

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, 8 December 2021 at 09:30am.

PRESENT:

Councillor: Matthew Hicks (Chair)
Barry Humphreys MBE (Vice-Chair)

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

Ward Member(s):

Councillors: Helen Geake
Andrew Stringer

In attendance:

Officers: Area Planning Manager (JPG)
Planning Lawyer (IDP)
Case Officer (DC)
Governance Officer (CP)

95 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

95.1 There were no apologies for absence.

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

96.1 Councillor Hicks declared a local non-pecuniary interest in respect of application number DC/21/03589 as he had previously had work undertaken by the architect.

97 DECLARATIONS OF LOBBYING

97.1 There were no declarations of lobbying.

98 DECLARATIONS OF PERSONAL SITE VISITS

98.1 Councillor Mansel declared personal site visits in respect of application numbers DC/21/02956 and DC/21/03589.

99 NA/21/16 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 10 NOVEMBER 2021

It was **RESOLVED**:

That the minutes of the meeting held on 10 November 2021 were confirmed and signed as a true record.

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

100.1 None received.

101 NA/21/17 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/21/02956 | Peter Dow (Parish Council Representative) James Bailey (Agent) Councillor Sarah Mansel (Ward Member) Councillor Helen Geake (Ward Member) |
| DC/21/03589 | Beverly Brady (Objector) Councillor Suzie Morley (Ward Member) |
| DC/21/02927 | Item Withdrawn |
| DC/21/02047 | Odile Vladon (Parish Council Representative) Steven Bainbridge (Agent) Councillor Julie Flatman (Ward Member) |
| DC/21/01048 | James Platt (Agent) Councillor Andrew Stringer (Ward Member) |
| DC/21/05100 | Lucy Smith (Agent) Councillor Gerard Brewster (Ward Member) Councillor Keith Scarff (Ward Member) |

The Chair advised the Committee that application number DC/21/02927 had been withdrawn by Officers.

102 DC/21/02956 LAND EAST OF WARREN LANE AND WEST OF, CRESMEDOW WAY, ELMSWELL, SUFFOLK

102.1 Item 7A

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|----------------------|---|
| Application Proposal | DC/21/02956 Application for Outline Planning Permission (Access to be considered, all other matters reserved Town and Country Planning Act 1990 - Erection of 44 dwellings, including bungalows, affordable housing, open space, landscaping; and associated infrastructure. |
| Site Location | ELMSWELL - Land East of Warren Lane and West of, Cresmedow Way, Elmswell, Suffolk |
| Applicant | JD and RJ Baker Farms Ltd |

- 102.2 The Area Planning Manager introduced the application to the committee outlining the proposal before Members including: the location and layout of the site, the proposed housing mix, the previously approved outline planning permission, the content of the tabled papers, and the officer recommendation of approval.
- 102.3 The Area Planning Manager responded to questions from Members on issues including: the number of bungalows proposed on the site, the allocation of the site as detailed in the draft Joint Local Plan, the adjacent quarry, the status of the play area, the comments from Suffolk County Council (SCC) Flood Team, the conclusions drawn from the National Planning Policy Framework (NPPF), the proposed housing mix, the consultation response from Environmental Health, and the proposed highway improvements.
- 102.5 Members considered the representation from Peter Dow who spoke on behalf of Elmswell Parish Council.
- 102.6 The Planning Lawyer and the Area Planning Manager responded to questions from Members on issues including: the lack of information regarding the proposed extension to the adjacent quarry.
- 102.7 Members considered the representation from James Bailey who spoke as the Agent.
- 102.8 The Agent responded to questions from Members on issues including: the proposed housing mix, and the potential noise from the adjacent quarry.
- 102.9 Members considered the representation from Councillor Mansel who spoke as the Ward Member.
- 102.10 Members considered the representation from Councillor Geake who spoke as the Ward Member.
- 102.11 Members debated the application on issues including: the need for highways improvements and a footpath between the villages of Elmswell and Woolpit, household waste issues, and the adjacent quarry.
- 102.12 Councillor Passmore proposed that the application be approved as detailed in the officer recommendation and subject to additional conditions.
- 102.13 Members continued to debate the application on issues including: the improvements made to the proposal since the previous application at the site including increased open space and improvements to the access to the site, and the location of the quarry and its potential expansion.
- 102.14 Councillor Passmore withdrew his proposal for approval.
- 102.15 Councillor Passmore proposed that the application be deferred to enable

Officers to obtain further clarity regarding the expansion of the quarry including in relation to the Suffolk County Council Waste and Minerals Plan.

102.16 Councillor Humphreys MBE seconded the proposal.

102.17 Members continued to debate the application on issues including: the proximity of the quarry to the site and related issues.

By a unanimous vote

It was RESOLVED:

That the application be deferred to enable officers to obtain further information regarding the quarry and potential impact.

103 DC/21/03589 LAND TO THE REAR OF THE LEAS, QUOITS MEADOW, STONHAM ASPAL, SUFFOLK

103.1 Item 7B

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| Application Proposal | DC/21/03589 Application for approval of reserved matters following grant of outline application DC/18/04191 dated: 07/02/2019 - Appearance, Landscaping, Layout and Scale for Erection of 5no. dwellings and construction of new access, following demolition of 1no. existing dwelling. Discharge of Condition 9 (Hedgerows), Condition 10 (Surface Water Drainage Details), Condition 11 (Roads and Footpaths), Condition 13 (Parking and Turning), Condition 14 (Refuse Bins and Collection Areas), Condition 15 (Fire Hydrants) and Condition 16 (Construction Management) |
| Site Location | STONHAM ASPAL – Land to the rear of The Leas, Quoits Meadow, Stonham Aspal, Suffolk |
| Applicant | Mr Tydeman |

103.2 A break was taken from 10:58am until 11:07am after application number DC/21/02956 and before the commencement of application number DC/21/03589.

103.3 The Area Planning Manager introduced the application to the Committee outlining the proposal before Members including: the location and layout of the site, the updated response from the Heritage Team, and the officer recommendation of refusal as detailed in the committee report.

103.4 Members considered the representation from Beverly Brady who spoke as an objector.

103.5 The Area Planning Manager commented on an email received from the

Applicant.

103.6 The Chair read out a statement from the Ward Member, Councillor Morley.

103.7 Councillor Eburne proposed that the application be refused as detailed in the officer recommendation.

103.8 Councillor Humphreys MBE seconded the proposal.

103.9 The Area Planning Manager responded to questions from Members on issues including: the reasons for refusal.

103.10 Members debated the application on issues including the scale and size of the proposed dwellings.

103.11 Councillor Eburne and Councillor Humphreys agreed to include the following additional reason for refusal:

‘and out of keeping with the surrounding rural character’.

By a unanimous vote

It was RESOLVED:

REFUSE reserved matters for the following reasons, and/or those reasons as may be deemed necessary by the Chief Planning Officer:

RECOMMENDED REASON(S) FOR REFUSAL - IMPACT ON SIGNIFICANCE OF HERITAGE ASSET AND OUT OF KEEPING WITH THE SURROUNDING RURAL CHARACTER

Development plan policy CS5 requires all development proposals to protect, conserve and where possible enhance the built historic environment. Development Plan Policy HB1 requires that all such proposals should protect the character and appearance of all buildings of architectural or historic interest. Furthermore, the NPPF provides that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

The proposed layout and scale and appearance of the buildings proposed would constitute a considerable erosion of the remaining historically rural character of the setting of the Grade II Listed Orchard Farmhouse and harm its character. The proposal is considered to result in less than substantial harm to the setting and significance of this heritage asset. The public benefit(s) of the proposal are not considered to outweigh the level of harm identified. The proposal is, therefore, contrary to the provisions of the aforementioned planning policies for these reasons.

MARKET, IPSWICH, SUFFOLK, IP6 8EA

104.1 Item 7C

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| Application Proposal | DC/21/02927 Application for approval of reserved matters following approval of Outline application DC/17/05549 Town and Country Planning (General Management Procedure) (England) Order 2015 - Appearance, Landscaping, Layout and Scale for Erection of 64 No dwellings (including 22 No. affordable homes) with vehicular access from Stowmarket Road and additional 2 No. dwellings accessed from Hill House Lane. |
| Site Location | NEEDHAM MARKET – Land North West of, Hill House Lane, Needham Market, Suffolk, IP6 8EA |
| Applicant | HHF (EA) Ltd |

104.2 Item withdrawn by Officers.

105 DC/21/02047 BARLEY BRIGG FARM, LAXFIELD ROAD, STRADBROKE, SUFFOLK, IP21 5NQ

105.1 Item 7D

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| Application Proposal | DC/21/02047 Planning Application. Retention of extension to an agricultural building approved under DC/19/01673 including minor changes to eaves and ridge height and use of the building for crop drying and storage |
| Site Location | STRADBROKE – Barley Brigg Farm, Laxfield Road, Stradbroke, Suffolk, IP21 5NQ |
| Applicant | Rattlerow Farms Ltd |

105.2 The Case Officer presented the application to Committee outlining the proposal before Members including: the location and layout of the site, the previous presentation to Committee, and the officer recommendation of approval.

105.3 The Case Officer responded to questions from Members on issues including: the proposed condition 6 of the report relating to removal of permitted development rights to change of use of barn, and noise and light pollution issues.

105.4 Members considered the representation from Odile Vladon who spoke on behalf of Stradbroke Parish Council.

105.5 Members considered the representation from Steven Bainbridge who spoke as the Agent.

- 105.6 The Chair read out a statement from the Ward Member, Councillor Flatman.
- 105.7 Councillor Passmore proposed that the application be approved as detailed in the officer recommendation.
- 105.8 Councillor Passmore agreed to the following amendments to the proposed conditions:
- Condition 2 (within 5 months instead prior to and within 5 months a monitoring period shall be agreed)
- Any external lighting that may be imposed shall be agreed in writing with the LPA.
- 105.9 Councillor Matthissen seconded the proposal.

By a unanimous vote

It was RESOLVED:

That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Development to accord with the approved plans.**
- **Noise condition suggested by the Environmental Health team with the additional note that any mitigation works be in place prior to agreement of the works and within 5 months a monitoring period shall be agreed.**
- **Light condition suggested by the Environmental Health team.**
- **Restriction on addition of extra floors within the barn unless shown on the approved drawings as requested by Stradbroke Parish Council.**
- **Restriction on change of use of building as requested by Stradbroke Parish Council.**
- **Restriction on source of goods to be dried within the barn to those produced on the farm or for use on the wider farm as requested by Stradbroke Parish Council.**
- **Removal of permitted development rights from the barn itself as requested by Stradbroke Parish Council.**
- **Any external lighting that may be imposed shall be agreed in writing with the LPA.**

106 DC/21/01048 CHERRYGATE FARM, NORWICH ROAD, MENDLESHAM, STOWMARKET, SUFFOLK, IP14 5NE

106.1 Item 7E

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| Application Proposal | DC/21/01048 Planning Application – Change of use of land and buildings from poultry unit to structural insulated panels manufacturer (Class B2) |
| Site Location | MENDLESHAM – Cherrygate Farm, Norwich Road, Mendlesham, Stowmarket, Suffolk, IP14 5NE |
| Applicant | Supersips Ltd |

106.2 A break was taken from 12:00pm until 12:04pm after application number DC/21/02047 and before the commencement of application number DC/21/01048.

106.3 Councillor Hicks left the meeting at 12:00pm.

106.4 Councillor Humphreys MBE took the Chair.

106.5 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the proposed use of the site, access to the site, the existing use of the buildings, and the officer recommendation of approval.

106.6 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: the response from Highways regarding Heavy Goods Vehicles (HGVs), the conditions applicable to the site access, transport of chemicals via HGVs, the response from the Environment agency, any residential properties on the site, and the number of vehicle movements to and from the site.

106.7 The Case Officer, the Area Planning Manager and the Planning Lawyer provided clarification to Members of the implications of the change of use to class B2, and whether permission could be personalised to a particular user.

106.8 The Case Officer and the Area Planning Manager responded to further questions from Members on issues including: noise pollution, potential odours from the site, the red line area and whether the change of use applied to the buildings on site or the land, whether HGV movements could be restricted, and the future use of the redundant buildings on site.

106.9 Members considered the representation from Kevin Blatch who spoke as an Objector.

- 106.10 The Objector responded to questions from Members on issues including: the traffic crash map information.
- 106.11 Members considered the representation from James Platt who spoke as the Agent.
- 106.12 The Agent responded to questions from Members on issues including: the access to the site, the size of the vehicles visiting the site, potential odour issues and the number of vehicle movements to the site.
- 106.13 The Applicant responded to questions from Members regarding the manufacturing process.
- 106.14 Members considered the representation from Councillor Stringer who spoke as the Ward Member.
- 106.15 Members debated the application on issues including: the potential employment opportunities, access to the site, potential contamination issues, the sustainability of the products, and the suitability of the site.
- 106.16 A break was taken between 13:19pm and 13:43pm to allow Officers to discuss potential additional conditions with the applicant.
- 106.17 The Area Planning Manager read out the revised recommendation as detailed below:

That the Chief Planning Officer be authorised to GRANT Planning Permission subject to the agreement of the Environment Agency and Essex and Suffolk Water, or should their holding objection be maintained, REFUSE Planning permission for such reasons considered defensible by Officers at appeal.

Any approval subject to the following conditions:-

- Standard time limit — three years to implement change of use
- Development to accord with approved plans
- Sustainability report to detail compliance with Core Strategy policy CS3
- Site boundary noise levels to be no greater than 5dBA above background levels
- Sound insulation on all buildings to be agreed
- Restriction on location of noisy activities on site such they only occur within insulated buildings
- Sound insulation on external plant, machinery and equipment
- Limit to hours of work to apply to the office and manufacturing process proposed on site
- Use of crew buses for late evening and night workers
- Restriction on parking on site for late evening and night workers
- Details of any illumination to be agreed such that light spill be restricted

to the site itself, that external illumination be set to be motion activated during night hours and for lighting to not adversely impact ecology.

- Such conditions considered necessary following the conclusion of discussions with the Environment Agency.

Plus –

- No outside storage unless agreed
- Restriction on the use of the buildings and land to manufacture of insulated panels manufacturer with incidental storage and office use only.
- The use of the buildings in terms of individual operations to be agreed (but in general accord with the plan provided)
- Scheme of delivery management of materials to be agreed that includes limit to hours of delivery both to and from the site, number of trips and operation of a ring ahead strategy for HGV to be secured.

106.18 Members continued to debate the application on issues including: the use of chemicals on site, and the timescales for conditions.

107.18 Councillor Passmore proposed that the application be approved as detailed in the revised recommendation.

107.19 Councillor Meyer seconded the proposal.

107.20 Councillor Passmore and Councillor Meyer agreed to an additional condition relating to fire hydrants.

By a vote of 6 votes for and 1 against

It was RESOLVED:

That the Chief Planning Officer be authorised to GRANT Planning Permission subject to the agreement of the Environment Agency and Essex and Suffolk Water, or should their holding objection be maintained, REFUSE Planning permission for such reasons considered defensible by Officers at appeal.

Any approval subject to the following conditions:-

- **Standard time limit — three years to implement change of use**
- **Development to accord with approved plans**
- **Sustainability report to detail compliance with Core Strategy**

policy CS3

- Site boundary noise levels to be no greater than 5dBA above background levels
- Sound insulation on all buildings to be agreed
- Restriction on location of noisy activities on site such they only occur within insulated buildings
- Sound insulation on external plant, machinery and equipment
- Limit to hours of work to apply to the office and manufacturing process proposed on site
- Use of crew buses for late evening and night workers
- Restriction on parking on site for late evening and night workers
- Details of any illumination to be agreed such that light spill be restricted to the site itself, that external illumination be set to be motion activated during night hours and for lighting to not adversely impact ecology.
- Such conditions considered necessary following the conclusion of discussions with the Environment Agency.

Plus –

- No outside storage unless agreed
- Restriction on the use of the buildings and land to manufacture of insulated panels manufacturer with incidental storage and office use only.
- The use of the buildings in terms of individual operations to be agreed (but in general accord with the plan provided)
- Scheme of delivery management of materials to be agreed that includes limit to hours of delivery both to and from the site, number of trips and operation of a ring ahead strategy for HGV to be secured.
- Fire hydrants.

107 DC/21/05100 ERIC JONES HOUSE, 6 IPSWICH ROAD, STOWMARKET, SUFFOLK, IP14 1BL

107.1 Item 7F

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| Application | DC/21/05100 |
| Proposal | Full Planning Application – Erection of 2No modular units to provide homeless accommodation. |
| Site Location | STOWMARKET – Eric Jones House, 6 Ipswich Road, Stowmarket, Suffolk, IP14 1BL |
| Applicant | Mid Suffolk Council |

- 107.2 The Area Planning Manager presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, and the officer recommendation of approval as detailed in the committee report.
- 107.3 The Area Planning Manager responded to questions from Members on issues including: proposed private amenity space for the occupants, the removal of the tree on site and whether this would be replaced, and fire safety issues.
- 107.4 Members considered the representation from Lucy Smith who spoke as the Agent.
- 107.5 The Agent and the Applicants representative, Hazel Ellard, responded to questions from Members on issues including: the existing use of the dwelling on site, and the number of units in the dwelling.
- 107.6 The Planning Lawyer provided clarification that the existing building was not a hostel.
- 107.7 The Agent and the Applicant responded to further questions from Members on issues including: the number of potential occupants, and whether children would be occupying the units.
- 107.8 The Chair read out a written statement from the Ward Member, Councillor Brewster.
- 107.9 The Chair read out a written statement from the Ward Member, Councillor Scarff.
- 107.10 Members debated the application on issues including: the suitability of the location, and the loss of the tree.
- 107.11 Councillor Mansel proposed that the application be approved as detailed in the officer recommendation and with an additional condition relating to a replacement tree.
- 107.12 Councillor Field seconded the proposal.
- 107.13 Members continued to debate the application on issues including: the requirement for an automatic fire alarm system, the overdevelopment of the site, and the importance of providing homeless accommodation.

By a unanimous vote

It was RESOLVED:

That authority be delegated to the Chief Planning Officer to GRANT FULL PLANNING PERMISSION.

(1)That the Chief Planning Officer be authorised to GRANT 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)**
- **Approved plans (Plans submitted that form this application).**
- **Limited construction working hours.**
- **Occupation restriction.**

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

- **Proactive working statement**

And the following additional condition:

- **Replacement tree to be planted in a suitable location on site.**

108 SITE INSPECTION

103.1 None requested.

The business of the meeting was concluded at 2.33 pm.

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Chair