

BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Friday, 4 June 2021 – 09:30AM

PRESENT:

Councillor: Stephen Plumb (Chair)
Susan Maria Ayres B.Ed Hons (Vice-Chair)

Councillors: Melanie Barrett
John Hinton
Mary McLaren
Alison Owen

David Busby
Leigh Jamieson
Jan Osborne
Lee Parker

Ward Member(s):

Councillors: None

In attendance:

Officers: Planning Lawyer (IDP)
Strategic Projects and Delivery Manager (SS)
Planning Officer (SS)
Governance Officer (RC)

1 SUBSTITUTES AND APOLOGIES

Apologies of absence were received from Councillors Adrian Osborne and Peter Beer.

Councillor Jan Osborne substituted for Councillor Adrian Osborne.

2 DECLARATION OF INTERESTS

None declared.

3 PL/21/1 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 19 MAY 2021

It was resolved that the minutes of the meeting held on th 19 May 2021 were confirmed and signed as a true record.

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

None received.

5 SITE INSPECTIONS

The Chair made a statement regarding site inspections that advice had been sent to all Members from the Chief Planning Officer and the Corporate Manager – Health and Safety regarding site visits and how these related to Covid working restrictions and guidance.

The Chair outlined that there had been significant interest from Members for going on a site visit for DC/20/03247 and that if Members did want to go on a site visit then Members could put forward this proposal after the officer presentation.

6 PL/21/2 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/18/ and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From:
DC/20/03247	Simon Pearce – Woolverstone Parish Council Stevie Kent – Objector Roger Balmer – Agent Alastair Davidson - Agent

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/21/2 be made as follows:-

7 DC/20/03247 SITES AND CYCLE PATHS WOOLVERSTONE TO HOLBROOK, WOOLVERSTONE TO CHELMONDISTON, MAIN ROAD, WOOLVERSTONE, SUFFOLK

7.1 Item 6A

Application Proposal	DC/20/03247 Full Planning Application – Erection of phased development of 22no. dwellings, creation of cycle path links to Holbrook and Chelmondiston, improvements to Berners Hall car park, provision of public open space and landscape enhancements.
Site Location	WOOLVERSTONE- Sites and Cycle Paths Woolverstone to Holbrook, Woolverstone to Chelmondiston, Main Road, Woolverstone, Suffolk
Applicant	Geoffrey Mayhew Farms Ltd.

7.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the location and layout of the sites before Members,

the location of the proposed cycle paths, 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 footpath from site 1, conditions for electric car charging points, secure cycle storage, and that Woolverstone is currently considered a Hinterland Village in the current Local Plan and is due to be downgraded to a Hamlet in the proposed Joint Local Plan.
- 7.4 The Case Officer responded to further questions from Members on issues including: that Harkstead Road is a single track Road, the distances of the footpaths and cycleways, the current capacity of the Car Park at the Hall, the Public Open space and the possibility of CIL funding.
- 7.5 It was noted that before the public speaking began the Chair that all Parish Councils which the application spanned had been contacted regarding speaking at the meeting.
- 7.6 Members considered the representation from Simon Pearce of Woolverstone Parish Council who spoke against the application.
- 7.7 Members considered the representation from Stevie Kent, who spoke as an Objector.
- 7.8 The Parish Council representative and Objector responded to Members questions on issues including: the education provision in the area including school transport, the timing of the traffic survey being undertaken in the summer, and the use of the hall.
- 7.9 A short break was taken between 10:26-10:28
- 7.10 Members consider the representation from Roger Balmer and Alastair Davidson who spoke as the Agents.
- 7.11 The Agents responded to Members questions on issues including: the distances of the proposed cycle paths and their proposed use, the vehicle access to the hall being widened, the proposed passing places in Harkstead Lane, the public benefits of the proposal, the connectivity that the application would ensure, the sustainable design features and the heritage considerations.
- 7.12 The Agents responded to further questions from Members on issues including: the accessibility of the proposed homes, and why there are less affordable homes than in the Councils policy.
- 7.13 Members debated the application on the issues including: that the application was finely balanced, the applications relationship to the Councils policies, that not needs assessment had been undertaken, the Council's Affordable Housing Policy and possible allocations if approved, the proposed cyclepath's and footways, the cycling routes in the areas, and the width of Harkstead Lane.

7.14 Members continued to debate the applications on the issues including: the Current Local Plan and the Draft Joint Local Plan that had limited weight and the possible benefits associated with the application and the responses from consultees.

7.15 Councillor Dave Busby proposed that the application be approved as detailed in the updated officer recommendation in the tabled papers and the additional condition as follows:

- Provision for High standard of energy efficiency and sustainability TBA.

7.16 Councillor Sue Ayres seconded the motion.

7.17 By 7 votes to 3.

7.17 RESOLVED

That authority be delegated to the Chief Planning Officer to grant full 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 as summarised below and those as may be deemed necessary by the Chief Planning Officer to secure:

- Two affordable housing units
- On site open space and includes management of the space to be agreed and requirement for public access at all times.
- Car park extension to the village hall
- RAMS Contribution
- Cycleways to be open at all times for public access
- Highway improvements

(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:

- Standard time limit (3yrs for implementation of scheme/Outline/Reserved/Section73?)
- Approved Plans (Plans submitted that form this application)
- Phasing Condition (To allow phasing of the development and allows spreading of payments under CIL)
- Visibility splays
- Footways to be provided
- Details of accesses to be agreed • Parking • Bin Storage and Presentation to be agreed
- Cycle Path to be secured
- Construction Management Plan

- **Cycle Path Details to be agreed (including surface material)**
- **Ecological Mitigation**
- **LEMP to be submitted and agreed**
- **External lighting to be agreed**
- **Sample of brickwork**
- **Details of external materials**
- **Details of rainwater goods**
- **Details of windows and doors**
- **Detailed sections of eaves and verges**
- **Details of boundary treatments and hard surfaces**
- **Landscape plan (hard and soft)**
- **Landscape time limit**
- **Landscape Management Plan**
- **No burning on site**
- **Construction hour limit**

(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**
- **Land Contamination**

(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 ground

Additional Condition:

- **Provision for High standard of energy efficiency and sustainability TBA.**

The business of the meeting was concluded at 11.16 am.

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Chair