statutory consultees, proposed water demand and use of the site, the proposed Grampian condition, and the disposal of waste water.

93.4 Members considered the representation from Odile Wladon who spoke on behalf of Stradbroke Parish Council.

93.5 The Parish Council representative responded to questions from Members on issues including: sustainability, potential water usage of the site, and the Stradbroke Neighbourhood Plan.

93.6 Members considered the representation from Tania Farrow who spoke as an Objector.

93.7 The Objector responded to questions from Members on issues including: the potential volume of traffic on the site.

93.8 The Case Officer and the Area Planning Manager responded to further questions from Members on issues including: sustainability, potential water demand of the site, on-site traffic, the Grampian condition,

93.9 Members considered the representation from Matthew Ward who spoke as a Supporter.

93.10 The Supporter responded to questions from Members on issues including: Cranswick's relationship with the site, rainwater harvesting, and the expansion of the site.

93.11 Members considered the representation from Jonny Rankin who spoke as the Agent.

93.12 The Agent responded to questions from Members on issues including: the total capacity for storing feed, on-site water extraction, the Grampian condition, the consultee response from Anglian Water, how long the proposed reservoir could supply water for, the strategy for dealing with deceased stock, manoeuvre space on the site for large vehicles, and rainwater harvesting.

93.13 Members considered the representation from Councillor Julie Flatman who spoke as the Ward Member.

93.14 Members debated the application on the following issues: water demand and use, the Grampian condition, sustainability, rainwater harvesting, potential employment opportunities on the site, the environmental impact, the location of the site, potential impact on nearby road networks, the lagoon reservoir, and the potential increase in traffic.

93.15 Councillor Caston proposed that the application be approved as detailed in the Officer's recommendation.

93.16 Councillor Humphreys seconded the proposal.

By a vote of 5 For and 3 Against

**It was RESOLVED:**

**That authority be delegated to the Chief Planning Officer to Grant planning permission:**

**(1) That the Chief Planning Officer be authorised to GRANT Planning Permission 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)**
- **Commencement timescale**
- **Recommended conditions by SCC Highways:**
  - o **All HGV delivery traffic movements**
  - o **Loading, unloading, manoeuvring, parking & EV Charging points**
  - o **Provision visibility splays, access,**
  - o **Construction Management Plan**
- **Recommended conditions by Archaeologist:**
  - o **Investigation and post investigation assessment**
  - o **Implementation of a programme of archaeological work**
- **Recommended conditions by Ecologist**
  - o **Action in accordance with the Ecological Impact Assessment**
  - o **Wildlife Sensitive Lighting Design Scheme**
  - o **Landscape And Ecological Management Plan**

- **Landscaping conditions**
  - o **Timescale For Landscaping**
- **Recommended condition by LLFA**
  - o **Surface water drainage details in accordance with FRA**
- **Energy efficiency scheme**
- **“Grampian condition” - Scheme for water neutrality TBA**
- **Agreement of materials**

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

- **Proactive working statement**
- **Floods Informatives**
- **SCC Highways notes**
- **Support for sustainable development principles**
- **Anglian Water advisory notes**
- **Fire advisory note**

**94 DC/21/01457 LAND NORTH OF, PESTHOUSE LANE, BARHAM, SUFFOLK**

94.1 Item 7A

Application Proposal	DC/21/01457 Submission of details under Reserved Matters following Outline Planning Permission 0085/17 - Appearance, Scale, Layout and Landscaping for the erection of 20.no dwellings (including 7 affordable)
Site Location	<b>BARHAM</b> – Land North of Pesthouse Lane, Barham, Suffolk
Applicant	Foregain Ltd

94.2 A short break was taken between 11:04am and 11:17am between the end of application number DC/21/06824 and the commencement of application number DC/21/01457.

94.3 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location of the site, the proximity of the site to nearby listed buildings, the constraints, the surface water flood risk, the site layout plan, the tree proposal plan, the proposed elevations, and the Officer recommendation for approval.

94.4 The Case Officer responded to questions from Members on issues including: the flood risk and potential impact on proposed houses, the location of the proposed affordable houses, and the lack of consultation response from Anglian Water.

94.5 The Chair read out a joint statement from Councillor John Whitehead and Councillor Tim Passmore who made a representation as the Ward Members.

94.6 Members debated the application on issues including: mitigation for flooding, orientation of the houses, air source heat pumps, the condition to remove all permitted development rights, water efficiency,

94.7 Councillor Stringer proposed that the application be approved as detailed in the Officer recommendation with the following additional condition:

- With clarification that sustainability condition to secure ASHP and water efficiency measures

94.8 Councillor Warboys seconded the proposal.

By a unanimous vote

**It was RESOLVED:**

**Approve reserved matters subject to the following conditions and informatives, and any others as may be deemed necessary by the Chief Planning Officer.**

#### **Conditions**

- **Development to be in accordance with approved plans**
- **Arboricultural method statement to be submitted**
- **Notwithstanding the submitted details, hard and soft landscaping scheme to be submitted (including landscaping details around flood compensation storage), all soft landscaping to be planted in the first available planting season.**
- **Landscape Management Plan (including open space and flood compensation storage) to be submitted**
- **Wildlife Sensitive Lighting Scheme to be submitted**
- **Biodiversity Enhancement Scheme to be submitted**
- **Bin presentation and storage areas to be submitted**
- **EV charging points to be submitted**
- **Sustainability and Energy Statement to be submitted**
- **Surface Water Verification Report to be submitted**
- **Material details to be submitted**
- **Removal of all permitted development rights that would have a material bearing on the run-off characteristics of the site, i.e. alterations and extensions to dwellings, outbuildings, surfacing within plots and means of enclosure.**

#### **Informatives**

- **NPPF proactive working – no pre-app**
- **Conditions and obligations on the outline permission must be discharged separately from these reserved matters and complied with – any details that**

overlap between these reserved matters and the requirements of a separate condition must match one another

- East Suffolk Drainage Board comments

With the additional condition:

- With clarification that sustainability condition to secure ASHP and water efficiency measures

**95 DC/22/06214 EYE AIRFIELD INDUSTRIAL ESTATE, EYE ROAD, BROME, IP23 8AW**

95.1 Item 7B

Application	DC/22/06214
Proposal	Planning Application - Erection of 1No storage building
Site Location	<b>EYE</b> – Eye Airfield Industrial Estate, Eye Road, Brome, IP23 8AW
Applicant	R H Developments (East Anglia) Ltd

95.2 A short break was taken between 11:39am and 11:42am between the end of application number DC/21/01457 and the commencement of application number DC/22/06214.

95.3 Councillor Hadingham left the meeting at 11:42am.

95.4 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location of the site, the constraints, access to the site, the holding objection from the flood and water team, the proposed site plan, the proposed plans and elevations, the proposed power sources, and the Officer's amended recommendation for approval.

95.5 The Case Officer responded to questions from Members on issues including: connection of the site to the wind turbine and solar panels.

95.6 Members debated the application on issues including: the location of the proposal, solar panels, and access to the site.

95.7 Councillor Warboys proposed that the application be approved as detailed in the Officer's recommendation with the following conditions:

- Delegate to Chief Planning Officer to confirm surface water drainage with SCC Floods and Water
- And subject to this to approve as recommendation pages 44-45 with conditions requested by SCC Floods and Water
- With clarification that sustainability condition includes requirement for solar panels

95.8 Councillor Humphreys seconded the proposal.

By a unanimous vote

**It was RESOLVED:**

**That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:**

- **Standard time limit**
- **Approved plans**
- **Materials to be as stated within application**
- **Use of building to be B8 only**
- **Control of hours of work for building**
- **No installation of plant/machinery/equipment within the building without appropriate noise assessment**
- **No external storage to be permitted within the red line site**
- **Limit to construction hours of work**
- **No burning of materials on site**
- **Work to be undertaken in accordance with construction method statement**
- **Sewage plant to be installed prior to first use**
- **Details of fire fighting water tank to be erected on site to be agreed and installed prior to first use**
- **Submission of scheme of water, energy and resource efficiency measures for both construction and operational phase**
- **Details of provision for electric vehicle charging points**
- **Provision of parking area prior to first use**
- **Ecological good practice measures during construction, GCN method statement, biodiversity enhancement strategy and lighting**
- **Final flood measures to be agreed and implemented in full including maintenance**

**Along with the following informative and any additional or amended informatives that are deemed necessary by the LLFA and the Chief Planning Officer:**

- **Proactive working statement**
- **Support for sustainable development principles**
- **Note regarding unexpected ecological presence**
- **Note regarding unexpected land contamination**
- **Note regarding public rights of way**
- **Note regarding maintenance of other SuDS features and drains onsite.**

**And the following conditions:**

- **Delegate to Chief Planning Officer to confirm surface water drainage with SCC Floods and Water**
- **And subject to this to approve as recommendation pages 44-45 with conditions requested by SCC Floods and Water**
- **With clarification that sustainability condition includes requirement for solar panels**



**96 SITE INSPECTION**

96.1 None received.

The business of the meeting was concluded at 12:04pm.

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Chair