

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held in the King Edmund Chamber - Endeavour House, 8 Russell Road, Ipswich on Wednesday, 2 October 2019 09:30

PRESENT:

Councillor: Kathie Guthrie (Chair)
Barry Humphreys MBE (Vice-Chair)

Councillors: Terence Carter Peter Gould
John Matthissen Mike Norris
Harry Richardson Rowland Warboys

Ward Member(s):

Councillors: Daniel Pratt
Suzie Morley
John Field

In attendance:

Officers: Area Planning Manager (JPG)
Acting Area Planning Manager (MR)
Principal Planning Officer (JW)
Senior Planning Officer (DC)
Planning Lawyer (IDP)
Governance Officer (RC)

51 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

None received.

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

None declared.

53 DECLARATIONS OF LOBBYING

All Members declared that they had been lobbied on applications DC/18/03114 and DC/18/05313.

54 DECLARATIONS OF PERSONAL SITE VISITS

Councillor John Matthissen declared that he had undertaken a site visit with an Officer for application DC/18/03114 and had also undertaken an unaccompanied personal site visit for application DC/18/05313.

55 SA/19/9 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 4 SEPTEMBER 2019

It was resolved that the Minutes of the meeting held on the 4 September 2019 were confirmed and signed as a true record.

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

The Governance Officer advised Members that there was a petition associated with application DC/18/03114 and that this had been previously reported to the Committee.

57 SA/19/10 SCHEDULE OF PLANNING APPLICATIONS

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

Application Number	Representations From
DC/18/03114	James Caston (Somersham Parish Council) Andrew Laughlin (Objector) Chris Smith (Agent) Cllr John Field (Ward Member)
DC/18/05313	Colin Pinson-Roxburgh (Offton and Willisham Parish Council) Kelvin Moody (Objector) Cllr Daniel Pratt (Ward Member)
DC/18/03787	Jordan Marsh (Agent) Cllr Daniel Pratt (Ward Member)
DC/18/03788	Cllr Daniel Pratt (Ward Member)
DC/19/02486	Barry Lee (Objector) Rob Marsh-Filey (Agent) Cllr Suzie Morley (Ward Member)

58 DC/18/03114 LAND SOUTH WEST OF, MAIN ROAD, SOMERSHAM, SUFFOLK

58.1 Item A

Application Proposal	DC/18/03114 Planning Application- Residential development of 42 dwellings, together with associated public open space, access roads, garaging and car parking.
Site Location	SOMERSHAM- Land South West of, Main Road, Somersham, Suffolk
Applicant	Hopkins and Moore (Developments) Limited

- 58.2 The Case Officer presented the application to the Committee outlining the application before Members, the layout of the site, the updates since the previous Committee, the contents of the tabled papers, and the officer recommendation of approval.
- 58.3 The Area Planning Manager advised Members of additional conditions to be included in the Officer Recommendation of:
- Condition on footway works to be secured.
 - Detail of overhanging building to be secured.
- 58.4 The Case Officer and Highways Officer responded to Members' questions on issues including: the response from the Sustainability Officer, the proposed informal priority system as recommended by Highways, the wheelchair access to the proposed pavement, the traffic survey data, the response from the safety auditor regarding the Highways proposal, the current footpaths in the area, and what would happen in the scenario of two large vehicles meeting.
- 58.5 Members considered the representation from James Caston of Somersham Parish Council who spoke against the application. It was noted that James Caston was a Mid Suffolk District Councillor but was speaking on the application as a Parish Councillor.
- 58.6 Members considered the representation from Andrew Laughlin who spoke as an Objector.
- 58.7 The Objector responded to Members' questions on issues including: that Kings Cottage had been hit twice by vehicles.
- 58.8 Members considered the representation from Chris Smith who spoke as the Applicant.
- 58.9 Members considered the representation from Councillor John Field, Ward Member, who spoke against the application.
- 58.10 The Ward Member responded to Members' questions on issues including: the population of the village, and the efforts of the previous Ward Member to resolve the Highways issue.
- 58.11 Members debated the application on the issues including: the pre-existing issue of the junction and the measures that were being proposed by the Highway Authority, the safety of the Highways proposal, and the impact that the development would have on the village and the proposed footpath.
- 58.12 After considering the concerns raised by Members, the report from the officer, the representations from Public Speakers and the debate from Members the Chair decided to send the application to the Planning Referrals Committee for determination as significant concerns had been raised regarding the application.

58.13 **RESOLVED**

That the Chair used their power as defined in the Mid Suffolk District Council Constitution to send the application to the Planning Referrals Committee.

59 DC/18/05313 LAND ON THE SOUTH SIDE OF, BILDESTON ROAD, OFFTON, IPSWICH, SUFFOLK, IP8 4RR

59.1 A short comfort break was taken after the completion of application DC/18/03114 but before the commencement of DC/18/05313.

59.2 Item B

Application Proposal	DC/18/05313 Outline Planning Application (Access and Layout to be considered) Erection of 32No. dwellings comprising 9 Local Need Homes, 2 Affordable Homes, 21 Open Market Homes and public reading room. Creation of new accesses to Bildeston Road and Castle Road, 9 Parish allotments and a community car park.
Site Location	OFFTON- Land on the South Side of, Bildeston Road, Offton, Ipswich, Suffolk, IP8 4RR
Applicant	Mr and Mrs Stephen Philips

59.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, that the application was now currently at Appeal for non-determination and that the officers recommendation was to confirm the reasons for refusal that Members would have supported and would be presented to the Planning Inspector.

59.4 Members considered the representation from Colin Pinson-Roxburgh of Offton and Willisham Parish Council who spoke against the application.

59.5 Members considered the representation from Kelvin Moody who spoke as an Objector.

59.6 Members considered the representation from Councillor Daniel Pratt, Ward Member, who spoke against the application.

59.7 Councillor Harry Richardson proposed that the Committee endorse the reasons for refusal as detailed in the officer recommendation. Councillor Mike Norris seconded the motion.

59.8 By a unanimous vote.

59.9 RESOLVED

That reasons for the planning authorities “minded to” resolution of refusal should be restricted to those quoted above at paragraph 2.1 and all other reasons not be pursued.

Your Officer had tabled the following reasons for refusal: At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. This has three strands – environmental, social and economic; all of which must be considered together. Policy FC1 of the Core Strategy Focused Review (2012) states that Mid Suffolk will take a positive approach to development, and will take into account whether any “adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework taken as a whole...” Policy CS1 of the Mid Suffolk Core Strategy (2008) states that: “ countryside and countryside villages and development will be restricted to particular types of development to support the rural economy, meet affordable housing, community needs and provide renewable energy.” The emerging Joint Local Plan is in the process of designating Offton as a Hamlet settlement classification, which is an unsustainable classification for major growth. In this context, the proposal represents a disproportionate level of major growth within a remote rural location that would continue to create a detached, rural clustered approach. This does not sustainably align with the above policies, nor with the NPPF, nor with the direction of the emerging Joint Local Plan. Nor does it address cumulative social or environmental impacts that would be a consequence of the major proposal in this remote rural location poorly connected to services, facilities or any main settlement.

Core Strategy policy H4 states that Mid Suffolk shall “seek to negotiate an element of affordable housing of up to 35% of the total provision of housing”. It is clear that the applicant will not be providing this amount of affordable housing. Policy H5 seeks to provide affordable housing as a “Rural Exception” for local people in small rural settlements, backed up by proof of local needs. This has not been achieved to the satisfaction of The Council’s Strategic Housing Officers and, therefore, the provision does not contribute to the social strand of sustainability. Given the unsustainable location, and also the inadequate quantum and inappropriate mix of proposed affordable housing, the proposal is held to be contrary to Policy FC1 of the Core Strategy Focused Review (2012), Policy CS1 of the Mid Suffolk Core Strategy (2008) and Policy H4 of the Mid Suffolk Local Plan (1998) and the NPPF.

60 DC/18/03787 BATTISFORD HALL BARNS, BATTISFORD HALL, CHURCH ROAD, BATTISFORD

60.1 Item C

Application	DC/18/03787
Proposal	Planning Application – Change of use and conversion of

Site Location barns to five dwellings
BATTISFORD – Battsiford Hall Barns, Battsiford Hall,
Church Road, Battsiford
Applicant Mr M Prentice

60.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, and the officer recommendation of approval.

60.3 Members considered the representation from Jordan Marsh who spoke as the Agent.

60.4 Members considered the representation from Councillor Daniel Pratt, who spoke as the Ward Member.

60.5 Members debated the application on the issues including: the design of the proposal being in-keeping with the local area, the positive use of a heritage asset, that the site would be dependent on cars and whether any sustainability measures could be conditioned.

60.6 The Area Planning Manager advised Members that the Councils Heritage Team had not proposed any sustainability measures and that he would advise against these in this case as it could make a fundamental difference to the application.

60.7 Councillor Peter Gould proposed that the application be approved as detailed in the officer recommendation. Councillor Mike Norris seconded the motion.

60.8 By 7 votes to 0 with 1 abstention.

60.9 **RESOLVED**

That authority be delegated to the Chief Planning Officer to grant full planning permission:

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer to secure:

- **Affordable housing**

(2) That the Chief Planning Officer be authorised to grant Planning Permission upon completion of the legal agreement subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Standard time limit**
- **Approved plans**
- **Phasing**
- **Demolition details**
- **HGV Construction Method Statement**
- **Heritage officer design modifications**

- Grain Barn archaeological recording
- Open Barn historic building assessment
- Open Barn pod structure sections
- Full structural surveys
- Insulation schedule
- External cladding manufacturers details
- Fenestration sections and elevations
- Landscaping scheme and implementation
- Contaminated land remediation
- Parking provision
- Construction Management Plan including construction working hours
- Ecological mitigation measures implementation
- Submission of EPS License for Bats and GCN
- Biodiversity compensation and enhancement strategy
- Wildlife sensitive lighting design scheme
- Removal of permitted development rights for residential extensions

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

- Proactive working statement
- SCC Highways notes
- Support for sustainable development principles

(4) That in the event of the Planning obligations or requirements referred to in Resolution (1) above not being secured and/or not secured within 6 months that the Chief Planning Officer be authorised to refuse the application on appropriate ground

61 DC/18/03788 BATTISFORD HALL BARNS, BATTISFORD HALL, CHURCH ROAD, BATTISFORD

61.1 Item D

Application	DC/18/03788
Proposal	Application for Listed Building Consent- Works to curtilage listed barns to facilitate change of use and conversion to five dwellings
Site Location	BATTISFORD – Battisford Hall Barns, Battisford Hall, Church Road, Battisford
Applicant	Mr M Prentice

61.2 The Case Officer presented the Listed Building Application to the Committee outlining the proposal before Members, the layout of the site and that the officer recommendation was for approval.

61.3 Members considered the representation from Councillor Daniel Pratt, Ward Member.

61.4 Councillor Peter Gould proposed that the application be approved as detailed in the officer recommendation. Councillor Barry Humphreys MBE seconded the motion.

61.5 By a unanimous vote.

61.6 **RESOLVED**

That authority be delegated to the Chief Planning Officer to grant Listed Building Consent:

(1) That the Chief Planning Officer be authorised to grant Listed Building Consent subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Standard time limit**
- **Approved plans**
- **Demolition details**
- **Heritage officer design modifications**
- **Grain Barn archaeological recording**
- **Open Barn historic building assessment**
- **Open Barn pod structure sections**
- **Full structural surveys**
- **Insulation schedule**
- **External cladding manufacturers details**
- **Fenestration sections and elevations**

62 DC/19/02486 GREENWOOD FARM, WETHERINGSETT ROAD, MICKFIELD, STOWMARKET, SUFFOLK, IP14 5LL

62.1 A short comfort break was taken between 12:20-12:30 after the completion of DC/18/03788 but before the commencement of DC/19/02486.

62.2 Item E

Application	DC/19/02486
Proposal	Planning Application – Conversion of 4no. agricultural barns to form 4no. dwellings.
Site Location	MICKFIELD – Planning Application – Conversion of 4 no. agricultural barns to form 4no. dwellings.
Applicant	Mr P Leonard

62.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the contents of the tabled papers, and the officer recommendation of approval with conditions.

62.4 The Case Officer responded to Members' questions on issues including: the removal of the link to convert the former grain silos, the details of access to the site, the response from the Fire Department, and that there would be a limited impact on the SSSI.

62.5 Members considered the representation from Barry Lee who spoke as an Objector.

62.6 The Objector responded to Members' questions on issues including: the current farmhouse adjoining the site, the ownership of the access route, and the access for farm vehicles.

62.7 Members considered the representation from Rob Marsh-Filey who spoke as the Agent.

62.8 The Area Planning Manager advised Members of the provision of class Q applications which could be allowed under Permitted Development Rights and that this provision did apply to some of the barns on the site.

62.9 The Area Planning Manager responded to further Members' questions on issues including: the red line plan on the site.

62.10 Councillor Barry Humphreys MBE left the meeting at 13:16, before the completion of application DC/19/02486.

62.11 Members considered the representation from Councillor Suzie Morley, Ward Member, who spoke against the application.

62.12 Members debated the application on the issues including: the response from the Fire Service regarding the application, the ownership of the highway, and the fields in the surrounding area, the sustainability of the location, that there would be no Affordable Housing benefit from the site, the preservation of the listed barns, and the access to the site and the isolated nature of the barns.

62.13 Councillor Kathie Guthrie proposed from the Chair that the application be deferred to return to MSDC Development Control Committee B for the following reasons:

- Members considered in order to ensure safe and suitable access to the site is achievable for all users (Para18b NPPF) that more details and consideration of the following is required:
 - Details of all turning and parking areas
 - Access and turning arrangements for disabled persons
 - Details of design and locations of all passing bays along the access route
 - Consideration of any possible alternative access available.

62.14 Councillor Mike Norris seconded the motion.

62.15 By a unanimous vote.

62.16 **RESOLVED**

That the application is deferred to return to MSDC Development Control Committee B for the following reasons:

- **Members considered in order to ensure safe and suitable access to the site is achievable for all users (Para18b NPPF) that more details and consideration of the following is required:**
 - **Details of all turning and parking areas**
 - **Access and turning arrangements for disabled persons**
 - **Details of design and locations of all passing bays along the access route**
 - **Consideration of any possible alternative access available.**

63 SITE INSPECTION

63.1 None requested.

The business of the meeting was concluded at 1.37 pm.

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Chair