

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held in the Frink Room (Elisabeth) - Endeavour House, 8 Russell Road, Ipswich on Wednesday, 4 March 2020 09:30

PRESENT:

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

Councillors: James Caston Peter Gould
Andrew Mellen Mike Norris
Andrew Stringer Rowland Warboys

Ward Member(s):

Councillors: Rachel Eburne
Keith Welham

In attendance:

Officers: Development Management Planning Officer (AS)
Area Planning Manager (GW)
Planning Lawyer (IDP)
Governance Officer (RC)

116 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

None received.

It was noted that the Membership of the Committee had changed since the publication of the agenda due to the Council meeting on the 26 February 2020 which agreed the following changes:

- Councillor Andrew Stringer replaced Councillor John Matthissen
- Councillor Andrew Mellen replaced Councillor Terence Carter.

It was noted that the agenda had been republished with the updated attendance following the confirmation of Councillor appointments.

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

Councillor Andrew Mellen declared a Local Non-Pecuniary interest for application DC/19/05627 as he farmed land near the site.

118 DECLARATIONS OF LOBBYING

Councillor Mike Norris declared that he had been lobbied on DC/19/05627.

Councillors Rowland Warboys and Kathie Guthrie declared that they had been lobbied on DC/18/03147.

119 DECLARATIONS OF PERSONAL SITE VISITS

None declared.

120 SA/19/19 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 5 FEBRUARY 2020

It was resolved that the Minutes of the meeting held on the 5 February 2020 were confirmed and signed as a true record.

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

None received.

122 SA/19/20 SCHEDULE OF PLANNING APPLICATIONS

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

| Application Number | Representations From |
|---------------------------|---|
| DC/18/03147 | Terry Moore (Objector) Philip Cobbold (Agent) Cllr Andrew Stringer (Ward Member) |
| DC/19/05627 | David Fletcher (Applicant) Cllr Keith Welham (Ward Member) Cllr Rachel Eburne (Ward Member) |

123 DC/18/03147 LAND OFF OLD STATION ROAD AND GLEBE WAY, MENDLESHAM, STOWMARKET, IP14 5RT

123.1 Item A

| | |
|----------------------|--|
| Application Proposal | DC/18/03147 Outline Planning Application (Access to be considered) – Erection of up to 28 dwellings (including 9 affordable homes), provision of public open space, and construction of new access to Old Station Road |
| Site Location | MENDLESHAM- Land off Old Station Road and Glebe Way, Mendlesham, Stowmarket, IP14 5RT |
| Applicant | Messrs Lummis |

123.2 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.

123.3 The Case Officer responded to Members' questions on issues including: the location of the Anglian Water facility, the relevant policies associated with the application, the location of the listed buildings nearby, that one of the developments nearby was an exception site, the flood risk on the site, the proposals relationship with the Neighbourhood Plan.

123.4 Members considered the representation from Terry Moore who spoke as an Objector.

123.5 The Objector responded to Members' questions on issues including: the neighbourhood planning group and what a second access on the site would achieve.

123.6 Members considered the representation from Philip Cobbold who spoke as the Agent.

123.7 The Agent responded to Members' questions on issues including: the distance of the nearest existing dwelling to the proposal, the possibility of a roundabout being introduced, and the viability of moving the Anglian Water facility.

123.8 Members considered the representation from Andrew Stringer who spoke as the Ward Member.

123.9 Members debated the application on the issues including: the flood risk associated with the proposal, the impact on the listed building, the Neighbourhood plan, the access to the site.

123.10 Councillor Barry Humphreys MBE proposed that the application be approved as detailed in the officer recommendation with the additions as follows:

- Confirmation of the 35% affordable housing as 9 dwellings on site.
- That a note be added that access via Glebe Way is to be considered at reserved matters stage.

123.11 Councillor James Caston seconded the proposal.

123.12 Members continued to debate the application on the issues including: the access to the proposal, and the relationship of the proposal to the Neighbourhood Plan.

123.13 By 6 votes to 1

123.14 **RESOLVED**

(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:

- Onsite delivery of 35% Affordable housing (9 dwellings on site)
- A financial contribution towards School Transport
- Provision, management and maintenance of Public Open Space

(2) That the Chief Planning Officer be authorised to Grant Outline 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:

- List of approved plans and documents.
- Standard time limit – Outline.
- Submission of reserved matters.
- Surface Water Drainage and SUDs conditions, as recommended by LLFA.
- Those required by SCC-Local Highway Authority.
- Ecological measures to be secured, as per recommendations of SWT (Including Hedgehog Fencing).
- Hedgerow removal outside of bird breeding season (March to August inclusive).
- Sustainability and Renewable Energy measures to be agreed.
- Archaeological investigation and recording prior to commencement.
- Land Contamination investigation strategy and remediation required prior to commencement.
- Fire hydrant implementation prior to occupation.
- Construction Management Plan to be agreed prior to commencement and implemented during construction.
- CIL Phasing Plan.
- Anglian Water infrastructure to be incorporated within final layout.

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

- Pro active working statement
- SCC Highways notes
- Support for sustainable development principles
- Contaminated Land Note
- Ecology / Biodiversity Note

(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 grounds.

Additional Note:

That access via Glebe Way is to be considered at reserved matters stage.

SUFFOLK

124.1 A short comfort break was taken between 10:43-10:49 after the completion of DC/18/03147 but before the commencement of DC/19/05627.

124.2 Item B

| | |
|---------------|--|
| Application | DC/19/05627 |
| Proposal | Submission of details under Outline Permission DC/18/04773 – Appearance, Landscaping, Layout and Scale for erection of up to 65no. dwellings |
| Site Location | HAUGHLEY- Land to the West of, Fishponds Way, Haughley, Suffolk |
| Applicant | Bellway Homes |

124.3 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.

124.4 The Case Officer responded to Members' questions on issues including: the proposed landscaping on the site, the red line plan, the proposed parking provision, the affordable housing provision and the archaeological condition.

124.5 Members considered the representation from David Fletcher who spoke as the Applicant.

124.6 The Applicant responded to Members' questions on issues including: the possible damage to trees on site, the open space proposed, and the orientation of the buildings.

124.7 Members considered the representation from the Ward Member, Councillor Rachel Eburne.

124.8 Members considered the representation from the Ward Member, Councillor Keith Welham.

124.9 The Ward Members responded to Members' questions on issues including: the wildlife corridor.

124.10 Members debated the application on the issues including: the red line plan going into the belt of trees, the parking requirements, the ecological mitigations.

124.11 Councillor Barry Humphreys MBE proposed that the application be approved as detailed in the officer recommendation with the addition as follows:

- That condition 3 be amended to agree a phasing scheme for advanced landscape planting and additional condition for a scheme for swift boxes to be agreed.

124.12 Councillor James Caston seconded the motion.

124.13 Members continued to debate the application on issues including: HGV movements to and from the site.

124.14 By 6 votes to 2

124.15 **RESOLVED**

That authority be delegated to the Chief Planning Officer - Sustainable Communities to Grant reserved matters, subject to the following conditions:

- **Approved Plans and Documents;**
- **Revised boundary treatment detail, as recommended by Council Landscape Consultants;**
- **To agree a phasing scheme for advanced landscape planting**
 - **Scheme for Swift boxes TBA**

Advisory Note: Compliance with conditions already imposed as part of Outline Planning Permission Ref: DC/18/04773 is also required.

125 SITE INSPECTION

125.1 None requested.

The business of the meeting was concluded at 11.52 am.

.....
Chair