

## 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 Friday, 29 October 2021 -09:30

### **PRESENT:**

Councillor: Kathie Guthrie (Chair)  
David Muller BA (Open) MCMI RAFA (Councillor) (Vice-Chair)

Councillors: James Caston Andrew Mellen  
Mike Norris Andrew Stringer  
Rowland Warboys

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

Councillors: None

### **In attendance:**

Officers: Area Planning Manager (GW)  
Planning Lawyer (IDP)  
Governance Officer (RC)  
Principal Planning Officer (VP)  
Planning Officer (MB)

### **73 APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

Apologies for absence were received from Councillor Peter Gould.

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

None declared.

### **75 DECLARATIONS OF LOBBYING**

None declared.

### **76 DECLARATIONS OF PERSONAL SITE VISITS**

None declared.

### **77 SA/21/14 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 27 OCTOBER 2021**

It was noted that the previous meeting of the Committee had only been 2 days prior

and as such the Minutes would be reported to the next meeting of the Committee.

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

None received.

**79 SA/21/15 SCHEDULE OF PLANNING APPLICATIONS**

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

Application Number	Representations From:
DC/20/05587	David Payne (Great Bricett Parish Council) Chris Payne (Objector) Richard Boother (Agent)
DC/21/04458	Cllr Andrew Mellen ( Ward Member)

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

80.1 Item 7A

Application Proposal	DC/20/05587 Planning Application- Change of use of land for the siting of 69 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

80.2 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.

80.3 The Case Officer responded to Members' questions on issues including: that CIL would be applied to the site, that the land was defined as previously developed land and that there was an extant permission for 51 dwellings, that the site was allocated in the Draft Joint Local Plan, and that there had been no objection from Anglian Water.

80.4 The Case Officer responded to further questions from Members' on issues including: electric vehicle charging could be secured via condition, that there was no emergency access, and the sustainability of the proposal.

80.5 Members considered the representation from David Payne of Great Bricett Parish Council who spoke against the proposal.

80.6 The Parish Council representative responded to Members' questions on issues including: the bus services available in the area.

- 80.7 Members considered the representation from Chris Payne who spoke as an Objector.
- 80.8 Members considered the representation from the Agent, Richard Boother.
- 80.9 The Agent responded to Members' questions on issues including: that electric vehicle charging points could be conditioned, that the occupancy of these sites were usually for the older age group, that the units were manufactured to the highest possible environmental standards, that the lifespan of a unit was 70 years and could be recycled.
- 80.10 The Agent responded to further questions from Members on issues including: that the units would be marketed to the over 50s but would be no formal restriction, that the properties would be mortgageable and have LPG tanks for heating, and that the units could be adapted for accessibility needs.
- 80.11 The Governance Officer read out a Statement from the Ward Member, Councillor Daniel Pratt.
- 80.12 The Planning Lawyer advised Members on the age restrictions and covenants that could be put on the site.
- 80.13 Members debated the application on the issues including: the ability for people to downsize, that sites like these were high call areas for Ambulances, that the site was previously developed land, and that CIL could be used to draw down extra funding to healthcare needs.
- 80.14 The Area Planning Manager responded to a question that had been raised earlier in the meeting and confirmed that the proposed units would not be counted towards any Housing Supply Numbers for the Draft Joint Local Plan.
- 80.15 Members continued to debate the application on the issues including: the sustainability of the units and the site, the heating of the units, the lighting for the proposal, and why the extant permission had never been built.
- 80.16 Councillor Andrew Stringer proposed that the application be refused as the proposal was unsustainable development, contradicted the Council's policies and the site was required for general needs housing as identified in the Draft Joint Local Plan.
- 80.17 Councillor Mike Norris seconded the motion.
- 80.18 Members debated the reasons for refusal and whether they were defensible if the application was appealed.
- 80.19 The Planning Lawyer advised Members that if Members were concerned regarding the reasons for refusal then they could risk assessed by officers if Members wished to make a Motioned to resolution.

80.20 Councillors Andrew Stringer and Mike Norris withdrew their proposal for refusal and instead proposed and seconded that:

The Committee are minded to Refuse the application, subject to a risk assessment as the proposal fails to deliver housing with an appropriate mixture of tenure and sizes, with particular regards to the impact as a result of the neighbouring properties.

80.21 By a unanimous vote.

80.22 **RESOLVED**

**That the Committee are minded to Refuse DC/20/05587 subject to a risk assessment as the proposal fails to deliver housing with an appropriate mixture of tenure and sizes, with particular regards to the impact as a result of the neighbouring properties.**

**81 DC/21/04458 1 RECTORY ROAD, WYVERSTONE, SUFFOLK, IP14 4SH**

81.1 Item 7B

Application Proposal	DC/21/04458 Householder Planning Application – Construction of dropped kerb and provision of vehicular hardstanding for disabled person.
Site Location	<b>WYVERSTONE</b> – 1 Rectory Road, Wyverstone, Suffolk, IP14 4SH
Applicant	Mid Suffolk District Council

81.2 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.

81.3 The Case Officer responded to Members' questions on issues including: the response from Suffolk County Council's Highways department.

81.4 Members considered the representation from the Ward Member, Councillor Andrew Mellen who supported the proposal.

81.5 Councillor Dave Muller proposed that the application be approved as detailed in the officer recommendation. Councillor Andrew Stringer seconded the motion.

81.6 By a unanimous vote.

81.7 **RESOLVED**

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

- Commence within 3 years
- Approved plans
- Access first laid out prior to use
- Access width minimum 3m

**82 SITE INSPECTION**

82.1 None requested.

The business of the meeting was concluded at 11.31 am.

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Chair