

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 3 August 2016 at 09:30 am

PRESENT: Councillor Kathie Guthrie – Chairman – Conservative and Independent Group
Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillor: Julie Flatman
Derrick Haley *
Barry Humphreys MBE
Dave Muller
Jane Storey
Jill Wilshaw *

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: Mike Norris

Denotes substitute *

Ward Members:

In attendance: Senior Development Management Officer – Key Growth Projects (BE)
Senior Development Management Planning Officer (JPG)
Senior Solicitor (JR)
Infrastructure Officer (CIL and s106) - BC
Governance Support Officer (VL/KD)

SA87 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Councillors Derrick Haley and Jill Wilshaw were substituting for Councillors Jessica Fleming and John Levantis.

SA88 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST

Councillor Roy Barker declared a non-pecuniary interest by way of being a patient at Woolpit Health Centre.

Councillor Kathie Guthrie declared a non-pecuniary interest as she knew an objector to the application, in a business capacity.

SA89 DECLARATIONS OF LOBBYING

Councillor Keith Welham advised he had received emails relating to application 1636/16.

SA90 DECLARATIONS OF PERSONAL SITE VISITS

Councillor Keith Welham advised that he had driven and walked around the site but had not entered it.

SA91 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION PROCEDURE

None received.

SA92 QUESTIONS FROM MEMBERS

None received.

SA93 SCHEDULE OF PLANNING APPLICATIONS

Application Number	Representations from
1636/16	John Guyler (Parish Council) Richard Mawhood (Supporter) Simon Butler-Finbow (Agent)

Item 1

Application Proposal	1636/16 Outline Planning Permission with all matters reserved except for access for the erection of up to 120 dwellings. Construction of a car park to be associated with Woolpit Health Centre. Access to the site and individual accesses to five self-build plots and associated open space. (Proposal includes highway improvements to Heath Road and Old Stowmarket Road, including double mini-roundabout at The Street, Old Stowmarket Road and Heath Road junction)
Site Location	WOOLPIT – Land South of Old Stowmarket Road IP30 9QS
Applicant	Pigeon (Woolpit) Ltd, R Bolton, J De La Tour, E Freeman and D Howlett

At the outset of the presentation the Senior Development Management Planning Officer drew Members' attention to the tabled Papers, which contained amended recommendations. Upon the conclusion of the presentation, the Senior Development Management Planning Officer and the Infrastructure Officer, answered Members' questions including in relation to:

- CIL
- The nearby Scheduled Ancient Monument
- The proposed car park
- Access to the Health Centre and the Primary School

John Guylar, speaking on behalf of the Parish Council, began by advising Members that the Scheduled Ancient Monument, Lady's Well, was owned and maintained by the Parish Council, and public access was allowed. He also commented that the time frame for consultation responses, given by Mid Suffolk District Council was still ongoing, and the Parish Council had not met to discuss the revised proposed development for the addition of the junction modifications. For this reason he was not able to advise on the most up to date views and comments of the Parish Council. He felt that more engagement by Mid Suffolk District Council with local communities was required in general.

Richard Mawhood, speaking as a supporter for the application was a resident of Woolpit, and stated that he felt this development may alleviate some of the pressing issues faced by the village, such as a need for affordable housing. He advised that during a community consultation many of the responses reflected concerns regarding road safety and a desire for more pedestrian crossings. He felt that this development and the proposed double mini roundabout would address these concerns.

Simon Butler-Finbow, the Agent, said the proposed development was in a key service centre and was highly sustainable, and it would deliver improvement benefits to the area. The proposed infrastructure improvements would ease existing issues and the included package of foot and cycle ways and pedestrian crossings would help to create safer movements. The proposed car park would assist with future proofing health provision for the area for years to come. He advised that there had been discussions with the Health Centre to allow a through route for parents and children going to the Primary School. He extended his thanks to the community and to Officers of Mid Suffolk District Council for their help and guidance throughout the process.

In response to Members questions he advised that providing the Reserved Matters application followed the indicative layout the car park would come forward early in the development.

Councillor Jane Storey, Ward Member, said she felt that it was odd that consultation for this development was still ongoing whilst outline planning permission was being decided at Committee. She advised that she broadly supported the development as the indicative plan was spacious and there were green spaces within the site. She advised Members that the Developer had consulted the community at every stage and had made changes to the proposal to reflect comments made. She felt that the proposed car park would allow an opportunity for the Health Centre to expand, which was a positive and so she requested that it be ensured that the car park remained part of the development scheme.

Members debated the application and found it generally acceptable. As it was felt that the proposed benefits such as provision of affordable housing, car park for the Health Centre and traffic improvements outweighed any concerns.

By a unanimous vote.

Decision – Subject to no significant new issues being raised in response to the ongoing consultation and which expires 10 August on the addition of mini roundabouts and highway that authority be delegated to the Professional Lead Growth & Sustainable Planning to grant outline planning permission, subject to the prior

completion of a Section 106 on terms to his satisfaction to secure the following heads of terms:

Heads of Terms

- 35% Affordable Housing
- The provision of on-site public open space
- Travel Plan (final figure to be negotiated by Officers)
- As recommended by SCC Highways (see late papers), EG Scheme of road calming, walking and cycling improvements on Heath Road, including modifications to junction (including roundabouts) and other improvements to The Street, Heath Road and Old Stowmarket Road including dropped kerbs, new and widening of footways (with final details to be agreed).

And that such permission be subject to the following conditions

- Standard time limit condition (Outline)
- Reserved Matters
- Approved Plans
- Construction Environmental Management Plan (Biodiversity) to be agreed (See ecology response)
- No removal of hedgerows, trees or shrubs or other vegetation suitable for nesting between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately (See ecology response)
- Landscape and Ecological Management Plan to be agreed (See ecology response)
- No external lighting shall be provided within a development area unless agreed by Local Planning Authority
- Provision of car park to serve Woolpit Health Centre with 136 minimum parking spaces and siting as shown on parameters plan to be provided in accordance with timetable to be agreed
- Management of proposed car park to be agreed
- Provision of pedestrian link to existing Woolpit Health Centre and car park to be agreed
- No vehicular link shall be established between the site and the existing Woolpit Health centre and associated car park
- Only single storey buildings shall be sited within the area indicated for bungalows on parameters plan
- Archaeology conditions as recommended by SCC
- Highways conditions as likely recommended by SCC
- SUDS condition as recommended by SCC (this requires amendments to secure a timetable for agreement and implementation)
- Landscape and Historic Visual Impact Assessment to be submitted concurrently with landscaping reserved matters.

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Chairman