

MID SUFFOLK DISTRICT COUNCIL

Minutes of the Meeting of the **MID SUFFOLK DEVELOPMENT CONTROL COMMITTEE A** held at the Council Chamber, Mid Suffolk District Council Offices, High Street, Needham Market on Wednesday, 3 May 2017

PRESENT:

Councillors:	Roy Barker	Gerard Brewster
	John Field	Lavinia Hadingham
	Derrick Haley	Anne Killett
	Sarah Mansel	David Whybrow

In attendance:

1 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Councillors Roy Barker and Derrick Haley were substituting for Councillors Diana Kearsley and David Burn respectively.

2 TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS

There were no declarations of interests received.

3 DECLARATIONS OF LOBBYING

Councillor Matthew Hicks declared a non-pecuniary interest in Application 4968/16 as the County Councillor

4 DECLARATIONS OF PERSONAL SITE VISITS

There were no declarations of personal site visits.

5 NA/09/17 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 5 APRIL 2017

The Minutes of the meeting held on the 5 April were confirmed and signed as a correct record.

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

None received.

7 QUESTIONS BY THE PUBLIC

None received.

8 **QUESTIONS BY COUNCILLORS**

None received.

9 **NA/10/17 SCHEDULE OF PLANNING APPLICATIONS**

SCHEDULE OF PLANNING APPLICATIONS

Report NA/10/17

In accordance with the Council's procedure for public speaking on planning applications a representation was made as detailed below:

Planning Application Number	Representations from
3858/16	
4968/16	
0130/17	

Item 1

Application Number:	3858/16
Proposal:	Application for Outline Planning Permission for residential development of up to 42 new dwellings, supporting infrastructure and access (Highway and Pedestrian). (Appearance, Landscaping, Layout and Scale behind the subject of a further Reserved Matters application).
Site Location:	RICKINGHALL SUPERIOR - land adjacent to Green Acres, Garden House Lane, IP22 1EA
Applicant:	Mr J Harvey

By

RECOMMENDATION

- (1) That the Corporate Manager for Growth and Sustainable Planning be authorised to secure a planning obligation under Section 106 of the Town and Country Planning Act, 1990, to provide:-

- 35% Affordable Housing
- £6,000 Bus Stop Improvements

(2) That, subject to the completion of the Planning Obligation in Resolution (1) above, the Corporate Manager for Growth and Sustainable Planning be authorised to grant Planning Permission subject to conditions including: -

- Time limit for reserved matters (standard)
- Definition of reserved matters
- Approved plans
- Quantum of residential development fixed to a maximum of 42 no. dwellings
- Details of surface water drainage scheme
- Details of implementation, maintenance, and management of surface water drainage scheme
- Details of sustainable urban drainage system components and piped networks
- Details of construction surface water management
- Programme of archaeological investigation and post investigation assessment
- Fire hydrant provision details
- Details of mitigation for farmland birds
- Development to be completed in accordance with ecology details
- Proposed levels and finished floor levels details
- External facing materials details
- Hard landscaping scheme (inc. boundary treatments and screen/fencing details)
- Soft landscaping scheme including identification of existing trees and planting and tree protection measures.
- Details of provision, future management, and maintenance of public open space
- Details of the proposed access
- Parking, maneuvering, and cycle storage details
- Details of a construction management plan
- Photographic condition survey
- Details of the areas to be provided for storage of refuse/recycling
- Surface water discharge prevention details
- Estate roads and footpaths details and implementation requirements
- Details of footway on the south side of Garden House Lane
- Construction of carriageways and footways prior to occupation

(3) That, in the event of the Planning Obligation referred to in Resolution (1) above not being secured the Corporate Manager for Growth and Sustainable Planning be authorised to refuse Planning Permission, for reason(s) including:-

- Inadequate provision of infrastructure contributions which would fail to provide compensatory benefits to the sustainability of the development

and its wider impacts, contrary to the development plan and national planning policy.

Item 2

Application Number: 4968/16
Proposal: Notification for prior approval for a proposed change of use of agricultural building to a dwelling house (Class C3) and for associated operational development.
Site Location: **CREETING ST MARY** – Land to the rear of 1 Red House, All Saints Road
Applicant: Mrs P Ivatt

By

RECOMMENDATION

That Prior Approval is required, and prior approval be refused on transport and highway impacts.

Item 3

Application Number: 0130/17
Proposal: Installation of a metal energy panel on recessed part of external wall.
Site Location: **NEEDHAM MARKET** – 137 High Street
Applicant: Mrs W Marchant

By

RECOMMENDATION

That authority be delegated to the Corporate Manager - Growth & Sustainable Planning to GRANT Listed Building Consent.

Condition recommended: Time Limit - Commencement

- 10 **3858-16 LAND ADJACENT TO GREEN ACRES, GARDEN HOUSE LANE,
RICKINGHALL SUPERIOR**
- 11 **4968-16 LAND TO THE REAR OF 1 RED HOUSES, ALL SAINTS ROAD,
CREETING ST MARY**
- 12 **0130-17 137 HIGH STREET, NEEDHAM MARKET**
- 13 **SITE INSPECTION**