

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING REFERRALS COMMITTEE** held in the Endeavour House, 8 Russell Road, Ipswich on Wednesday, 29 January 2020 -09:30

### PRESENT:

Councillor: Kathie Guthrie (Chair) and Matthew Hicks (Chair)

Councillors: Terence Carter James Caston  
Rachel Eburne John Field  
Peter Gould Lavinia Hadingham  
Barry Humphreys MBE Sarah Mansel  
John Matthissen David Muller BA (Open) MCMI  
RAFA  
Mike Norris Rowland Warboys

### Ward Member(s):

Councillors: Harry Richardson  
Keith Welham

### In attendance:

Officers: Chief Planning Officer (PI)  
Planning Lawyer (IDP)  
Governance Officer (RC)  
Principal Planning Officer (VP)  
Strategic Projects and Delivery Manager (SS)  
Transport Policy and Development Manager (SM)  
Senior Development Management Engineer (SH)  
Development Contributions Manager (NM)  
Senior Policy Strategy Planner (ET)  
Corporate Manager Strategic Planning (RH)  
Professional Lead – Housing Enabling (JAT)  
Professional Lead – Key Sites and Infrastructure Development  
Management (CT)

### Apologies:

Richard Meyer  
Wendy Turner

## 20 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Apologies for absence were received from Councillors Richard Meyer and Wendy Turner.

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

Councillor Rachel Eburne declared a Local Non-Pecuniary interest for application DC/19/03486 as her brother worked for Bloor Homes.

Councillor James Caston declared a Local Non-Pecuniary interest in 1856/17 as he used to be the Ward Member for the area.

Councillor Dave Muller declared a Local Non-Pecuniary interest as the Vice Chair of Stowmarket Town Council's Planning Committee.

Councillors Barry Humphreys MBE and Terence Carter declared a Local Non-Pecuniary interest as Members of Stowmarket Town Councils Planning Committee.

Councillor John Field declared a Local Non-Pecuniary interest for applications 1856/17 and DC/18/00861 as the County Councillor for the area.

**22 DECLARATIONS OF LOBBYING**

All Members declared that they had been lobbied on applications DC/19/03486 and DC/18/04247.

**23 DECLARATIONS OF PERSONAL SITE VISITS**

None declared.

**24 RF/19/6 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 13 NOVEMBER 2019**

It was resolved that the Minutes of the meeting held on the 13 November 2019 were confirmed and signed as a true record subject to the correction as detailed below:

That in paragraph 18.5 and all other references that "Peggy Pearson" be corrected to "Penny Pearson".

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

None received.

**26 RF/19/7 SCHEDULE OF PLANNING APPLICATIONS - AM SESSION -09:30**

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

<b>Application Number</b>	<b>Representations From</b>
DC/19/03486	Julian West (Thurston Parish Council)

	Victoria Waples (Thurston Parish Council) Keith Towers (Objector) Robert Eburne (Applicant) Sophie Waggett (Applicant) Rob Evans (Highways Consultant) Cllr Harry Richardson (Ward Member)
DC/19/02090	Richard Fawcett (Thurston Parish Council) Victoria Waples (Thurston Parish Council) Keith Towers (Objector) Stuart Carvel (Applicant) Tim Norman (Highways Consultant) Cllr Harry Richardson (Ward Member)
DC/18/04357	Jerry Voden (Stowupland Parish Council) Stuart Carvel (Applicant) Cllr Keith Welham (Ward Member) Cllr Rachel Eburne (Ward Member)

26.1 The Chief Planning Officer advised the Committee of the strategic relationship between the applications before Members and their relationship to the Draft Joint Local Plan and that if the debate led to the recommendation to refuse an application that Members consider a minded to refuse resolution so that officers could consider the financial risk, reputational risk and associated risks to the Draft Joint Local Plan.

26.2 A short adjournment of 5 minutes was taken before the commencement of application DC/19/03486 for the Committee to have time to read the Tabled Papers before Members.

## 27 DC/19/03486 LAND SOUTH WEST OF, BEYTON ROAD, THURSTON, SUFFOLK

### 27.1 Item A

Application Proposal	DC/19/03486 Outline Planning Application – Erection of up to 210 dwellings, means of access, open space and associated infrastructure, including junction improvements. Members are advised that this outline application requires the principle of proposed residential use to be considered along with proposed access arrangements [access to the site will not form reserved matters in the event that outline planning permission is ultimately granted].
Site Location	<b>THURSTON</b> – Land South West of, Beyton Road, Thurston, Suffolk
Applicant	Bloor Homes and Sir George A. Agnew

- 27.2 The Case Officer began to present the application to the Committee, but an adjournment was taken between 10:58- 10:06.
- 27.3 During the adjournment Councillor Kathie Guthrie left the meeting due to illness. Councillor Hicks took the Chair.
- 27.4 The Case Officer comprehensively presented the application to the Committee outlining the proposal before Members, the layout of the site, the contents of the tabled papers before Members, and the officer recommendation of approval.
- 27.5 The Case Officer responded to Members' questions on issues including: the proposed measures regarding the railway station pathway, the proposed measures regarding Fishwick Corner and possible cycle links, the proposed highways measures and roundabouts being proposed, that the site was not within the Thurston Neighbourhood Plan area, the detail of the neighbourhood plan and the allocations within it.
- 27.6 The Chief Planning Officer clarified that the Thurston Neighbourhood plan acknowledged that the District would address housing need outside of the plan and that there was not a conflict between the Neighbourhood Plan and the Draft Joint Local Plan.
- 27.6 The Case Officer and Chief Planning Officer responded to further questions on issues including: the weight of the Development Plan and the Draft Joint Local Plan, and that the housing need was set by Central Government. The Professional Lead for Key Sites and Infrastructure Development outlined that meetings regarding the Infrastructure delivery plan were ongoing and that no formal decision had been made in terms of accessibility to the railway bridge.
- 27.7 The Transport Policy and Development Manager responded to Members' questions on issues including: the number of pedestrian movements under the bridge and also the number of movements of pedestrians crossing the railway line. He further responded to questions regarding the package of proposed highways improvements and those that had been agreed previously in the area including updated traffic modelling.
- 27.8 Members considered the representation from Julian West and Victoria Waples of Thurston Parish Council.
- 27.9 Members considered the representation from Keith Towers who spoke as an Objector.
- 27.10 Members considered the representation from Robert Eburne who spoke as the Applicant.
- 27.11 The Applicants and the Highways Consultant responded to Members' questions on issues including: the car club and its proposed operation, the build out rate of the proposal, when the proposed highways works would be completed, and the deliverability of the Affordable Homes.

27.12 Members considered the email representation from Councillor Wendy Turner.

27.13 Members considered the representation from Councillor Harry Richardson who spoke as the Ward Member.

27.14 The Ward Member present responded to Members' questions on issues including: access to the railway station.

27.15 A short comfort break was taken between 12:00-12:10.

27.16 Members debated the application on the issues including: the sustainability of the proposal and the sustainability measures proposed, the weight of the Neighbourhood Plan and the Draft Joint Local Plan, the CIL monies that would be collected from the proposed development, and the railway pathway improvements.

27.17 The Professional Lead for Housing Enabling advised Members that all developers could apply for CIL exemptions.

27.18 Members continued to debate the application on the issues including: the weight of the policies associated with the application, the weight associated to the Neighbourhood Plan and the Draft Local Plan, the spatial distribution of the Draft Joint Local Plan, the sustainable location of the proposal, the highways improvements associated with the development and the Car Club.

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

- That Ecological Mitigation is added to the Section 106 Agreement.

27.20 Councillor Dave Muller seconded the proposal.

27.21 Members continued to debate the application on the issues including: the development plan, the railway link, the proposed increase in the size of the village, the land supply of the Council, the sustainability of the proposal, the provision for healthcare in the area, the conflict between the Neighbourhood Plan and the Joint Local Plan, the connectivity for cyclists.

27.22 By 7 Votes to 6

27.23 **RESOLVED**

**In the event of:**

- 1. The satisfactory and prior completion of a S106 Agreement to secure the delivery of a staggered junction and associated new section of road as generally shown on drawing ref: X601\_EL\_201B [Fishwick Corner] along with the delivery of the matters set out in the recommendation section of this report**

- ⊖ The need for a highway works phasing plan to be submitted to and approved by the Council as local planning authority before any development on site proceeds above slab height. That plan shall identify when each of the required highway works is to have been provided by reference to a prior to [x] occupations within the residential development. The mechanics for delivery of those works shall be the subject of S278 Agreements with SCC as local highway authority. MSDC as local planning authority will require the development to conform with the Highway Works phasing plan thereafter and for phased occupations not to exceed the restrictions set out within that agreed Plan
- ⊖ On-site delivery of 35% affordable housing as required<sup>1</sup> by the Council's Housing Strategy Service
- ⊖ £30,000 financial contribution towards a Thurston Station platform improvement feasibility and design study
- ⊖ Delivery of no less than two car club vehicles within the village
- ⊖ Provision of a public electric charging point within the village
- ⊖ Provision of urban gym trail facilities within the development and an equipped local play area. [with appropriate maintenance arrangements]
- ⊖ Provision and maintenance of open space
- ⊖ Travel plan monitoring fee
- ⊖ Payment of the Education contributions

**New primary school land cost : £67,288**

**New primary school build cost: £1,019,772**

**New early years build cost: £372,609**

**Total £1,459,669 [or such other sum as shall have been agreed with SCC]**

**THEN,**

**2 The Chief Planning Officer be authorised to GRANT Outline Planning Permission subject to conditions that shall include those as summarised below and those as may be deemed necessary by the Chief Planning Officer:**

- **Reduced time limit for submission of reserved matters [to 12 months] and then 18 to commence**
- **Reserved matters as submitted shall be based substantially on the illustrative drawings reference...and shall include cross sections**
- **Removal of householder permitted development rights**
- **No encroachment of built form into any of the open space areas shown on the illustrative layout**
- **Reduced time for submission of reserved matters [to 12 Months] and then 18 months to commence**
- **Reserved Matters to be substantially in accordance with illustrative material**
- **No built form shall encroach into or upon any of the open space land shown on the illustrative drawings**
- **Total residential units shall not exceed 210**

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<sup>1</sup> To include agreed split between affordable rented and shared ownership, nomination rights, unit size [no of beds and no of persons per unit and delivery rate linked to phased occupations of open market units

- Unit size shall be a matter for reserved matters
- Removal of Permitted development Rights
- Approved Plans (Plans submitted that form this application)
- Parking to comply with Adopted Parking Standards
- Ecological Mitigation
- Electric charging to all plots and sustainable construction
- External materials which shall include clay tiles and clay stock bricks, externally applied glazing bars and 75mm window reveals in masonry
- Construction Method Statement
- As required by SCC Highways
- As required by SCC Water & Floods and ,

### 3 Appropriate informatives

**HOWEVER;**

4 In the event of the Planning obligations or requirements referred to in Resolutions (1) and (2) above not being secured within 6 months then the Chief Planning Officer be authorised to refuse the application on appropriate grounds if he deems there is little or no prospect of the issues delaying the securing of (1) and (2) being resolved given a reasonable extension of time.

## 28 DC/19/02090 LAND TO THE EAST OF, IXWORTH ROAD, THURSTON, SUFFOLK

28.1 A lunch break was taken between 13:10-13:40 after the completion of DC/19/03486 but before the commencement of DC/19/02090.

28.2 It was noted that Councillor Barry Humphreys MBE left the meeting during the lunch break.

28.3 Item B

Application	DC/19/02090
Proposal	Outline Planning Application (some matters reserved)- Erection of up to 210 dwellings and new vehicular access to include planting and landscaping, natural and semi-natural green space including community growing space(s), children's play area and sustainable drainage system (SuDS), to include 35% affordable dwellings.
Site Location	<b>THURSTON</b> – Land to the East of, Ixworth Road, Thurston, Suffolk
Applicant	Gladman Developments Ltd

28.4 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.

- 28.5 The Senior Development Management Engineer responded to Members' questions on issues including: the proposed improvements at the Bunbury Arms junction, and that there was proposed to be a crossing on Barton Road but its precise location had yet to be determined.
- 28.6 The Case Officer responded to Members' questions on issues including: the proposed environmental benefits, electric vehicle charging points, ecological mitigation strategy, the healthcare provision in the area, and the proposed planting to restore hedgerows and reinforce them.
- 28.7 Members considered the representation from Richard Fawcett and Victoria Waples who spoke on behalf of Thurston Parish Council.
- 28.8 The Parish Council representatives responded to Members questions on issues including: engagement from the applicant with the Parish Council, why the site was not included in the Neighbourhood Plan, and the traffic situation on Ixworth Road.
- 28.9 Members considered the representation from Keith Towers who spoke as an Objector.
- 28.10 Members considered the representation from Stuart Carvel who spoke as the Agent.
- 28.11 The Agent responded to Members questions on issues including: that the package of planning permission and Section 106 would be sold.
- 28.12 The Transport Policy and Development Manager advised Members that the majority of the transport assessment had been completed but not all the scoping had been completed.
- 28.13 Members were advised that the email representation from Councillor Wendy Turner applied to applications DC/19/03486 and the application before Members.
- 28.14 Members considered the representation from Councillor Harry Richardson who spoke as the Ward Member.
- 28.15 Councillor Peter Gould left the meeting at 14:29.
- 28.16 Members debated the application on the issues including: the healthcare provision in the area, the highways mitigation measures, that the site was not in the Neighbourhood Plan, and the CIL monies that would be generated from the site.
- 28.17 The Transport Policy and Development Manager advised Members that a further improvement was proposed with the Bunbury Arms junctions of using a system called MOVA.
- 28.18 Members continued to debate the application on the issues including: safe



access to the school, the Neighbourhood Plan's aspiration for bungalows, and the proposed landscaping of the site.

28.19 The Case Officer and Professional Lead for Housing Enabling advised Members the Committee that it could be secured that no built form would take place on the designated green areas, and that good connections to the school were secured through the Thurston 5 that had previously been approved as well as the proposed Section 106 for the application before Members, and that the open housing mix was not within the Planning Committees control.

28.20 Members continued to debate the application on the issues including: the conflict between the Neighbourhood Plan and the NPPF, the proposed highways mitigation measures, the response from the police regarding the design.

28.21 Councillor Dave Muller proposed that the application be approved as detailed in the officer recommendation. Councillor Lavinia Hadingham seconded the motion.

28.22 By 5 votes to 6

28.23 The motion was lost.

28.24 Members continued to debate the application on the issues including: the proposed highways mitigations and that the complete modelling had yet to be completed.

28.25 Councillor John Field proposed that the application be minded to refuse and is subject to the following points:

- Further analysis of the highway situation at the Bunbury Arms junction and Barton Road/ Station Hill junction
- Updated information on railway station improvements
- Greater certainty over the landscape buffer forming part of the scheme.
- And that the application be reported back to Committee with such further information

28.26 Councillor Rowland Warboys seconded the motion.

28.27 By 5 votes to 2, with 4 abstentions

28.28 **RESOLVED**

**The application is minded to refuse and is subject to the following points:**

- **Further analysis of the highway situation at the Bunbury Arms junction and Barton Road/ Station Hill junction**
- **Updated information on railway station improvements**
- **Greater certainty over the landscape buffer forming part of the scheme.**
- **And that the application be reported back to Committee with such**

**further information**

**29 DC/18/04357 LAND TO THE SOUTH OF GIPPING ROAD. STOWUPLAND, STOWMARKET**

29.1 A short comfort break was taken between 15:29-15:40 after the completion of DC/19/02090 but before the commencement of DC/18/04357.

29.2 Councillor Matthew Hicks left the meeting during the Comfort Break.

29.3 As the both Chairs of the Planning Referrals meeting had left the meeting the Governance Officer asked for nomination for a Chair for the remainder of the meeting.

29.4 Councillor James Caston proposed that Councillor Lavinia Hadingham be appointed as the Chair of the meeting. Councillor Dave Muller seconded the motion.

29.5 By 7 votes to 0 with 2 abstentions

29.6 **RESOLVED**

**That Councillor Lavinia Hadingham Chair the items for the remainder of the Planning Referrals Committee.**

29.2 Item C

Application	DC/18/04357
Proposal	Outline Planning Application (All matters reserved) Erection of up to 70 dwellings.
Site Location	<b>STOWUPLAND-</b> Land to the South of Gipping Road, Stowupland, Stowmarket
Applicant	Gladman Developments Ltd

29.3 At this point it was agreed by Members that the remaining items on the agenda after application DC/18/03357 would not be heard at the meeting and would be rescheduled to be returned to Committee at a later date.

29.4 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.

29.5 The Case Officer responded to Members' questions on issues including: the biodiversity strategy, the contents of the proposed Section 106 Agreement, access to the site, pedestrian and cycle links to the site, and public transport links in the area.

29.6 Members considered the representation from Jerry Voden of Stowupland Parish Council.

- 29.7 Members considered the representation from Stuart Carvel who spoke as the applicant.
- 29.8 The Applicant responded to Members' questions on issues including: the design and access statement, the proposed sustainability measures, and the Section 106 contributions.
- 29.9 Members considered the representation from the Ward Member, Councillor Keith Welham.
- 29.10 Members considered the representation from the Ward Member, Councillor Rachel Eburne.
- 29.11 The Ward Members responded to Members' questions on issues including: footpaths in the area, the Neighbourhood Plan, and the history of the site.
- 29.12 Members debated the application on the issues including: the meadow on the site, the sustainability measures proposed, the sustainability of the location, the Stowupland Neighbourhood Plan, the Draft Joint Local Plan.
- 29.13 Councillor Dave Muller proposed that the application be approved as detailed in the officer recommendation. Councillor James Caston seconded the motion.
- 29.14 Members continued to debate the application on the issues including: the weighting of the Stowupland Neighbourhood Plan, the sustainability of the proposal, the location of the site outside the settlement boundary, and the public transport links in the area.
- 29.15 By 3 votes to 6 the motion was lost.
- 29.16 Councillor John Field proposed that the application be refused. Councillor Terence Carter seconded the motion.
- 29.17 A short adjournment was taken between 17:30-17:45 to clarify reasons for refusal with the Proposer and Secunder.
- 29.18 The Chief Planning Officer read out the proposal for refusal:
1. The proposal is not small scale development and lies outside the settlement boundaries of the Stowupland Neighbourhood Development Plan 2019. The proposal would fail to deliver safe and suitable access for all persons to village services and facilities given its separation from those and its poor service by public transport failing to provide good access to wheelchair users. The proposal would be contrary to policies SNP1 and SNP14 of the Stowupland Neighbourhood Development Plan 2019.
  2. The proposal would fail to preserve and enhance the quality of the Local Green Space and its setting and would be contrary to policies SNP6 and SNP12 of the Stowupland Neighbourhood Development Plan 2019.
  3. And the authority be delegated to the Chief Planning Officer to add such reasons to the decisions as he thinks fit.

29.19 The proposer and seconder agreed that this was the wording of the proposal for refusal.

29.19 By 6 votes to 0 with 3 abstentions.

29.20 **RESOLVED**

**That the Application is refused for the following reasons:**

1. **The proposal is not small scale development and lies outside the settlement boundaries of the Stowupland Neighbourhood Development Plan 2019. The proposal would fail to deliver safe and suitable access for all persons to village services and facilities given its separation from those and its poor service by public transport failing to provide good access to wheelchair users. The proposal would be contrary to policies SNP1 and SNP14 of the Stowupland Neighbourhood Development Plan 2019.**
2. **The proposal would fail to preserve and enhance the quality of the Local Green Space and its setting and would be contrary to policies SNP6 and SNP12 of the Stowupland Neighbourhood Development Plan 2019.**
3. **And the authority be delegated to the Chief Planning Officer to add such reasons to the decisions as he thinks fit.**

**30 RF/19/8 SCHEDULE OF PLANNING APPLICATIONS - PM SESSION STARTING NO EARLIER THAN 14:30**

30.1 All planning applications in report RF/19/8 were deferred to be heard at a later date.

**31 DC/18/04247 LAND OFF BURY ROAD, THE STREET, WOOLPIT, IP30 9SA**

31.1 Item A

Application Proposal	DC/18/04247 Outline Planning Application (Access to be considered) Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure
Site Location	<b>WOOLPIT</b> - Land off Bury Road, The Street, Woolpit, IP30 9SA
Applicant	Hopkins Homes Limited

31.2 The application was deferred to be heard at a later date.

**32 1856/17 LAND NORTH WEST OF, CHURCH LANE, BARHAM, SUFFOLK**

32.1 Item B

Application Proposal	1856/17 Outline planning application (with all matters reserved except for access and spine road) for phased development for the erection of up to 269 dwellings and affordable housing, together with associated access and spine road including works to Church Lane, doctors surgery site, amenity space including and extension to the Church Grounds, reserved site for Pre-School and Primary School and all other works and infrastructure (amended description)
Site Location	<b>BARHAM-</b> Land North West of, Church Lane, Barham, Suffolk
Applicant	Pigeon Investment Management Ltd and Mr John Cutting

32.2 The application was deferred to be decided at a later date.

**33 DC/18/00861 LAND TO THE EAST OF, ELY ROAD, CLAYDON, SUFFOLK**

33.1 Item C

Application Proposal	DC/18/00861 Outline Planning Application (with means of access to be considered) – Erection of up to 73 dwellings, public open space and supporting site infrastructure including access.
Site Location	<b>CLAYDON</b> – Land to the East of, Ely Road Claydon, Suffolk
Applicant	M. Scott Properties Ltd, The St Edmundsbury & Ipswich Diocese

33.2 The application was deferred to be decided at a later date.

The business of the meeting was concluded at 5.53 pm.

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Chair