

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE A** held in the Virtual Meeting on Wednesday, 24 June 2020 -09:30

PRESENT:

Councillor: Matthew Hicks (Chair)
Lavinia Hadingham (Vice-Chair)

Councillors: Rachel Eburne John Field
Sarah Mansel John Matthissen
Richard Meyer David Muller BA (Open) MCM
RAFA

Ward Member(s):

Councillors: James Caston

In attendance:

Officers: Principal Planning Officer (JW)
Area Planning Manager (JPG)
Planning Lawyer (IDP)
Governance Officer (RC)

111 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

None received.

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

Councillor John Field declared a Local Non-Pecuniary interest in applications DC/19/01401 & DC/19/01649 as he was a trustee of an application that was mentioned in the report and that he was the County Councillor for the area.

113 DECLARATIONS OF LOBBYING

All Members declared that they had been lobbied on both applications.

114 DECLARATIONS OF PERSONAL SITE VISITS

None received.

115 NA/19/22 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 13 MAY 2020

It was Resolved that the Minutes of the meeting held on 13 May 2020 were confirmed as a true record.

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

None received.

117 NA/19/23 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/19/01401 & DC/19/01649	Diana Stroh (Bramford Parish Council) Caroline Wolton (Objector) Chris Smith (Applicant) Cllr James Caston (Ward Member)

118 DC/19/01401 & DC/19/01649 LAND TO THE SOUTH OF FITZGERALD ROAD, BRAMFORD, SUFFOLK

118.1 Item A

Application	DC/19/01401 & DC/19/01649
Proposal	Outline Planning Application (some matters reserved)- Residential development of up to 115
Site Location	BRAMFORD – Land to the South of Fitzgerald Road, Bramford, Suffolk
Applicant	Mrs R M Wintour & Hopkins Homes Ltd

118.2 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 as detailed in the Committee Report.

118.3 The Case Officer responded to Members' questions on issues including: the bus routes in the area, the reduction in the number of units that had been originally proposed, the Parish Plan, the proposed biodiversity and sustainability measures, proposed highways mitigation measures, that this was a twin track application, the density of the site, and the CIL provision from the site.

118.4 Members considered the representation from Diana Stroh who spoke as the Parish representative.

118.5 The Parish Council representative responded to Members' questions on issues including: the amount of engagement from the Applicant and the sustainable transport links into Ipswich.

118.6 Members considered the representation from Caroline Wolton who spoke as

an Objector.

118.7 Members considered the representation from Chris Smith who spoke as the Applicant.

118.8 The Applicant responded to Members' questions on issues including: engagement with the Parish Council, the sustainability of the site, and the transport links to Ipswich.

118.9 Members considered the representation from the Ward Member, Councillor James Caston.

118.10 Members debated the applications on the issues including: the sustainability of the site, the access to nearby schools, the ribbon development of the proposal, transport links, and cycling routes.

118.11 Councillor Dave Muller proposed that the applications (both DC/19/01401 & DC/19/01649) be approved as detailed in the officer recommendation with the additional conditions as follows:

- Reserved matters to be in general accordance with the indicative plan
- Market Housing Mix to be agreed
- Letter and informative on cycle infrastructure provision priority
- Ensure ringfencing of all monies secured in Section 106 are used for the Bramford Area (may include Sproughton and West Ipswich Fringe)

118.12 Councillor Lavinia Hadingham seconded the motion.

118.13 By 6 votes to 2

118.14 **RESOLVED**

That the application is GRANTED 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 at 35% (all NDSS standard) consisting of:**

Affordable Rent: Total: 30

8 x 3b 5 person Semi-detached @ 93sqm

13 x 2b 4 person Semi-detached @ 79sqm

3 x 2b 4 person bungalows @ 70sqm

6 x 1b 2 person Apartments @ 50sqm

Shared Ownership: Total 10

4 x 3b 5 person houses @ 93sqm

6 x 2b 4 person houses @ 79sqm

- Public Open Space no less than 4Ha inclusive of management company
- Early Years Education contribution totalling £215,721
- Highways contributions for Passenger Transport of £170,000, Raised Bus Stop Kerbs of £15,000 or completion to LHA satisfaction through S278, and Highways Mitigation Scheme of £130,000.
- Skylark Mitigation consisting of 6 plots

(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:

1. Reserved Matters Timescale
2. Reserved Matters Details
3. Approved plans
4. Highways – visibility
5. Highways – details of access
6. Highways – surface water discharge
7. Highways – loading / unloading
8. Highways – refuse / recycling
9. Highways – HGV construction
10. Construction and Environmental Management Plan (CEMP)
11. Archaeology (Pre-Investigation)
12. Archaeology (Post-Investigation)
13. Lighting Design Scheme
14. Biodiversity enhancement
15. Ecological appraisal recommendations
16. Landscape and Ecological Management Plan
17. Landscape – advanced planting
18. Landscaping scheme
19. Landscape management plan
20. Landscape SUDs details
21. Surface water management strategy
22. SUDs details
23. Fire hydrant provision details
24. Sustainability measures
25. Limit to 2 storey development

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

1. Section 38 of the Highways Act 1980
2. Section 278 of the Highways Act 1980

(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 12 months that the Chief Planning Officer be authorised to refuse the application on appropriate ground.

Additional Conditions:

- Reserved matters to be in general accordance with the indicative plan
- Market Housing Mix to be agreed
- Letter and informative on cycle infrastructure provision priority
- Ensure ringfencing of all monies secured in Section 106 are used for the Bramford Area (may include Sproughton and West Ipswich Fringe)

119 SITE INSPECTION

119.1 None requested.

The business of the meeting was concluded at 11.40 am.

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Chair