

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **MID SUFFOLK DEVELOPMENT CONTROL COMMITTEE B** held in the Elisabeth Room - Endeavour House, 8 Russell Road, Ipswich on Wednesday, 10 October 2018 – 09:30 am

PRESENT:

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

Councillors: Julie Flatman
Barry Humphreys MBE
Wendy Marchant
Andrew Stringer

Derrick Haley
John Levantis
Derek Osborne

Ward members:

Councillor: Lesley Mayes

In attendance:

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

40 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Apologies of absence were received from Councillors Michael Burke, Jessica Fleming, John Matthissen and Jane Storey.

Councillor Derrick Haley substituted for Councillor Michael Burke.

Councillor John Levantis substituted for Councillor Jessica Fleming.

Councillor Andrew Stringer substituted for Councillor John Matthissen.

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

Councillor Roy Barker declared a non-pecuniary interest for application DC/18/01029 as he knew the land owner.

42 DECLARATIONS OF LOBBYING

Councillors Kathie Guthrie, Roy Barker, Julie Flatman and Barry Humphreys MBE declared that they had been lobbied on application DC/18/01029.

43 DECLARATIONS OF PERSONAL SITE VISITS

None declared.

44 SA/18/9 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 12 SEPTEMBER 2018

It was resolved that the Minutes of the meeting from 12 September 2018 were confirmed and signed as a true record.

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

The Governance Support Officer reported that one petition had been received which was linked to application DC/18/01029. The petition was validated with 68 valid signatories who supported the following statement:

“I the undersigned, would like to express my opposition to the planning permission for an event venue at Rockylls Hall. My objection is due to the unsuitability of the local road network, increased traffic, unacceptable noise and disturbance of our rural and quiet environment and also the detrimental impact it will have on the wildlife in the area.”

“We, the undersigned, would like to object to the application and support Jason Etherington and/ or Peter Holland as the community representative during the planning committee.”

46 SA/18/10 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
DC/18/01029	Martin Jewers (Shelland Parish Meeting) Jason Etherington (Objector) Jonathan Cunningham (Applicant)
DC/18/02398	Alan Gunne-Jones (Agent) Phil Horton (HM Department for Education)

46.1 Item 1

Application Proposal	DC/18/01029 Planning Application- Change of Use of a grainstore into a function room and associated works
Site Location	SHELLAND- Rockylls Hall, Shelland Green, Shelland, Stowmarket, IP14 3JF
Applicant	Mr J. Cunningham

46.2 The Case Officer presented the application to the Committee outlining the proposal on the site, the late papers before Members, and the Officer Recommendation.

46.3 The Case Officer responded to Members questions on issues including: the capacity of the venue, the noise report submitted to the Council, where the toilet facilities on the site would be, and the positioning of passing places.

46.4 Members considered the representation from Martin Jewers representing Shelland Parish Meeting.

46.5 The Parish Meeting representative responded to a question regarding traffic in the area and that he understood there had been a slight increase in traffic on the roads.

46.6 Members considered the representation from Jason Etherington, speaking as an Objector.

46.7 The Objector responded to Members' questions on issues including: where he lived in the community, the distance to Haughley Park Barn (an existing venue) and whether the proposed passing places were on Village Greens.

46.8 Members considered the representation from Jonathan Cunningham, speaking as the Applicant.

46.9 The Applicant responded to Members' questions on issues including: the capacity of the venue for events and meals, that external caterers would most likely be used, the different types of events that would be hosted, what outside space would be used, the entrances and exits to the venue, and the heritage impact.

46.10 The Planning Lawyer advised the Committee that special regard should be given to Heritage Assets and referred to the report from the Heritage Officer.

46.11 The Chair read out an email that had been received from Councillor John Matthissen, Ward Member, who had given his apologies for the meeting.

46.12 Members debated the application on the issues including: the red line of the proposal, the increased traffic movements that would be caused, the negative response from the local community, and a lack of detail regarding the use of

the building connected to the building proposed for change of use.

46.13 Councillor Derrick Haley proposed that the application be deferred to undertake a site visit and requested further information on the application as follows to be reported back to the Committee.

- Clarity on what is included within the red line site and proposal
- Information about the listed building shown within the red line area
- Details of the use of linked building as existing and proposed, including separation/ doors between the two uses
- Details of the parking facilities
- Further information on the sound attenuation and sound evaluation including clarity on issues raised within the report provided and detail of conditions to control this
- Fire requirements including fire escape from the building
- Information on the history of the site and the uses of other buildings on the complex
- Details of the break-out areas(s)
- Information on the right of way for farm traffic and relationship with access and parking for the proposal
- Details of the Route 51 cycle route
- Confirmation on any designation of The Green, such as Village Green designation.

46.14 Councillor Barry Humphreys MBE seconded the motion.

46.15 By a unanimous vote

46.16 **RESOLVED**

To defer the determination of the application in order to seek additional information, and subsequently a site visit.

The additional information requested is as follows:

- **Clarity on what is included within the red line site and proposal**
- **Information about the listed building shown within the red line area**
- **Details of the use of the linked building as existing and proposed, including separation/doors between the two uses**
- **Details of the parking facilities**
- **Further information on the sound attenuation and sound evaluation including clarity on issues raised within the report provided and detail of conditions to control this**
- **Fire requirements including fire escape from the building**
- **Information on the history of the site and the uses of other buildings in the complex**
- **Details of the break-out area(s)**
- **Information on the right of way for farm traffic and relationship with access and parking for the proposal**
- **Details of the Route 51 cycle route**

- **Confirmation on any designation of The Green, such as Village Green designation**

46.17 A short break was taken between 10:47-10:54 for refreshments

46.18 Item 2

Application	DC/18/02398
Proposal	Planning Application – Demolition of existing school buildings and construction of new teaching building and refurbishment of current 6 th form building, together with associated landscaping
Site Location	STOWMARKET- Stowmarket High School, Onehouse Road, Stowmarket, Suffolk, IP14 1QR
Applicant	Wates Construction Ltd

46.19 The Case Officer presented the application to the Committee outlining the proposal, the layout of the site, the updated Officer Recommendation in the tabled papers and that the Officer Recommendation was for approval with conditions.

46.20 The Case Officer responded to Members' questions on issues including: the re-use of materials from the demolition of the existing school, and the construction management plan in the conditions.

46.21 Members considered the representation from Alan Gunne-Jones, speaking as the Agent.

46.22 The Agent responded to Members' questions on issues including: whether there had been any forward planning with regards to capacity at the school.

46.23 Members considered the representation from Councillor Lesley Mayes, speaking as the Ward Member for Stowmarket Central.

46.24 Philip Horton, representative from HM Department of Education, responded to Members' questions on issues including: that pupil feedback was taken into account, and that the provision of places had been expanded to allow as much capacity as possible with the funding that was available and the restrictions pertaining to said funding.

46.25 Before the beginning of the Debate Councillor Andrew Stringer declared a non-pecuniary interest as he had been a former student at Stowmarket High School.

46.26 Members debated the application on the issues including: the design of proposal including the modern architecture and the opportunities that this would provide to students.

46.27 Councillor Andrew Stinger proposed that the application be approved as detailed in the updated Officer recommendation in the tabled papers.

46.28 Councillor Derrick Haley seconded the motion.

46.29 By a unanimous vote

46.30 **RESOLVED**

1) Delegate to the Corporate Manager - Growth and Sustainable Planning to grant planning permission, subject to conditions including:

- **Standard time limit**
- **Approved Plans**
- **Contaminated land discovery requirements**
- **Highways – loading / unloading**
- **Highways – refuse / recycling**
- **Highways – deliveries management plan**
- **Travel plan details and implementation**
- **Materials**
- **Levels**
- **Landscaping details and implementation**
- **Fire hydrant provision details**
- **Sustainable efficiency measures**
- **Biodiversity mitigation and ecology enhancement measures**
- **Construction Management Plan including hours of work**
- **Surface Water Management (SWM) and Flood Risk Assessment (FRA) implementation**
- **Sustainable Urban Drainage System components**
- **Construction Surface Water Management Plan (CSWMP) details**

47 SITE INSPECTION

47.1 None requested.

The business of the meeting was concluded at 11.39 am.

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Chair