

## **BABERGH DISTRICT COUNCIL**

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Virtual Teams Video Meeting on Wednesday, 7 October 2020 -09:30

### **PRESENT:**

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

Councillors: Sue Ayres  
David Busby  
Leigh Jamieson  
Adrian Osborne  
Lee Parker  
Melanie Barrett  
John Hinton  
Mary McLaren  
Alison Owen

### **Ward Member(s):**

Councillors: Zac Norman  
Clive Arthey  
Margaret Maybury

### **In attendance:**

Officers: Planning Lawyer (IDP)  
Acting Area Planning Manager (MR)  
Principal Planning Officer (JH/SS)  
Governance Officer (RC)

### **1 SUBSTITUTES AND APOLOGIES**

None received.

### **2 DECLARATION OF INTERESTS**

None declared.

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

The Governance Officer reported that one petition had been received regarding application DC/19/00567 (Item 6A) with 240 valid signatures supporting the following statement.

We wish to voice a number of strong objections that we have with regard to the proposed development of additional properties on open space to the side of Burstall Lane and Lorraine Way (Hope Farm) . Policies that are from the Babergh Local Plan

2011-2031 Core Strategy and policies (Part 1 of New Local Plan), saved policies, NPPF, regional planning guidance for east Anglia, The Suffolk structure plan 2001 all combine to support the protection of our countryside and greenbelt areas.

**4 PL/20/1 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 23 SEPTEMBER 2020**

It was Resolved that the Minutes of the meeting held on 23 September 2020 were confirmed as a true record subject to the amendment below:

- That the attendance of Officers and Ward Members be added to the minutes.

The Minutes would be signed at the next practicable opportunity.

**5 SITE INSPECTIONS**

None requested.

**6 PL/20/2 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE**

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/20/2 and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From
DC/19/00567	Helen Davies (Parish Council Representative) Rhona Jermyn (Objector) Martyn Levett (Objector) Rob Snowling (Applicant) Cllr Christopher Hudson (Suffolk County Council Division Member) Cllr Zac Norman (Ward Member)
DC/19/04755	Cllr Margaret Maybury (Ward Member) Cllr Clive Arthey (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/20/2 be made as follows:-**

**7 DC/19/00567 LAND NORTH OF BURSTALL LANE, SPROUGHTON, IPSWICH, SUFFOLK, IP8 3DE**

7.1 Item A

Application Proposal	DC/19/00567 Hybrid Application comprising: Outline Planning Application (Access to be considered) for the erection of up to 92 homes and 13 self-build/custom build plots (including provision of up to 37 affordable homes); open space, including a village wood; land for community use/ local shops/ office space; land for a village car park; land for an extension to existing village allotments; land for paddocks; land for relocated and enhanced caravan storage provision; safeguarded land for potential future relief road; new public right of way and associated infrastructure provision. Full planning application for spine road between Loraine Way and Burstall Lane (including accesses onto Burstall Lane and Loraine Way); access for proposed caravan storage area; accesses for self-build plots from Burstall Lane; and associated drainage and highway works (including formation of passing bays on Burstall Lane).
Site Location	<b>SPROUGHTON-</b> Land North of, Burstall Lane, Sproughton, Ipswich, Suffolk, IP8 3DE
Applicant	Pigeon Land 2 Ltd And The Felix Thornley Cobold Agricultural Trust

7.2 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 updated officer recommendation of approval as detailed in the tabled papers.

7.3 The Case Officer responded to Members' questions on issues including: the indicative plan and parameters plan associated with the application, the spine road through the site, the affordable housing provision and that this would be confirmed at a reserved matters stage, and the proposed self-build plots on the site.

7.4 The Case Officer responded to further questions from Members on issues including: the consultation with Mid Suffolk District Council and why Ipswich Borough Council had not been consulted, the conditions within the officer recommendation, the current highways situation in the village and the response from Suffolk County Council (Highway Authority), the air quality in the village, and the Local Housing Needs Assessment.

7.5 A short comfort break was taken between 11:10-11:15

7.6 Members considered the representation from Helen Davies of Sproughton Parish Council who spoke against the application.

7.7 The Parish Council representative responded to Members questions on issues including: whether any development would be supported on the site, how often the applicant had consulted with the Parish Council, and the current position of

the Neighbourhood Plan.

- 7.8 Members considered the representations from Rhona Jermyn and Martyn Levett who spoke as Objectors.
- 7.9 Members considered the representation from Rob Snowling who spoke as the Applicant.
- 7.10 The Applicant responded to Members' questions on issues including: the percentage of bungalows that could be accommodated, the proposed spine road, the deliverability of the site, the proposed community area that would be secured in the Section 106 Agreement, that the applicant could not commit to building the community building and that the detailed house design would be included in a reserved matters application.
- 7.11 Members considered the representation from Cllr Christopher Hudson who spoke as the County Council Division Member.
- 7.12 The County Councillor responded to Members' questions on issues including: the current state of the Highways in Sproughton and the surrounding area, cycle paths in the area, air pollution concerns in the area, and the sustainability of the proposal.
- 7.13 Members considered the representation from the Ward Member, Councillor Zac Norman who spoke against the proposal.
- 7.14 The Ward Member responded to Members questions on issues including: the current Planning Appeal that was taking place on a site to the east of the proposed development.
- 7.15 Before the debate the Acting Area Planning Manager advised Members that the Highway Authority did not object to the proposal and that the Neighbourhood Plan was at a very early stage.
- 7.16 Members debated the application on the issues including: whether a provision of Bungalows could be secured on the site, the points raised by the Parish Council representative, the separation between Sproughton and the surrounding villages of Bramford and Burstall, and the material weight of the appeal that was currently underway to the east of the site.
- 7.17 Members continued to debate the application on the issues including: the effect of other major developments in the area, the conflict with policy CS11, the status of the Councils 5 Year Housing land supply as updated in the AMR, the harms and benefits associated with the proposal, the Community Infrastructure Levy which would be generated from the site and the contributions which would be captured in the Section 106 Agreement.
- 7.18 Councillor Melanie Barrett proposed that the application be approved as detailed in the officer recommendation with the additional condition as follows:

- Delegation to officers a means to secure 2/3 bedroom dwellings and minimum of ten bungalows across the site (either by condition or by S.106).

7.19 Councillor Sue Ayres seconded the motion.

7.20 By 6 votes to 5

**7.21 RESOLVED**

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

**(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:**
  - **no less than 35% of total scheme**
  - **Properties shall be built to current Housing Standards Technical requirements March 2015 Level 1. All ground floor 1 bed flats to be fitted with level access showers, not baths.**
  - **The council is granted 100% nomination rights to all the affordable units on initial lets and 75% on subsequent lets**
  - **All affordable units to be transferred freehold to one of the Councils preferred Registered Providers.**
  - **Adequate parking provision is made for the affordable housing units including cycle storage for all units.**
  - **Commuted sum option available to be paid instead of on site provision should the LPA agree to such request.**
  - **No more than 15 dwellings in any cluster of affordable dwellings**
- **Marketing of self-build plots to households on the council's Self-Build/Custom Build Register**
- **On site open space and play space and include management of the space to be agreed and requirement for public access at all times.**
- **Community woodland o Extension to allotments o Village car park o Skylark mitigation area o RAMS contribution (£121.89 per dwelling)**
- **Highway improvement works contributions to include:**
  - **Traffic regulation orders – to extend 30mph limit and moving of weight limit**
  - **B1113 - New zebra crossing north of Wild Man PH access**
  - **B1113/Burstall Lane/Lower Street Junction – Reduce kerb radii and install uncontrolled crossing points**
  - **A1071/B1113 Beagle Roundabout – Widening of approach lanes to roundabout - Footway between Sproughton and Bramford – Cycle link on Loraine Way**
- **Contribution to facilitate extension of 30mph speed limit and move weight**

limit

- Travel Plan monitoring fee
- Works to Footpath 9

(2) That the Chief Planning Officer be authorised to APPROVE Planning Permission upon confirmation from Natural England they have no objection to the application and completion of the legal agreement subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Reduced time limit for new homes, standard time limit for non-residential uses
- Approved Plans (Plans submitted that form this application) including broad compliance with indicative parameters plan
- Approval of reserved matters
- Phasing Condition (To allow phasing of the development and allows spreading of payments under CIL)
- Landscape; Advance planting, landscape management plan, soft and hard landscaping plan
- Ecology: Mitigation and enhancement measures, , biodiversity enhancement strategy, landscape and ecological management plan, wildlife sensitive lighting.
- Tree method statement and protection plan
- Highways; details of spine road and highway mitigation at Burstall Lane, details of highway mitigation at B1113/Lower Street junction, village gateway signs, visibility splays, estate road construction, car parking/electrical vehicle charging/cycle storage details, refuse/recycling bins, construction management plan.
- Fire hydrants
- Surface water drainage
- Mineral safeguarding
- Archaeology
- Land contamination – further investigation and unknown contamination
- Market housing mix prior to or concurrent with reserved matters to be agreed
- Up to two storey development only, with ridge heights to be agreed
- Sustainability and energy strategy
- Level access to enable wheelchair access for all dwellings/buildings.
- Broadband service ducting
- Construction method statement, no burning of waste, restriction on hours of use and deliveries for non-residential (future class E and D2) uses
- Noise from any plant, equipment or machinery on non-residential uses
- Travel Plan

- (3) And the following informative notes as summarised and those as may be deemed necessary:
- Proactive working statement
  - SCC Highways notes
  - Anglian Water notes
  - Lead Local Flood Authority notes

- (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 Condition:**

- **Delegation to officers a means to secure 2/3 bedroom dwellings and minimum of ten bungalows across the site (either by condition or by S.106).**

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

**8.1 Item B**

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	Land to the Rear of Plough and Fleece Inn, Great Green, Cockfield, Bury St Edmunds, Suffolk, IP30 0HJ
Applicant	The Sudbury Group Ltd

8.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the reason for the applications return to the Committee, the contents of the tabled papers, and the officer recommendation of approval.

8.3 Members considered the representation from the Ward Member, Councillor Margaret Maybury who spoke in support of the application.

8.4 Members considered the representation from the Ward Member, Councillor Clive Arthey who spoke in support of the application.

8.5 Councillor Stephen Plumb proposed that the application be approved as detailed in the officer recommendation. Councillor Melanie Barrett seconded the motion.

8.6 By a unanimous vote

**8.7 RESOLVED**

**That the affordable housing provision be amended from 12 to 11 units (according to a tenure mix to be agreed by the Strategic Housing Team).**

The business of the meeting was concluded at 1.27 pm.

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Chair