

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **MID SUFFOLK DEVELOPMENT CONTROL COMMITTEE B** held in the King Edmund Chamber - Endeavour House, 8 Russell Road, Ipswich on Wednesday, 23 May 2018 -09:30

PRESENT:

Councillor: Kathie Guthrie (Chair)
Roy Barker (Vice-Chair)

Councillors: Michael Burke
Jessica Fleming
Derek Osborne
Keith Welham
Julie Flatman
Wendy Marchant
Jane Storey

Ward Members:

Councillor: John Matthissen
Jill Wilshaw

In Attendance:

Area Planning Manager (GW)
Senior Planning Officer (JW)
Development Management Planning Officer (AS/AT)
Planning Lawyer (IDP)
Governance Support Officer (RC)

1 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Apologies of Absence were received from Councillors Barry Humphreys MBE and Councillor John Matthissen.

Councillor Keith Welham substituted for Councillor John Matthissen.

The Chair clarified that due to exceptional circumstances, Councillor John Matthissen was present as a Ward Member but not as a Member of the Committee as he had been appointed to the Development Control B Committee 2 days previously on Monday 21 May 2018 at the Annual Council Meeting.

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

All Members of the Committee declared a non-pecuniary interest in application DC/18/01079 as the applicant was a fellow Councillor.

Councillor John Matthissen declared a non-pecuniary interest in application DC/17/04968 as he had a conservatory and windows installed by SEH Ltd (the applicant of said application).

3 DECLARATIONS OF LOBBYING

All Members declared that they had been lobbied.

4 DECLARATIONS OF PERSONAL SITE VISITS

None declared.

5 SA/17/19 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 25 APRIL 2018

It was resolved that the Minutes of the meeting held on 25 April were confirmed and signed as a true record subject to an amendment on minute 53.73 to read as follows:

“Members considered the representations from the Supporter, Applicant and Ward Member. It was noted that the objector from application DC/17/05507 was offered a further opportunity to speak as an objector but declined and left the meeting.”

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

None received.

7 SA/17/20 SCHEDULE OF PLANNING APPLICATIONS

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

Schedule of Applications

Application Number	Representations From
1884/16	Phil Cobbold (Agent)
DC/17/04968	Peter Turner (Great Finborough Parish Council) Martin Price (Agent)
DC/18/01079	None
DC/18/00723	Andrew Fillmore (Applicant)

7.1 The items of business were taken in the order as follows as set out by the Chair at the beginning of the meeting:

1. DC/17/04968
2. 1884/16
3. DC/18/00723
4. DC/18/01079

7.2 Item 2

Application Proposal	DC/17/04968 Hybrid Application: Outline Planning Application (Access to be considered) for the erection of up to 24 dwellings (including 8 affordables) including structural landscaping and details of dwellings for Plots 1-7
Site Location	GREAT FINBOROUGH – Land at Pear Tree Place, High Road, Great Finborough, Suffolk
Applicant	SEH (Development) Ltd

7.3 The Case Officer presented the application to the Committee outlining the proposal, the contents of the late papers and the Officer recommendation.

7.4 The Case Officer responded to Members questions on issues including: the electricity pylons and cables that extended over the site, whether any bus linkage proposals included, the current use of the land, that the land was classed as a visually important open space, and that there was a holding objection from Suffolk County Councils Floods team but that this could be secured by a condition.

7.5 Members considered the representations from the Parish Council, Applicant and Ward Member.

7.6 Members debated the application on the issues including: the comments from place services regarding the landscaping and planting on the site, the affordable housing provision on site.

7.7 Councillor Roy Barker proposed that the application be approved as detailed in the Officer Recommendation with the additional condition in respect of the Full part of consent that:

That notwithstanding the landscaping details submitted a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and thereafter implemented in full in accordance with the approved details.

7.8 Councillor Jessica Fleming seconded the motion.

7.9 By a unanimous vote

7.10 **RESOLVED**

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Corporate Manager – Planning for Growth to secure:

- **Affordable Housing**
- **Provision, management and maintenance of Public Open Space**

(2) That the Corporate Manager – Planning for Growth be authorised to grant Outline Planning Permission and Full Planning Permission subject to conditions including:

- **Standard Time Limit Condition**
- **Reserved Matters to be submitted and agreed**
- **Approved Plans**
- **Details of materials**
- **Sustainability efficiency measures**
- **Archaeological work and monitoring**
- **Surface water drainage scheme to agree and fully implemented as approved**
- **Sustainable Urban Drainage System**
- **Construction surface water management plan detailing surface water and storm water**
- **Details of fire hydrants to be submitted**
- **As recommend by Highways**
- **As recommended by Environmental Health**
- **The recommendations of the ecological report to be adhered to**
- **Details of screen walls and fences to be submitted**
- **Construction management plan**
- **Detailed hard/soft landscaping to be submitted with reserved matters**
- **Implementation of landscaping scheme**
- **Unexpected contamination**
- **Secure mitigation and ecology enhancement measures**
- **Lighting scheme – biodiversity**
- **Withdrawal PD rights**

Additional Condition:

- **That notwithstanding the landscaping details submitted a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and thereafter implemented in full in accordance with the approved details.**

(3) That in the event of the Planning obligations referred to in Resolution (1) above not being secured that the Corporate Manager – Planning for Growth be authorised to refuse planning permission on appropriate grounds.

7.11 Councillor John Matthissen left the meeting after the completion of application DC/17/04968 and before the commencement of 1884/16.

7.12 Item 1

Application Proposal	1884/16 Application for Outline Planning Permission for the erection of 18 dwellings, parking for primary school and extension to cemetery.
Site Location	STOWUPLAND- Land on the South East side of, Church Road, Stowupland
Applicant	Porch Builders

7.13 The Case Officer presented the application to the committee outlining the changes to the proposal including: the Highways proposal which had been updated since the item had been deferred in January 2018 and the outcome from a planning appeal that had been allowed in Stowupland.

7.14 The Case Officer responded to Members questions on issues including: the gap between the proposed development and the existing bungalows which would be resolved at the reserved matters stage.

7.15 Members considered the representations from the Agent and the Ward Member.

7.16 The Senior Development Management Engineer from Suffolk County Councils Highways and Infrastructure Department outlined the changes to the highways proposals.

7.17 Members debated the application on the issues including: the public right of way, the highways considerations and the updated proposal.

7.18 Councillor Jessica Fleming proposed that the application be approved as detailed in the Officer Recommendation.

7.19 Councillor Roy Barker seconded the proposal.

7.20 By a unanimous vote

7.21 **RESOLVED**

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

- **33.3% Affordable Housing**
- **The use of the car park by a planning obligation.**

2. Subject to the adequate resolution of outstanding drainage matters, that the Corporate Manager – Growth & Sustainable Planning be authorised to grant planning permission subject to conditions, including: -

- **Time limit for commencement (standard)**

- Approved plans
- Reserved matters
- Details of external facing materials
- Drainage details
- Proposed levels and finished floor levels details
- Landscape Maintenance Plan
- Scheme of Contamination Investigation
- Hours restriction for noise intrusive works
- Programme of archaeological investigation and post investigation assessment
- Development to be completed in accordance with Ecology Report recommendations
- Lighting design scheme
- Gradient of vehicular access
- Details of estate roads and footpaths
- Carriageways and footways construction
- Sight splays during construction
- Manoeuvring and parking of vehicles
- Visibility splays
- Pedestrian road crossing provision

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

- Inadequate provision of affordable housing contribution 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.

4. That, in the event of car park matters referred to in Resolution (1) are not resolved to the satisfaction of the Corporate Manager – Growth & Sustainable Planning, that authority be delegated to him to refuse planning permission, for the following reason (summarised):

- Inadequate provision of a suitable car park including management, 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.

5. That, in the event of drainage matters referred to in Resolution (3) are not resolved to the satisfaction of the Corporate Manager – Growth & Sustainable Planning, that authority be delegated to him to refuse planning permission, for the following reason (summarised):

- Inadequate provision of a suitable method of drainage that would give rise to an unacceptable level of flood risk, contrary to the development plan and national planning policy.

7.22 A short break was taken between 10:37-10:47 for refreshments.

7.23 Item 4

Application Proposal	DC/18/00723 Outline planning application (access to be considered) – erection of up to 51 new homes, highways improvements including widening of Turkeyhall Lane, provision of public open space and associated infrastructure.
Site Location	BACTON- Land to the east of Turkeyhall Lane and to the north of North Close, Bacton
Applicant	Pigeon Investment Management Ltd

7.24 The Case Officer presented the application to the Committee outlining the proposal, a late representation from the Parish Council, and the Officer Recommendation. The Case Officer added that the bus service in the village was to be discontinued but that the proposal was still considered to be sustainable.

7.25 The Case Officer responded to Members questions on issues including: the heritage assets in the area, the proposed highways improvements, the location of proposed balancing ponds and the associated pumping station.

7.26 Members considered the representations from the Agent and the Ward Member. The public speakers responded to Members questions on issues including: the upkeep of the public open space, the drainage ditch and the bus service.

7.27 Members debated the application on the issues including: the detail that would be needed for a full planning application, the highway proposals, acoustic packaging, the bus service and the route from the proposed development site to the school.

7.28 Councillor Roy Barker proposed that the application be approved as detailed in the Officer Recommendation with the additional condition that:

Concurrent with the first reserved matters application details of a scheme for acoustic measures to protect residential amenity shall be submitted to and approved in writing by the Local Planning Authority and implemented in full in accordance with the approved details prior to the first occupation of the dwelling to which the measures relate.

7.29 Councillor Jessica Fleming seconded the proposal.

7.30 By a unanimous vote

7.31 **RESOLVED**

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Corporate Manager – Planning for Growth to secure:

- **Affordable Housing**
- **Provision, management and maintenance of public open space**
- **Offsite highway works.**

(2) That the Corporate Manager – Planning for Growth be authorised to grant Outline Planning Permission subject to conditions including:

- **Standard Time Limit Condition**
- **Reserved Matters to be submitted and agreed**
- **Approved Plans**
- **As recommend by Highways**
- **As recommended by Environmental Health**
- **Surface water drainage scheme to be agreed and fully implemented as approved**
- **Sustainable Urban Drainage System**
- **Construction surface water management plan detailing surface water and storm water**
- **Foul water strategy Anglian Water**
- **Sustainability efficiency measures**
- **Archaeological work and monitoring**
- **Details of fire hydrants to be submitted**
- **The recommendations of the ecological report to be adhered to**
- **Construction management plan including hours of construction**
- **Detailed hard/soft and boundary landscaping to be submitted with reserved matters**
- **Arboricultural Impact Assessment and Method Statement compliance**
- **Implementation of landscaping scheme**
- **Unexpected contamination**
- **Secure mitigation and ecology enhancement measures**
- **Lighting scheme – biodiversity**
- **Waste vehicle manoeuvring**
- **Withdrawal PD rights**

Additional Condition:

- **Concurrent with the first reserved matters application details of a scheme for acoustic measures to protect residential amenity shall be submitted to and approved in writing by the Local Planning Authority and implemented in full in accordance with the approved details prior to the first occupation of the dwelling to which the measures relate.**

(3) That in the event of the Planning obligations referred to in Resolution (1) above not being secured that the Corporate Manager – Planning for Growth be authorised to refuse planning permission on appropriate grounds.

7.32 Councillor Wendy Marchant left the meeting at 11:38 after the completion of application DC/18/00723 and before the commencement of application DC/18/01079.

7.33 Item 3

Application	DC/18/01079
Proposal	Application for listed building Consent. New Handrails to front terrace.
Site Location	NEEDHAM MARKET Hallgarth House, 137 High Street, Needham Market, Suffolk, IP6 8DH
Applicant	Mrs W Marchant

7.34 The Case Officer presented the application to the Committee outlining the proposal and the Officer recommendation with the added condition to agree the material colour and finish.

7.35 The Case Officer responded to Members questions on issues including: the distance from the step to edge of the road, the response from Suffolk County Councils Highways Department, and the gap between the railings.

7.36 Members were concerned that the gap between the railings was too wide and could allow a child to get their head stuck in said railings.

7.37 A short break was taken between 11:50-11:55 to allow officers to consult building regulations.

7.38 The Chair read out an email from the Ward Member (Councillor Mike Norris) who supported Needham Market Town Councils view to approve the application.

7.39 The Chair proposed that the application be approved as detailed in the Officer recommendation with the additional conditions that:

- Notwithstanding the approved plans, additional details of the posts, including separation distances shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and subsequently implemented as approved.
- Non-spiked finials shall be used on the railings hereby approved.

7.40 Councillor Roy Barker seconded the motion.

7.41 By a unanimous vote

7.42 **RESOLVED**

That authority be delegated to Corporate Manager - Growth & Sustainable Planning to allow the Corporate Manager – Planning for Growth be authorised to grant listed building consent, subject to conditions including:

- **Standard time limit**
- **Approved Plans**

Additional Conditions:

- **Notwithstanding the approved plans, additional details of the posts, including separation distances shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and subsequently implemented as approved.**
- **Non-spiked finials shall be used on the railings hereby approved.**

The business of the meeting was concluded at 11.59 am.

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Chair