

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE A** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 12 May 2021 - 09:30

### **PRESENT:**

Councillor: Matthew Hicks (Chair)  
David Muller BA (Open) MCMI RAFA (Councillor) (Vice-Chair)

Councillors: Rachel Eburne John Field  
Sarah Mansel John Matthissen  
Richard Meyer Timothy Passmore

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

Councillors: Cllr Helen Geake

### **In attendance:**

Officers: Planning Lawyer (IDP)  
Governance Officer (RC)  
Area Planning Manager (GW)  
Planning Officer (VP/KH)

### **79 APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

None received.

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

None declared.

### **81 DECLARATIONS OF LOBBYING**

All Members declared that they had been lobbied on application DC/19/02656.

### **82 DECLARATIONS OF PERSONAL SITE VISITS**

None declared.

### **83 NA/20/15 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 14 APRIL 2021**

It was Resolved that the minutes of the meeting held on the 14 April 2021 were confirmed and signed as a true record.

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

None received.

**85 NA/20/16 SCHEDULE OF PLANNING APPLICATIONS**

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

Application Number:	Representations From:
DC/19/02656	Neil Waterson (Applicant) Cllr Sarah Mansel (Ward Member) Cllr Helen Geake (Ward Member)
DC/20/05587	None

**86 DC/19/02656 LAND SOUTH OF, OLD STOWMARKET ROAD, WOOLPIT, BURY ST EDMUNDS, SUFFOLK, IP30 9RU**

86.1 Item 7A

Application Proposal	DC/19/02656 Outline Planning Application. (All Matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.
Site Location	<b>WOOLPIT</b> - Land South of, Old Stowmarket Road, Woolpit, Bury St Edmunds, Suffolk, IP30 9RU
Applicant	Capital Management 2 Ltd

86.2 The Case Officer presented the application to the Committee outlining the proposal before Members including, the mix of housing, the site location, the contents of the tabled papers, and the officer recommendation of approval as detailed in the Committee Report.

86.3 The Case Officer responded to Members' questions on issues including: the proposed cycle link, the Woolpit Neighbourhood Plan, and the timeframe for the school extension.

86.4 Members considered representation from the Applicant Neil Waterson.

86.5 The Applicant responded to Members' questions on issues including: the landscaping, and surveillance of the public open spaces.

86.6 Members considered the representation from the Ward Member Councillor Sarah Mansel.

86.7 Members considered the representation from the Ward Member Councillor Helen Geake.

86.8 The Ward Members responded to Members' questions on issues including: the cycle links.

86.9 Councillor David Muller proposed the application be approved as set out in the officer recommendation with the additional conditions as follows:

Updates contained within the tabled papers, timescale for school land 15 years, condition to restrict residential use areas, mix secured as plan slide 18, storey heights limited to 2 storey, bungalow and number and distribution of affordable homes location tba, permitted development rights removed, service runs to be agreed having regard to protection of trees to ensure the service runs do not prejudice the tree, provision of southern footpath link to PROW. biodiversity enhancement strategy concurrent with reserved matters.

86.10 Councillor Timothy Passmore seconded the motion.

86.11 Members continued to debate the applications on issues including: the footpath, the school's infrastructure service, and the affordable housing provision.

86.12 By 5 votes to 2.

**86.13 It was RESOLVED: -**

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

**(1) Subject to the prior completion of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer to secure:**

- **Affordable Housing. This shall include 14 rented Affordable Units (35%)**
- **Financial contribution towards a new cycle link (£34000)**
- **Transfer of land for an extension to the primary school**
- **Financial Contribution towards the land and build costs of a new Primary school in the village.**
- **Financial Contribution towards land and build costs of a new Primary school in the village (£184,572). If the school expansion site is confirmed as a land option, then there shall be clause to ensure that the financial contribution is not required or is returned.**
- **Financial contribution towards Secondary School Transport (£36,150)**
- **Financial contribution towards Pre-School provision (£82,032).**
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**THEN**

**(2) The Chief Planning Officer be authorised to GRANT OUTLINE Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:**

- **Standard time limit (3yrs for implementation of scheme for the submission of Reserved Matters**
- **RM to be submitted in accordance with the submitted Parameters Plan ref 017-033-302 P3.**
- **RM to include housing mix and size [no of bedrooms/people]**
- **Approved Plans (Plans submitted that form this application)**
- **Concurrent with reserved matters a scheme for the provision and implementation of water, energy, and resource efficiency measures**
- **Electric Vehicle Charging scheme to be agreed.**
- **Construction works and deliveries operating hours.**
- **A Construction Management Strategy**
- **Materials to be agreed.**
- **Bin presentation and storage to be agreed concurrent with reserved matters.**
- **Surface Water Strategy (ensuring the satisfactory storage and disposal of surface water)**
- **Sustainable Urban Drainage System (ensuring a suitable system has been implemented and that all flood risk assets and owners are recorded)**
- **Scheme of Archaeological Evaluation**
- **Written report on the results of the Archaeological Evaluation**
- **Written Scheme of Investigation**
- **Archaeological Project Design Strategy**
- **Preliminary Ecological Appraisal**
- **Landscape and Ecological Management Plan to be agreed.**
- **Biodiversity Enhancement Strategy to be agreed.**
- **Badger Method Statement to be agreed.**
- **Lighting Design Scheme for Biodiversity**
- **Fire Hydrants to be agreed.**
- **Carriageways and Footways binder course level**
- **Estate Road and Footpaths**
- **Residents Travel Pack**

- **Parking and Manoeuvring**
- **Strategy for land contamination investigation**

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

- **Proactive working statement**
- **SCC Highways notes**
- **Support for sustainable development principles**
- **Floods and Water Management Notes**

**(4) That in the event of the Planning obligations or requirements referred to in Resolution (1) above not being secured within 6 months or such further time as the Chief Planning Officer considers reasonable to conclude the agreement where he is satisfied**

**genuine and reasonable progress is being made then the Chief Planning Officer be authorised to refuse the application on appropriate ground/s.**

**With the additional conditions as follows: updates contained within the tabled papers, timescale for school land 15 years, condition to restrict residential use areas, mix secured as plan slide 18, storey heights limited to 2 storey, bungalow and number and distribution of affordable homes location tba, permitted development rights removed, service runs to be agreed having regard to protection of trees to ensure the service runs do not prejudice the tree, provision of southern footpath link to PROW. biodiversity enhancement strategy concurrent with reserved matters.**

**87 DC/20/05587 GREAT BRICETT BUSINESS PARK, THE STREET, GREAT BRICETT, SUFFOLK, IP7 7DZ**

87.1 Item 7B

Application	DC/20/05587
Proposal	Planning Application – Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)
Site Location	<b>GREAT BRICETT</b> – Great Bricett Business Park, The Street, Great Bricett, Suffolk, IP7 7DZ
Applicant	Birch's Park Homes

87.2 A short comfort break was taken between 10:58- 11:10 after the completion of DC/19/02656 but before the commencement of DC/20/05587.

87.3 The Case Officer presented the application to the Committee outlining the proposal before Members including, the existing outline permission, the public transport links, and the officer recommendation of approval as detailed in the Committee Report.

87.4 The Case Officer responded to Members' questions on issues including: the access to the existing buildings on the site, the parking for each unit on the site, the landscaping on the site, and the frequency of the busses.

87.5 Councillor Matthew Hicks proposed the application be deferred for the reason as follows:

That application DC/20/05587 be deferred to seek further accurate information on the application with regards to the indicative plan, details of bus routes, details on parking spaces, details on floods and drainage, details of open space and landscaping.

87.6 Councillor Timothy Passmore seconded the motion.

87.7 By a unanimous vote

**87.8 It was RESOLVED: -**

**That application DC/20/05587 be deferred to seek further accurate information on the application with regards to the indicative plan, details of bus routes, details on parking spaces, details on floods and drainage, details of open space and landscaping.**

**88 SITE INSPECTION**

None received.

The business of the meeting was concluded at 11.43 am.

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Chair