

BABERGH DISTRICT COUNCIL

Minutes of the virtual meeting of the **PLANNING COMMITTEE** held on Wednesday, 17 June 2020 at 09:30 a.m.

PRESENT:

Councillor: Peter Beer (Chair)
Stephen Plumb (Vice-Chair)

Councillors: Susan Maria Ayres B.Ed Hons Melanie Barrett
David Busby John Hinton
Leigh Jamieson Mary McLaren
Adrian Osborne Alison Owen

Ward Member(s):

Councillors: Clive Arthey
Bryn Hurren
Margaret Maybury

In attendance:

Guest(s): Roger Loose (Boxford Parish Council)
Andrew Good (Objector)
Ed Barrett (Applicant)
Robin Morley (Cockfield Parish Council)
Mark Webster (Objector)
Dave King (Agent)

Officers: Principal Planning Officer (MR)
Planning Lawyer (IDP)
Professional Lead – Housing Enabling (JAT)
Governance Officer (RC)

136 APOLOGIES AND SUBSTITUTIONS

Apologies of absence were received from Councillor Lee Parker.

137 DECLARATION OF INTERESTS

There were no declarations of interest declared.

138 PL/19/32 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 3 JUNE 2020

The Governance Officer advised Members that the minutes from the meeting on 03 June 2020 were not ready for confirmation.

Further to this the Governance Officer advised that they would be reported to the

next Planning Committee meeting.

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

The Governance Officer advised Members that a petition had been received regarding planning application DC/20/00330.

The petition had been signed by 96 valid signatories supporting the following statement:

“We the undersigned petition the planning committee at Babergh District Council to reject to Catesbury Estates application DC/20/00330 to build new homes on Land to the East of Sand Hill, Boxford”.

140 SITE INSPECTIONS

None requested.

141 PL/19/33 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

The Chair welcomed everyone to the virtual meeting, outlined the procedure and etiquette to be followed and introduced the officers present.

In accordance with the Council's arrangements for Public Speaking at Planning Committee, representations were made as detailed below relating to the items in Paper PL/19/33 and the speakers responded to questions put to them as provided for under those arrangements.

Application No.

Representations from

DC/20/00330

Roger Loose (Boxford Parish Council)
Andrew Good (Objector)
Ed Barrett (Applicant)
Cllr Bryn Hurren (Ward Member)

DC/19/04755

Robin Morley (Cockfield Parish Council)
Mark Webster (Objector)
Dave King (Agent)
Cllr Clive Arthey (Ward Member)
Cllr Margaret Maybury (Ward Member)

It was RESOLVED

That subject to the imposition of conditions or reasons for refusal (whether additional or otherwise) in accordance with delegated powers under Council Minute No. 48(a) (dated 19 October 2004) decisions on the items referred to in Paper PL/19/33 be made as follows:-

142 DC/20/00330 LAND TO THE EAST OF SAND HILL, BOXFORD, SUFFOLK

Item 6A

Application: DC/20/00330
Proposal: Outline Planning Application (Access to be considered all other matters reserved) - Erection of up to 64no. dwellings and provision of land for a community building (Use Class D1)
Site Location: BOXFORD - Land to the East of Sand Hill
Applicant: Catesby Development Land Limited

The case officer presented the application to the Committee, outlining the proposal before Members, the previous decision taken by the Committee in October 2019, the layout of the site, the content of the tabled papers, and the officer recommendation of approval.

The case officer responded to Members' questions on issues including: Community Infrastructure Levy (CIL) contributions, sustainability measures proposed in the planning application and the proposed community building.

Members considered the representation from Roger Loose of Boxford Parish Council who spoke against the application.

The Parish Council representative responded to Members' questions on issues including: the need for a community building in the village, whether this site had been identified as a site in the proposed neighbourhood plan, and transport issues within the village including the bus service.

Members considered the representation from Andrew Good who spoke as an Objector.

The Case Officer provided clarification regarding the Planning Policy Officers Report, in particular accessibility to the site.

Members considered the representation from Ed Barrett who spoke as the applicant.

The applicant responded to Members' questions on issues including: the consultation which took place with the village residents, the possible use of the community building, and the number of bungalows included in the application.

Members considered the representation from Ward Member, Councillor Bryn Hurren.

The Ward Member responded to Members' questions on issues including: traffic impact, parking provision near to the primary school, primary school applications and the health provision in the area.

The case officer advised Members regarding the ownership of the proposed

soakaway area of the application.

The case officer then provided clarification to Members regarding the differences between the Swan Street Appeal and this application.

Members debated the application on the issues including: traffic congestion, the allocation of school places within the village and transport to neighbouring schools, the Draft Joint Local Plan, the status of the Boxford Neighbourhood Plan and the weight given to these policies, the bus services in the area, and the use of the proposed D1 building.

Councillor Melanie Barrett proposed that the application be approved as detailed in the officer recommendation.

Councillor Peter Beer seconded the motion.

Councillor Melanie Barret requested a recorded vote.

Councillor Sue Ayres and Councillor Adrian Osborne supported the request for a recorded vote.

For	Against	Abstention
Cllr Sue Ayres	Cllr John Hinton	
Cllr Melanie Barrett	Cllr Leigh Jamieson	
Cllr Peter Beer	Cllr Stephen Plumb	
Cllr Dave Busby		
Cllr Mary McLaren		
Cllr Adrian Osborne		
Cllr Alison Owen		
Total 7	Total 3	Total 0

RESOLVED

That authority be delegated to the Chief Planning Officer to grant outline planning permission subject to the prior completion of a Section 106 Legal Agreement on terms to their satisfaction to secure the following heads of terms:

- **35% Affordable Housing:**
 - Affordable Rent = 75% - 16 dwellings**
 - 4 x 1 bed 2-person flats @ 50 sqm
 - 2 x 2 bed 4-person bungalows @ 70 sqm
 - 8 x 2 bed 4-person houses @ 79 sqm
 - 2 x 3 bed 5-person houses @ 93 sqm
 - Rent to Buy = 25% - 6 dwellings**
 - 4 x 2 bed 4-person house @ 79 sqm

- 2 x 3 bed 5-person house @ 93 sqm

- **Highways Improvements consisting of:**
 - Creation of footway from the bottom of Sand Hill, into Cox Hill junction and Ellis Street and an uncontrolled crossing point, inclusive of widening the 'pinch point' on Broad Street
 - £20,000 to be made to SCC for the extension of the 30mph speed limit and the introduction of the 20mph speed zone.
 - £4,000 to complete the legal process to upgrade the PROW footpath to bridleway.
 - £15,000 for construction for new raised bus stop kerbs with shelters.

- **Public Open Space consisting of:**
 - An area of no less than 2.03Ha
 - Local Areas for Play (LAP) and / or Local Equipped Areas for Play (LEAP) provision
 - Management Company

- **Community Building consisting of:**
 - Unit to be set on an area of no less than 0.08Ha
 - D1 Use Class unit

- **Development contribution consisting of:**
 - £107,520 (Schools Transport)

and that such permission be subject to the conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

1. Reduced outline time limit (18 months)
2. Reserved matters details
3. Approved plans
4. Market housing mix
5. Archaeology (pre investigation)
6. Archaeology (post investigation)
7. Construction Management Plan
8. Levels
9. Highways – Visibility Splays
10. Highways – Details of access
11. Highways – Estate roads and footpaths
12. Highways – Basecourse level
13. Highways – Surface Water Discharge
14. Highways – Footway link
15. Highways – Residents Travel Pack
16. Highways – Parking
17. Highways – HGV Construction
18. Surface water drainage
19. SUDs
20. Landscape – Advanced Planting
21. Landscape – Hard and soft landscaping scheme
22. Landscape – SUDs details

- 23. Landscape – Management Plan
- 24. Fire hydrants
- 25. Ecological recommendations
- 26. Biodiversity enhancement strategy
- 27. Skylark mitigation strategy
- 28. Landscape and ecological management plan
- 29. Sustainability measures
- 30. Heritage – Bus stop and surface material details
- 31. Heritage – Street signage details
- 32. Heritage – Footway materials
- 33. Super / Ultra fast broadband
- 34. Car Charging points

143 DC/19/04755 LAND TO THE REAR OF PLOUGH AND FLEECE INN, GREAT GREEN, COCKFIELD, BURY ST EDMUNDS, SUFFOLK, IP30 0HJ

A short comfort break was taken between 11:24 – 11:35 after the completion of DC/20/00330 but before the commencement of DC/19/04755.

Item 6B

Application Proposal	DC/19/04755 Outline Planning Application (Access to be considered all other matters reserved) - Erection of up to 28no. dwellings (Plots 5, 6 and 7 of Reserved Matters Permission DC/19/02020 to be repositioned/amended)
Site Location	COCKFIELD – Land to the rear of Plough and Fleece Inn, Great Green
Applicant	The Sudbury Group Ltd

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.

Members considered the representation from Robin Morley of Cockfield Parish Council.

Members considered the representation from Mark Webster who spoke as an Objector.

Members considered the representation from the agent, Dave King.

The agent responded to Members questions on issues including: the possibility of any self build properties on the site.

Members considered the representations from the Ward Members, Councillor Clive Arthey and Councillor Margaret Maybury.

The Ward Members responded to Members' questions on issues including: viability

of the development site.

Members debated the application on the issues including: the collaborative approach between the developers and the Parish Council, the cumulative effect of the recent planning approvals, and Community Infrastructure Levy payments.

Councillor Peter Beer proposed that the application be approved as detailed in the officer recommendation with the additional condition as detailed below:

- Condition that a tree survey is carried out and compliance with the findings of the tree survey.

Councillor Melanie Barrett seconded the motion.

RESOLVED:

That the application is GRANTED outline planning permission and includes the following conditions:-

- **Reserved Matters Application**
- **Reserved Matters Application Time Limit**
- **Approved documents**
- **Landscape Plan Time Limit**
- **Archaeological Conditions**
- **Highways Conditions**
- **Ecology Conditions**
- **Levels to be agreed - existing and proposed site wide, including FFL of the dwellings**
- **Construction Management Plan**
- **Fire hydrant provision details**
- **Sustainable efficiency measures**
- **SUDS**
- **Mix of dwelling as per the accommodation schedule on the Indicative Layout Plan**
- **Layout to reflect the Indicative Layout Plan**
- **No bonfires**
- **Working Hour Restriction**
- **Removal of PD for new openings above ground floor level to the dwellings on the eastern and southern boundaries of the site**
- **Swift boxes installation scheme to be agreed**
- **Hedgehog fencing scheme to be agreed**
- **Rainwater harvesting to be agreed**
- **Electric Car Charging Points**

That authority be delegated to the Chief Planning Officer to Grant outline 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**

This shall include

Affordable Rent:

2 x 1bed 2p flats/bungalows @ 50sqm

6 x 2bed 2p houses @ 79sqm

1 x 3bed 5p house @ 93sqm

Shared Ownership:

2 x 2bed 4p houses @ 79sqm

1 x 3bed 5p house @ 93sqm

- **On site open space provision, transfer; management of the space to be agreed and requirement for public access at all times.**
- **Financial Contribution to SCC for widening of footpath**

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

(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**
- **Anglian Water**
- **Land Contamination**

(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

Additional Conditions applying to the North of site:

- i) Tree survey**
- ii) Scheme to comply with survey's recommendations (to LPA's satisfaction).**

The business of the meeting was concluded at 12:41 p.m.

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Chair