

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 4 August 2021 -09:30

PRESENT:

Councillors:	John Field	Andrew Mellen
	Timothy Passmore	Harry Richardson
	Andrew Stringer	Wendy Turner

Ward Member(s):

Councillors:	Penny Otton
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In attendance:

Officers:	Area Planning Manager (JPG)
	Planning Lawyer (IDP)
	Governance Officer (RC)
	Planning Officer (AS)

Apologies:

James Caston
Peter Gould
Kathie Guthrie (Chair)
Barry Humphreys MBE (Vice-Chair)
Mike Norris
Rowland Warboys

26 ELECTION OF CHAIR FOR THE MEETING

The Governance Officer opened the meeting and asked for nominations for the Chair of the meeting.

Councillor Harry Richardson proposed that Councillor Tim Passmore Chair the meeting. A seconder was not found.

Councillor Andrew Mellen proposed that Councillor Andrew Stringer Chair the meeting.

Councillor Wendy Turner seconded the motion.

By 4 votes to 1 with 1 abstention.

It was Resolved that Councillor Andrew Stringer would Chair the meeting.

27 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Apologies of absence were received from Councillors James Caston, Peter Gould, Kathie Guthrie, Barry Humphreys MBE, Mike Norris, and Rowland Warboys.

Councillor Tim Passmore Substituted for Councillor James Caston.

Councillor John Field substituted for Councillor Mike Norris.

Councillor Wendy Turner substituted for Councillor Rowland Warboys

Councillor Harry Richardson substituted for Councillor Barry Humphreys MBE.

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

Councillor Andrew Stringer declared a Local Non-Pecuniary interest in application DC/21/00641 as the County Councillor for the area that the site was located in.

29 DECLARATIONS OF LOBBYING

Councillors Wendy Turner, Andrew Mellen, Timothy Passmore and Andrew Stringer declared that they had been lobbied on applications DC/21/00641 and DC/21/02924.

30 DECLARATIONS OF PERSONAL SITE VISITS

Councillors Andrew Stringer and Andrew Mellen declared a personal site visit for application DC/21/00641.

Councillor Wendy Turner declared a personal site visit for application DC/21/02924.

31 SA/21/6 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 7 JULY 2021

It was Resolved that the minutes of the meeting held on the 7 July 2021 were confirmed and signed as a true record.

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

None received.

33 SA/21/7 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/21/00641	David Chambers (Bacton Parish Council) Jake Lambert (Agent) Peter Waplinton (Applicant) Cllr Andrew Mellen (Ward Member)
DC/21/02924	Hayley Nunn (Felsham Parish Council) Nicholas Panayi (Objector) Jeremy Heppel (Applicant) Cllr Penny Otton (Ward Member)

34 DC/21/00641 LAND TO THE EAST OF TURKEYHALL LANE, BACTON, SUFFOLK

34.1 Item 7A

Application Proposal	DC/21/00641 Submission of Details (Reserved Matters) in relation to outline planning permission DC/18/00723. Appearance, Landscaping, Layout and Scale for the erection of up to 51 dwellings, highway improvements including widening of Turkeyhall Lane, provision of Public Open Space and associated infrastructure.
Site Location	BACTON – Land to the East of Turkeyhall Lane, Bacton, Suffolk
Applicant	Flagship Group

34.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the proximity of the site to listed buildings, the location of the affordable housing, the public open space, the contents of the tabled papers, and the officer recommendation of approval as detailed in the Committee Report.

34.3 The Case Officer responded to Members' questions on issues including: the pedestrian access on the site, the proposed pumping station, the surveillance of the public open space, and the status of the ecological report.

34.4 Members considered representation from the Parish Council representative David Chambers.

34.5 The Parish Council representative responded to Members' questions on issues including: whether there was a consultation with the developers.

34.6 Members considered representation from the Agent Jake Lambert.

34.7 The Agent and the Applicant, Peter Waplinton, responded to Members' questions on issues including: the location of the affordable housing, the distance of the apartment block from the existing dwellings, and the size of the

public open space.

34.8 Members considered representation from the Ward Member Councillor Andrew Mellen.

34.9 Members debated the application on issues including: the landscaping, layout, design, the public open space, and the proximity of the site to existing dwellings.

34.10 Councillor Harry Richardson proposed that the application be approved as set out in the officer recommendation with the additional condition of:

- A new ecological survey be conducted
- A condition on the hedge heights along the public open space
- The removal of rights for walls along the South-East open space.

34.11 Councillor Timothy Passmore seconded the motion.

34.12 Following comment from the applicant: "After listening to the way that Members have spoken about this today and feeling about what Councillor Turner raised about redesign would it be a motion for a second deferral to enable us to go back and discuss this."

33.13 Councillors Harry Richardson and Timothy Passmore withdrew their motion.

33.14 A break was taken 11:11am – 11:30 am.

33.15 Councillor Timothy Passmore proposed that the application be deferred for the reason as follows:

- That the application be deferred to consider all matters raised in debate, design, ecology with particular regard to the apartment block to the south

33.16 Councillor John Field seconded this motion.

33.17 By a unanimous vote.

33.18 It was RESOLVED: -

That the application be deferred to consider all matters raised in debate, design, ecology with particular regard to the apartment block to the south.

35 DC/21/02924 LAND REAR OF SIX BELLS, CHURCH ROAD, FELSHAM, SUFFOLK

35.1 Item 7B

Application
Proposal

DC/21/02924
Planning Application – Erection of 2 No detached dwellings, associated parking and landscaping.

Site Location **FELSHAM-** Land Rear of the Six Bells. Church Road,
Felsham, Suffolk
Applicant Cordage 13 Limited

- 35.2 A short break was taken between 11:35 -11:39am after the completion of DC/21/00641 but before the commencement of DC/21/02924.
- 35.3 The Case Officer presented the application to the Committee outlining the proposal before Members including, the site location, the proximity of the site to listed buildings, the landscape plan, the proposed access, and the officer recommendation of approval as detailed in the Committee Report.
- 35.4 The Case Officer responded to Members' questions on issues including: the landscaping on the site, the ecology report, the ownership of the neighbouring land, and the height of the proposed dwellings.
- 35.5 Members considered representation from the Parish Council representative Hayley Nunn.
- 35.6 The Parish Council representative responded to Members' questions on issues including: the views of the pub owners on the development, the demand for large properties in the village, and whether Felsham had a Neighbourhood Plan.
- 35.7 Members considered representation from the Objector Nicholas Panayi.
- 35.8 Members considered representation from the Applicant Jeremy Heppel.
- 35.9 The Applicant responded to Members' questions on issues including: the pedestrian access into the site, the boundary treatment, and the highways response.
- 35.10 Members considered representation from the Ward Member Councillor Penny Otton.
- 35.11 The Ward Member responded to Members' questions on issues including: whether a site visit would be useful.
- 35.12 Members debated the application on issues including: the site's location within the conservation area, the highways response, and issues of heritage harm.
- 35.13 Councillor Timothy Passmore proposed that the application be deferred for the reason as follows:
- That a site visit be undertaken of application DC/21/02924 after a risk assessment is undertaken by the Chief Planning Officer in Consultation with the Chair and other parties identified in the Covid Secure Site visit protocol.
- 35.14 Councillor Harry Richardson seconded this motion.

35.15 By a unanimous vote.

35.16 It was RESOLVED: -

That a site visit be undertaken of application DC/21/02924 after a risk assessment is undertaken by the Chief Planning Officer in Consultation with the Chair and other parties identified in the Covid Secure Site visit protocol.

36 SITE INSPECTION

36.1 None requested.

The business of the meeting was concluded at 12.53 pm.

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Chair