

## **BABERGH DISTRICT COUNCIL**

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Frink Room (Elisabeth)  
- Endeavour House on Wednesday, 5 April 2023 at 09:30am.

### **PRESENT:**

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

Councillors: Simon Barrett  
David Busby  
Michael Holt  
Mary McLaren  
Peter Beer  
John Hinton  
Alastair McCraw  
Adrian Osborne

### **In attendance:**

Officers: Strategic Projects and Delivery Manager (SS)  
Planning Lawyer (IDP)  
Case Officer (JW)  
Governance Officer (CP)

### **117 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

117.1 Apologies were received from Councillor Alison Owen.

### **118 DECLARATION OF INTERESTS**

118.1 There were no declarations of interest declared.

### **119 PL/22/30 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 22 MARCH 2023**

It was **RESOLVED:**

**That the minutes of the meeting held on 22 March 2023 were confirmed and signed as a true record.**

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

120.1 None received.

### **121 SITE INSPECTIONS**

121.1 None requested.

**122 PL/22/31 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/22/31 and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From
DC/21/05844	Barry Whymark

**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/22/31 be made as follows:-**

**123 DC/21/05844 SHRUBLAND PARK NURSERIES, MALTINGS FARM, WHATFIELD ROAD, ELMSETT, SUFFOLK. IP7 6LZ**

123.1 Item 6A

Application Proposal	DC/21/05844 Submission of Details (Reserved Matters in Part) Application for Outline Planning Permission DC/17/05204. Appearance, Scale and Landscaping to be considered for residential development comprising 18 no. dwellings
Site Location	ELMSETT – Shrubland Park Nurseries, Maltings Farm, Whatfield Road, Elmsett, Suffolk, IP7 6LZ
Applicant	Stemar Group Ltd

123.2 Councillor Jamieson confirmed that he would remain on the Committee and not speak as the Ward Member.

123.3 The Case Officer introduced the application to the committee outlining the proposal before Members including: the additional recommended conditions in respect of the existing and finished floor levels and securing the delivery of the footpaths, the location of the site, the access to the site, the site constraints, the outline block plan, the permission previously granted for the commercial nursely in 2021, the proposed parking plan, the proposed landscaping plan, the housing mix, and the officer recommendation as detailed in the report and including the additional conditions.

123.4 The Case Officer, and the Strategic Projects and Delivery Manager responded to questions from Members on issues including: the location of the footpath, the location and security of the SuDS, the location of the built-up area boundary, the effect of the Elmsett Neighbourhood Plan on this

application and the settlement boundary, the location of the Electric Vehicle Charging points, and the proposed parking plan.

123.5 Members considered the representation from Barry Whymark who spoke as the Agent.

123.6. The Agent responded to questions from Members on issues including: the inclusion of a defibrillator on site, the colour scheme of the building materials, the expected commencement date of the works, the split between affordable and shared ownership housing, the location of the Electric Vehicle charging points, the installation of solar panels, and the maintenance of shared private driveways.

123.7 Members debated the application on issues including: the good design of the proposal, and the need for project management plans during the construction period.

123.8 Councillor Barrett proposed that the application be approved as detailed in the officer recommendation and including the additional conditions relating to the existing and finished floor levels and securing delivery of the footpaths.

123.9 Councillor Beer seconded the proposal.

By a unanimous vote

**It was RESOLVED:**

**That these reserved matters are GRANTED and subject to the following conditions (and those as may be deemed necessary by the Chief Planning Officer)**

- **Approved plans**
- **Bin presentation point(s)**
- **Specific details of materials**
- **Sustainability measures**
- **Timescale for landscaping**
- **Landscape management plan**

**Informative**

- **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**

**Additional conditions agreed at Committee**

- **Existing and Finished Floor Levels**
- **Securing Delivery of Footpaths**

The business of the meeting was concluded at 10.04 am.

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Chair