

MID SUFFOLK DISTRICT COUNCIL

Minutes of the Virtual Teams Video Meeting of the **DEVELOPMENT CONTROL COMMITTEE A** held on Wednesday, 22 July 2020 at 09:30am.

PRESENT:

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

Councillors: John Field Sarah Mansel
John Matthissen Richard Meyer
David Muller Andrew Stringer (Substitute)

In attendance:

Officers: Area Planning Manager (JPG)
Development Management Planning Officer (JE)
Planning Lawyer (IDP)
Governance Officer (RC)

Apologies:

Rachel Eburne

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

120.1 None declared.

121 DECLARATIONS OF LOBBYING

121.1 Councillors Field, Hadingham, Hicks, Mansel, Matthissen, Meyer and Muller declared that they had been lobbied on Application DC/20/01717 and Application DC/20/00585.

122 DECLARATIONS OF PERSONAL SITE VISITS

122.1 Councillor Hadingham declared that she had visited the site for Application DC/20/01717.

123 NA/19/24 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 24 JUNE 2020

123.1 It was **RESOLVED**:

That, subject to clarification of the wording in paragraph 118.11, the Minutes of the meeting held on 24 June 2020 be confirmed as a true record and signed at the next practicable opportunity.

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

124.1 None received.

125 NA/19/25 SCHEDULE OF PLANNING APPLICATIONS

125.1 Prior to the commencement of the meeting, the Chair welcomed everyone to the virtual meeting, outlined the procedure and etiquette to be followed and introduced the officers present.

125.2 It was noted that the planning applications would be taken in the following order:

1. DC/20/00585 Harveys Garden Plants, Great Green, Thurston
2. DC/20/01717 Land east of Abbey Hill, Hoxne

125.3 Councillor Matthew Hicks vacated the Chair for Application DC/20/01717 as the application was in his Ward. Councillor Lavinia Hadingham took the Chair for the Item.

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

Application No.	Representations from
DC/20/00585	Councillor West (Parish Council representative) James Platt (Agent)
DC/20/01717	Sarah Foote (Parish Council representative) Rob Marsh-Feily (Objector) Sarah Roberts (Agent) Councillor Matthew Hicks (Ward Member)

126 DC/20/00585 HARVEYS GARDEN PLANTS, GREAT GREEN, THURSTON, SUFFOLK

126.1 Item 7B

Application: DC/20/00585
Proposal: Full Application – Erection of dwelling with associated works, including provision of landscaping and internal access road.
Site Location: THURSTON – Harveys Garden Plants, Great Green
Applicant: Locus Planning Ltd

126.2 The Area Planning Manager 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.
- 126.3 The Area Planning Manager responded to Members' questions on issues including: the planning history for the site, the layout of the site, and clarification of the relevant Policies.
- 126.4 Members considered the representation from Councillor West who spoke on behalf on the Parish Council.
- 126.5 The Parish Council representative responded to Members' questions on issues including: clarification that there is no footpath from the site to the village and suitable proposals outside the settlement boundary.
- 126.6 Members considered the representation from James Platt who spoke as the Agent.
- 126.7 The Agent responded to Members' questions on issues including: proximity of the nearest bus stop.
- 126.8 Members considered the written representations from Ward Members, Councillor Harry Richardson and Councillor Wendy Turner.
- 126.9 Members debated the application on issues including: the planning history for this site and nearby sites, sustainability, development outside the settlement boundary, and the Neighbourhood Plan.
- 126.10 Councillor Richard Meyer proposed that the application be approved as detailed in the officer recommendation. This proposal was subsequently withdrawn.
- 126.11 Councillor Andrew Stringer proposed that the application be refused for the following reasons: Contrary to Neighbourhood Plan Policies 1, 1D, 6A, 6B, 9. Contrary to Policies H7, CS1, CS2, CS5, FC1 and FC1.1. Contrary to paragraph 78 of the NPPF.
- 126.12 Councillor Muller seconded the Motion.
- 126.13 The vote was taken by roll call, and by 7 votes to 0 with 1 abstention, the Motion was carried.
- 126.14 **It was RESOLVED:**

That the application be refused for the following reasons:

Contrary to Neighbourhood Plan Policies 1, 1D, 6A, 6B, 9. Contrary to Policies H7, CS1, CS2, CS5, FC1 and FC1.1. Contrary to paragraph 78 of the NPPF.

127 DC/20/01717 LAND EAST OF ABBEY HILL, HOXNE, SUFFOLK

- 127.1 The Committee adjourned for a short comfort break between 11:35am and

11:40am prior to consideration of Application DC/20/01717.

- 127.2 Councillor Matthew Hicks vacated the Chair for Application DC/20/01717 as the application was in his Ward. Councillor Lavinia Hadingham took the Chair for this Item.
- 127.3 Item 7A
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| Application: | DC/20/01717 |
| Proposal: | Application for Approval of Reserved Matters following outline approval under DC/17/02868 dated 25/08/2017 the Access, Appearance, Landscaping, Layout and Scale for (Erection of up to 4 No. dwellings) |
| Site Location: | HOXNE – Land East of, Abbey Hill |
| Applicant: | Danny Ward Builders |
- 127.4 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. It was noted that the matters for consideration were access, appearance, landscaping, layout and scale.
- 127.5 The Case Officer, Area Planning Officer and Legal Advisor responded to Members' questions on issues including: boundary treatment, expiry date for Outline Application, date monument was erected and listed, wording and validity of archaeological condition, and location of the public right of way.
- 127.6 Members considered the representation from Sarah Foote who spoke on behalf on the Parish Council.
- 127.7 The Parish Council representative responded to Members' questions on issues including: date the monument was erected and the number of visitors.
- 127.8 Members considered the representation from Rob Marsh-Feily who spoke as an Objector.
- 127.9 Members considered the representation from Sarah Roberts who spoke as the Agent.
- 127.10 The Agent responded to Members' questions on issues including: the archaeological condition.
- 127.11 Members considered the representation from the Ward Member, Councillor Matthew Hicks.
- 127.12 Members debated the application on issues including: design, scale and mass of proposal, heritage, landscaping, layout, and the archaeological condition.

127.13 Councillor Sarah Mansel proposed that the application be refused for the following reasons: the proposed dwellings if approved, would by reason of their poor design, dominant scale and appearance and landscaping fail to be in character and are not sympathetic with the local area and history, does not sufficiently demonstrate local distinctiveness and fails to add to the design quality and function of the area. Contrary to GP1, Hb1, H13 of the Local Plan and Policy CS5 of the Core Strategy as well as NPPF Para 127 and Para 130.

127.14 Councillor Muller seconded the Motion.

127.15 The vote was taken by roll call and was unanimous.

127.16 **It was RESOLVED:**

That the application be refused for the following reasons:

The proposed dwellings if approved, would by reason of their poor design, dominant scale and appearance and landscaping fail to be in character and are not sympathetic with the local area and history, does not sufficiently demonstrate local distinctiveness and fails to add to the design quality and function of the area. Contrary to Policies GP1, Hb1, H13 of the Local Plan and Policy CS5 of the Core Strategy as well as NPPF Para 127 and Para 130.

128 SITE INSPECTION

128.1 None requested.

The business of the meeting was concluded at 1:18pm.

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Chair