

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the Meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Chamber - Council Offices, Needham Market on Wednesday, 21 October 2015

### **PRESENT:**

Kathie Guthrie – Chairman  
Roy Barker – Vice-Chairman

Councillors:	Julie Flatman	Jessica Fleming
	Glen Horn	Dave Muller
	Jane Storey	Keith Welham
	John Field	

### **In attendance:**

Senior Development Management Planning Officer (JPG)  
Senior Development Management Planning Officer (MP)  
Development Management Planning Officer (SLB)  
Planning Officer (SB)  
Senior Legal Executive  
Governance Support Officer (VL)  
Governance Support Officer (GB)

### **SA27 APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

Councillor John Field was substituting for Councillor Mike Norris. An apology for absence was received from Councillor Barry Humphreys MBE.

### **SA28 DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST**

Non-pecuniary interests were declared by Councillor David Muller in relation to case 2868/15 as Ward Member for Stowmarket North, Councillor Jessica Fleming in relation to case 2689/15 as Suffolk County Councillor for that area, Julie Flatman in relation to case 3074/15 as Ward Member for Stradbroke and Laxfield and Councillor John Field in relation to case 3075/15 as Ward Member for Bramford and Blakenham.

### **SA29 DECLARATIONS OF LOBBYING**

None received.

### **SA30 DECLARATIONS OF PERSONAL SITE VISITS**

None received.

### **SA31 MINUTES OF THE MEETING HELD 30 SEPTEMBER 2015**

The minutes of the meeting held on 30 September 2015 were confirmed as a correct record, subject to the addition of an informative to item 1 on page C.

SA32 **QUESTIONS FROM MEMBERS**

None received.

SA33 **SCHEDULE OF PLANNING APPLICATIONS**

<b>Application Number</b>	<b>Representations from</b>
2868/15	Nil Talbot (Applicant)
2689/15	John King (Parish Council) Phil Cobbold (Agent)

Item 1

Application	2868/15
Proposal	Erection of extension to and conversion of existing detached double garage to form additional living accommodation..
Site Location	<b>STOWMARKET</b> – 10 Shakespeare Road
Applicant	Mr & Mrs Talbot

The Case Officer delivered a presentation and drew Members' attention to the Paper tabled that morning, whereby Suffolk County Council had notified that they would not wish to restrict the grant of permission. The Case Officer answered Members' questions with regards to the width of the drive, the proposed use of the ancillary accommodation and its potential future use.

Nik Talbot, the applicant made a short statement and explained that extenuating personal circumstances were behind the need to build the annex accommodation. He also addressed the Committee's point about the future use of the annex.

Ward Member, Councillor Gary Green spoke against the application, citing the potentially detrimental effect on the amenities of the neighbouring property, vehicular access to/from the drive, issues with on-street parking and the precedent approval of the development would create in that area.

Ward Member Councillor Dave Muller concurred with Mr Green's statement.

Members felt that the cause for the application, as stated by the applicant, was a valid reason and the overall design would be in keeping with the dwelling and the surrounding area. The Committee considered various points with regards to vehicular access, public transport links, local amenities, impact on neighbouring properties and the potential future use of the proposed annex. The Chairman emphasised that each planning application had to be duly considered and decided on its merit, based on the factual information in front of the Committee.

By 7 votes to 1

**Decision** – That authority be delegated to the Development Management Corporate Manager to grant full planning permission subject to the following conditions:

- Standard time limit
- Approved plans
- Materials
- Use incidental and ancillary to No. 10 Shakespeare Road.

Item 2

Application        2689/15  
Proposal            Use of land for the stationing of up to 23 holiday lodges and 1 lodge for a site manager.  
Site Location      **WORTHAM** – Honey Pot Farm Caravan Park, Bury Road  
Applicant          Mr & Mrs Feeney

The Case Officer presenting the application informed Members of an additional condition that the development be in accordance with submitted plans. Members asked the Case Officer to clarify the details of flood risk assessment, drainage, sewage disposal, fencing and lighting options for the proposed development, as well as the ponds and the natural habitat.

John King, representing the Parish Council, informed the Committee that the Parish Council supported the current use of the site for tourism. However, he expressed the view that the proposed development was disproportionate in density for the size of the village and also might lead to residential use. It was felt that the access road layout and surface were not adequately equipped to deal with heavy vehicle traffic to/from the site. In addition, there had not been enough detail made available with regards to sewage disposal, drainage and tree removal. Members asked and Mr King provided information about local transport links and any food and other retailers in the vicinity of the caravan park who could benefit from the guests staying at the proposed lodges.

Phil Cobbold, the agent addressed the Committee and confirmed that an ecology report had been undertaken and no adverse issues identified. He clarified some of the points raised by Members in relation to the options for the driveway surfacing, drainage, fencing of the site and the lakes. Members asked Mr Cobbold further questions about the lighting, outside activities and how they would be managed and use of the site. Mr Cobbold confirmed that low level lighting and the nature of activities could be conditioned. The Applicant had proposed there would be a full-time on-site manager to monitor the use and activities on site.

Members questioned the purpose of another access route on the site plan and the Agent confirmed that this was an error and would be fenced off to provide a boundary between the caravan site and the dwelling (currently reception area and the manager's office).

The Chairman read out the Ward Member, Councillor Diana Kearsley's comments regarding the application. She asked the Committee to consider the number of holiday lodges, the effect the human noise element would have on the residents of neighbouring properties, impact on the access road leading onto the A143 and the "expected housing developments to the east and west side of this site".

There was some concern that the development was too dense and that the application lacked vital information on drainage, sewage disposal, electricity supply, fencing and lighting, as well as details of the flood risk assessment, to enable Members to make an informed decision. However, the majority of Members supported the application as it would attract more guests to the area and support the local retail industry and tourist sites. Provision of lodges would also reduce traffic to and from site. The recommendation to support the planning application was moved subject to various additional conditions regarding approved plans, lighting and boundary treatment and seconded.

By 8 votes to 1

**Decision** – That Full Planning Permission be granted subject to the following conditions:

- Development to commence within 3 years
- Details and siting of lodge for site manager to be specified. Occupation of the specified lodge to be only by a person or persons employed to provide on site management
- Lodges to be layout in accordance with submitted layout plan
- Holiday lodges permitted shall be for holiday purposes only. There shall be no permanent residential use, including any use within Class C3
- Holiday lodges to be occupied for a maximum period of 28 days with no return for 28 days. No unit on the site, apart from site manager unit, shall be occupied at any time in the period 10<sup>th</sup> January to 10<sup>th</sup> February in any year
- Maximum of 23 holiday lodges, and 1 site manager lodge to be sited on site
- No external storage to take place
- Details of areas for storage of refuse bins to be agreed
- Approved Plans
- Any external lighting to agreed
- Details of foul water drainage to be agreed
- Details of surfacing to road and paths to be agreed
- No tents, motor homes and caravans other than hereby agreed.
- Log of visitors/guests to site to be maintained and available on request
- Details of all boundary treatment to be agreed.

Item 3

Application 3075/15  
Proposal Park improvements, to create 6 no. parking spaces with access.  
Site Location **BRAMFORD** – Land adjacent, 25, Acton Close  
Applicant Mr N Jarvis Asset Management

The Ward Member, Councillor John Field expressed his support for the improvement to parking arrangements for the residents. He also commented that bollards of a more sympathetic design to the rest of the green would improve the overall appearance of the area. A motion to approve the Officers' recommendation was moved and seconded, subject to the landscaping condition being amended to include the design of the bollards.

By a unanimous vote

**Decision** – That Full Planning Permission be granted subject to the following conditions:

- Standard time limit
- To be in accordance with submitted application and details
- Highways conditions
- Landscaping scheme.

Item 4

Application 3074/15  
Proposal Parking improvements, to create 9 no. additional parking spaces.  
Site Location **STRADBROKE** – New Street Close  
Applicant Mr N Jarvis Asset Management.

The Case Officer drew Members attention to the tabled paper tabled whereby Stradbroke Parish Council had acknowledged the need for additional parking for New Street Close; however, they felt the area would benefit from adequate soft landscaping.

The Ward Member, Councillor Julie Flatman concurred with the view of the Parish Council.

A motion to approve the Officers' recommendation was proposed and seconded, subject to an additional condition with regards to a landscaping scheme.

By a unanimous vote

**Decision** – That Full Planning Permission be granted subject to the following conditions:

- Standard time limit
- To be in accordance with submitted application and details

- Highways - manoeuvring and parking space.
- Landscaping works to be agreed

Item 5

Application 3010/15  
Proposal Proposed residential development, associated highway, car parking and open space..  
Site Location **STOWMARKET** – Land at Chilton Leys, Bury Road.  
Applicant Laurence Homes (Eastern) Ltd

This application was withdrawn from the Committee to allow Officers to examine unresolved legal matters in respect of the status of the land.