

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **MSDC PLANNING** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 17 January 2024

PRESENT:

Councillor: Sarah Mansel (Chair)

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| Councillors: | Austin Davies | Lucy Elkin |
| | Nicholas Hardingham | Terry Lawrence |
| | John Matthissen | Gilly Morgan |
| | Rowland Warboys | |

In attendance:

Officers: Area Planning Manager (GW)
Planning Lawyer (IDP)
Corporate Manager – Economy and Business (MG)
Case Officers (NM/BC/VP)
Governance Officer (AN)

Apologies:

Councillor: Lavinia Hadingham (Vice-Chair)

100 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

100.1 Apologies were received from Councillor Lavinia Hadingham.

100.2 Councillor Morgan substituted for Councillor Hadingham.

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

101.1 Councillor Matthissen declared a non-registerable interest in application number DC/23/04053 due to knowing the applicant. Due to the level of acquaintance, Councillor Matthissen could still participate in the debate and vote on the item.

102 DECLARATIONS OF LOBBYING

102.1 Councillors Mansel, Davies, Elkin, Hardingham, Lawrence, Matthissen, and Warboys declared they had been lobbied on application number DC/22/06288.

103 DECLARATIONS OF PERSONAL SITE VISITS

103.1 None declared.

104 MPL/23/22 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 20 DECEMBER 2023

104.1 Councillor Hardingham proposed that the minutes of the meeting held on 20 December 2023 be confirmed and signed as a true record.

104.2 Councillor Davies seconded the proposal.

By a vote of 6 For and 2 Abstentions

It was RESOLVED:

That the minutes of the meeting held on 20 December 2023 be confirmed and signed as a true record.

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

105.1 None received.

106 MPL/23/23 SCHEDULE OF PLANNING APPLICATIONS

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

| Application Number | Representations From |
|--------------------|---|
| DC/23/04053 | None |
| DC/20/04296 | Phil Cobbold (Agent) Nicholas Hardingham (Ward Member) |
| DC/22/06288 | Wallace Binder (Parish Council) Nick Davey (Agent) |

107 DC/23/04053 OLD HALL COTTAGE, MAIN ROAD, HEMINGSTONE, IPSWICH, SUFFOLK, IP6 9RJ

107.1 Item 7A

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|----------------------|--|
| Application Proposal | DC/23/04053 Householder Application - Conversion of and extension to existing garage/workshop to provide ancillary accommodation for family relative. |
| Site Location | Old Hall Cottage, Main Road, Hemingstone, Ipswich, Suffolk, IP6 9RJ |
| Applicant | Ms Judith Smart |

107.2 The Case Officer introduced the application to the committee outlining the proposal before Members including: the location of the site, the constraints, the existing and proposed floor plans, the proposed elevations, the proposed block plan, proximity of the outbuilding to the main dwelling, the existing elevations of the outbuilding, access to the site, and the Officer's recommendation of approval.

107.3 Members debated the application on issues including: the updated consultee response from heritage in the tabled papers, proposed improvements to the property, and the requirement for secure and lit cycle storage and EV charging.

107.4 Councillor Warboys proposed that the application be approved as per the Officer's recommendation.

107.5 Councillor Morgan seconded the proposal.

By a unanimous vote

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:

- **Standard time limit (3yrs for implementation of scheme)**
- **Approved Plans (Plans submitted that form this application)**
- **Any proposed gates or other obstructions set back by 5 metres (ongoing requirement)**
- **Parking and manoeuvring (prior to occupation)**
- **Secure and lit cycle storage and EV charging (prior to occupation)**
- **Ecological Appraisal Recommendations (in accordance with ecology report)**
- **Biodiversity Enhancement Layout (prior to works above slab level of extension)**
- **Occupation restriction (ongoing requirement of development)**

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

- **Proactive working statement**
- **SCC Highways notes**

108 DC/20/04296 STONHAM BARNs, PETTAUGH ROAD, STONHAM ASPAL, STOWMARKET, IP14 6AT

108.1 Item 7B

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| Application | DC/20/04296 |
| Proposal | Planning Application – Continued use of land for the stationing of 18 holiday lodges |
| Site Location | Stonham Barns, Pettaugh Road, Stonham Aspal, Stowmarket, Suffolk, IP14 6AT |
| Applicant | Stonham Barns Ltd |

108.2 Councillor Hardingham removed himself from the committee before the commencement of application DC/20/04296 due to his position as Ward Member for the application.

108.3 The Case Officer introduced the application to the committee outlining the proposal before Members including: the location of the site, the constraints, the proposed site plans, the addition of five caravan plots, the sewage treatment plan, alterations to the proposal since its original deferral, the management of surface water drainage, the Officer's updated recommendation for refusal as detailed in the tabled papers.

108.4 The Case Officer responded to questions from Members on issues including: existing permission for the situation of a number of caravans on the site, potential landscape and visual impact, and the consultee response from the flood authority.

108.5 Members considered the representation from Stonham Aspal Parish Council via a written statement read out by the Ward Member.

108.6 Members considered the representation from Phil Cobbold who spoke as the Agent.

108.7 The Agent responded to questions from Members on issues including: connectivity to public transport.

108.8 Members considered the representation from Councillor Nicholas Hardingham who spoke as the Ward Member.

108.9 The Ward Member responded to questions from Members on issues including: flood risk, and connectivity to public transport.

108.10 Members debated the application on issues including: the previous deferral of the application by the committee in 2021, pre-existing caravans on the site, potential landscape harm, the risk for permanent residency on the site, impact on tourism, and lack of engagement.

108.11 Councillor Matthissen proposed that the application be refused as per the Officer's recommendation in the tabled papers.

108.12 Councillor Davies seconded the proposal.

By a unanimous vote

It was RESOLVED:

A. That the contents of this risk assessment be noted and the application determined without the 'minded to' reason for refusal of Planning Committee 20th January 2021;

AND

B. That authority be delegated to the Chief Planning Officer to REFUSE planning permission for the following reason(s) and any other reason officers consider necessary:

1. The application fails to demonstrate an overriding business need for the development such as would be considered an exceptional circumstance for the purposes of policy LP13. As such, the principle of the development is in conflict with the development plan.

2. The application documents include insufficient information to enable assessment of the flood risk impacts of the development, contrary to policy LP27 of the development plan And the NPPF paras 8, 11, 161, 167 and 168.

3. The application fails to identify and pursue opportunities for securing measurable net gains, equivalent of a minimum 10% increase, for biodiversity, as required by policy LP16. As such the application is in conflict with the development plan.

109 DC/22/06288 PORT ONE BUSINESS AND LOGISTICS PARK, BRAMFORD ROAD, LITTLE BLAKENHAM

109.1 Item 7C

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| Application | DC/22/06288 |
| Proposal | Major Large Scale – Manufacturing /Industry/Storage/Warehousing |
| Site Location | Port One Business and Logistics Park, Bramford Road, Little Blakenham, Suffolk |
| Applicant | Curzon De Vere |

109.2 A short break was taken before the commencement of DC/22/06288 between 10:49am and 10:58am.

109.3 The Case Officer introduced the application to the committee outlining the proposal before Members including: the application site in context to the neighbouring parish boundaries, the location of the site, the split between the full application and outline application site areas, access to the site, the

proposed elevations, the indicative sections, the proposed green corridor, on-site cycle parking and connectivity, EV vehicle charging, footpath connectivity, the proposed SuDS and drainage plans, plans to introduce wet woods, the proposed landscaping strategy, proposed improvements to Junction 52 on the A14, plans to enhance the ecology of the Gipping Meadow, and the Officer recommendation for approval.

- 109.4 The Case Officer responded to questions from members on issues including: footpath connectivity to the site, links to the nearby bridleway, the proposed enhancement plans for Gipping Meadow, the employment and skills plan, improvements to cycle networks, control over use, parking requirements, the potential travel to work area for Port One, local housing provisions for employees, and the liability for CIL payments.
- 109.5 Members considered the representation from Wallace Binder who spoke on behalf of Little Blakenham Parish Council.
- 109.6 Members considered the representation from Nick Davey who spoke as the Agent.
- 109.7 The Agent responded to questions from Members on issues including: battery storage capacity, the incorporation of ivy to create green walls on the proposed units, the planned travel to work area, installation of PV panels on the units, the potential for a community energy project, and the proposed SuDS scheme.
- 109.8 Members debated the application on issues including: potential employment opportunities, the proposed biodiversity and ecology plans, proposed installation of renewable energy generators, engagement with officers and parish councils, housing capacity in nearby parishes for employees, and sustainable transport provision.
- 109.9 Councillor Warboys proposed that the application be approved as detailed in the Officer's recommendation with the following additional conditions:
- Maintenance and phasing plan for crated surface water drainage;
 - and Officers to give consideration to reversing the banding along footpath 21.
- 109.10 Councillor Davies seconded the proposal.

By a unanimous vote

It was RESOLVED:

That, (i) Subject to the prior completion of appropriate binding Legal Agreement/s that secures the specific matters identified in section 4.26 of this report to the satisfaction of the Chief Planning Officer,

(ii) The Chief Planning Officer is authorised to GRANT:

A: Full planning permission (with appropriate conditions) for the “Erection of 3 no. warehouses and new vehicular access. Extension of estate roads, boundary landscaping, biodiversity enhancement* and SuDS” * on the Gipping Meadow Land - to be secured by S106 Agreement) and;

B: Outline planning permission (with appropriate conditions) for: “Further estate roads and six warehouse plots” (Only ACCESS and LANDSCAPE to be determined)

However, (iii) In the event that such Agreement/s is/are not signed within 6 months of the date of the Committee resolving to agree the recommendation to approve the applications in this report (or any amendment to approve) or such subsequent extended time period as The Chief Planning Officer considers reasonable to secure the Agreement/s, where there is in his opinion a realistic prospect of it being completed within such an extended period;

Then; The application be referred back to Committee for further consideration and determination.

With the following additional conditions:

- **Maintenance and phasing plan for crated surface water drainage;**
- **and Officers to give consideration to reversing the banding along footpath 21.**

110 SITE INSPECTION

110.1 None received.

The business of the meeting was concluded at 12:22pm.

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Chair