

MID SUFFOLK DISTRICT COUNCIL

Minutes of the **DEVELOPMENT CONTROL COMMITTEE 'A'** held at the Council Offices, Needham Market on Wednesday 25 May 2016 at 9:30am.

PRESENT: Councillor: Matthew Hicks (Chairman)
Roy Barker *
Gerard Brewster
David Burn
John Field
Lavinia Hadingham
Diana Kearsley
Sarah Mansel
Lesley Mayes

Denotes substitute *

Ward Members: Councillor: Sarah Mansel

In Attendance: Professional Lead – Growth and Sustainable Planning (PI)
Development Management Planning Officer (RB)
Senior Legal Executive (KB)
Governance Support Officers (VL/KD)

NA58 APOLOGIES/SUBSTITUTIONS

Councillor Roy Barker was substituting for Councillor David Whybrow.

NA59 DECLARATIONS OF INTEREST

Councillor Matthew Hicks declared a non-pecuniary interest in application 3918/15, as he was the Suffolk County Council Cabinet Member for Environment and Public Protection.

NA60 DECLARATIONS OF LOBBYING

Councillor Sarah Mansel had been lobbied on application 3918/15.

NA61 DECLARATIONS OF PERSONAL SITE VISITS

None received.

NA62 MINUTES OF THE MEETING HELD ON 30 MARCH 2016

Report NA/10/16

The Minutes of the meeting held on 30 March 2016 were confirmed as a correct record.

NA63 PETITIONS

None received.

NA64 QUESTIONS FROM MEMBERS

None received.

NA65 SCHEDULE OF PLANNING APPLICATIONS

Report NA/13/16

In accordance with the Council's procedure for public speaking on planning applications representations were made as detailed below:

<u>Planning Application Number</u>	<u>Representations from</u>
3918/15	Peter Dow (Objector) Mark Chapman (Applicant)

Item 1

Application Number:	3918/15
Proposal:	Application for approval of reserved matters pursuant to outline planning permission 0846/13 relating to Appearance, Landscaping, Layout and Scale for the development which includes the erection of 190 residential dwellings.
Site Location:	ELMSWELL – Former Grampian Harris site, St Edmunds Drive, IP30 9HF
Applicant:	Taylor Wimpey East Anglia

Prior to the Officers presentation, the Professional Lead – Growth and Sustainable Planning gave a brief history of the site to Members.

In response to Members' questions the Officer clarified points surrounding:

- noise assessment,
- the bund that was visible in the presentation,
- the entrance to the site,
- existing trees and which were to be kept,
- broadband,
- and car parking on the site.

Peter Dow, speaking on behalf of the Parish Council addressed the Committee and expressed that there was concern regarding the lack of affordable housing and it was also felt that if the existing footpath were to remain it would be a valuable buffer between the development and existing houses. Although the parking was up to standards, the feeling was that it was inadequate and as a result there would be issues with on street parking, once the development was completed. He requested that permitted development rights for the conversion of garages be removed to mitigate any potential parking problems and advised that a relief road was an aspiration in order to alleviate the current traffic issues, as well as help with the additional traffic that this development would bring.

Mark Chapman, the applicant began by praising the Officers for a clear and comprehensive report. He advised that an acoustic survey was carried out prior to

any demolition being carried out, and also after. This led to a strategy for how to mitigate noise being discussed and mitigation at source was the Environmental Officer's choice. Positive discussions with local businesses had already taken place and would continue after the meeting. Should mitigation at source not be possible, then other strategies would be visited. He also addressed questions that Members had raised with the Officer and advised the following:

- The bund seen in the Officers presentation was crushed concrete from the demolition that had been carried out, and would be re-used during the development of the site, to assist with the sustainability of the site.
- That a full survey of the trees on the site had been carried out by the Tree Protection Officer, and details of which trees were to be kept was in the report.
- With regard to parking, he stated that it would be provided as close to each property as possible, and that on street parking would only be in the terraced area of the development. In order to alleviate Members concerns regarding potential parking on verges, a further look at the detailed landscaping scheme was possible.
- There was an obligation to deliver fibre broadband, to the development and this work had already been commissioned and paid for.

Councillor Sarah Mansel, Ward Member said that this was a high profile site and that the majority of residents were concerned regarding the additional traffic and delays at the already busy railway crossing. She was disappointed that there was a lack of smaller market dwellings and no flats. She did thank the Developer for listening to some of the concerns raised by the village, and addressing these. However there was still the issue of the diverted footpath, odour from the nearby fish factory and parking. She also advised that it was felt that more planting, to enhance the privacy of existing dwellings, should be put in.

The Committee considered the application and whilst many agreed that it was positive that this brownfield site was being developed, there were concerns surrounding parking and also disappointment at the lack of affordable housing. It was generally felt that the reassurances from the Applicant regarding parking had gone some way to alleviate these concerns.

A motion to approve the application subject to an additional condition:

- Notwithstanding the landscape and masterplan strategy the hard landscaping details for the site shall include measures to discourage vehicle parking on highway verges and to safeguard street feature planting.

And an amendment to an existing condition:

- The hereby permitted garage and parking spaces shall be used solely for the parking and storage of vehicles and domestic chattels ancillary to the enjoyment of each related dwelling houses as such.

Was proposed and seconded.

By a unanimous vote.

Decision – That authority be delegated to Professional Lead – Growth & Sustainable Planning to approve the Reserved Matters (Appearance, Landscape, Scale and Layout) subject to the following conditions:

- Accord with Arboricultural Report
- Accord with Approved Plans and Documents (plans within the Bundle)
- The hereby permitted garage and parking spaces shall be used solely for the parking and storage of vehicles and domestic chattels ancillary to the enjoyment of each related dwelling houses as such.
- Notwithstanding the landscape and masterplan strategy the hard landscaping details for the site shall include measures to discourage vehicle parking on highway verges and to safeguard street feature planting.

Item 2

Application Number: **1873/16**
Proposal: Erection of two storey side extension
Site Location: **STOWMARKET** – 10 Eastward Place, IP14 1HB
Applicant: Mr and Mrs Masterson

Councillor Dave Muller, commenting by email, stated that he had no objection to the application.

By a unanimous vote.

Decision – That Planning Permission be granted subject to conditions:

- Time limit
- Approved plans as agreed
- Materials to be agreed

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Chairman