

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 January 2022 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

In attendance:

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Officers: **Area Planning Manager (JPG)**
Planning Lawyer (IDP)
Case Officers (

109 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

109.1 There were no apologies for absence.

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

110.1 Councillor Eburne declared a local non-pecuniary in respect of application number DC/21/01132 as a family member was previously employed by the applicant.

111 DECLARATIONS OF LOBBYING

111.1 There were no declarations of lobbying.

112 DECLARATIONS OF PERSONAL SITE VISITS

112.1 There were no declarations of personal site visits.

113 NA/21/18 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 08 DECEMBER 2021

113.1 Councillor Eburne requested that paragraph 102.15 of the minutes be amended to include 'in relation to the Suffolk County Council Waste and Materials Plan'.

113.2 It was agreed that the minutes would be amended accordingly and return to the next available meeting for approval.

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

114.1 None received.

115 NA/21/19 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/21/01132	Julia Ewans (Parish Council Representative) James Alflatt (Agent) Councillor Sarah Mansel (Ward Member) Councillor Helen Geake (Ward Member)
DC/21/02927	Martin Last (Agent) Councillor Mike Norris (Ward Member)

116 DC/21/01132 LAND OFF BURY ROAD, WOOLPIT, SUFFOLK

116.1 Item 7A

Application Proposal	DC/21/01132 Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2020 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure.
Site Location Applicant	WOOLPIT – Land Off Bury Road, Woolpit, Suffolk Hopkins Homes Limited

116.2 The Case Officer introduced the application to the Committee outlining the proposal before Members including the location and layout of the site, the approved outline planning permission, the proposed housing mix, proposed parking plans, access routes to the site, the responses received from statutory consultees, and the officer recommendation of approval.

116.3 A break was taken from 10:00am until 10:20am.

116.4 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: drainage on site and the permeability of driveways, the details of the CIL contribution to the NHS, the expected completion date for the development, the proposed heating systems, the position with regard to the emerging Joint Local Plan, the provision of footpaths and cycle paths, adoption of the roads, the housing mix, the height of the buildings, the number of existing three storey dwellings in the village, and pedestrian crossings.

- 116.5 Members considered the representation from Julia Ewans who spoke on behalf of Woolpit Parish Council.
- 116.6 The Parish Council representative responded to questions from Members on issues including: the landscaping areas which the Parish Council wished to be retained.
- 116.7 A short break was taken from 10:57am until 11:01am.
- 116.8 The Area Planning Manager provided clarification of the details included within the outline planning permission and the details under consideration at the meeting.
- 116.9 The Area Planning Manager responded to a question regarding the land ownership in relation to the proposed cycle lanes.
- 116.10 The Parish Council representative responded to further questions from Members on issues including: the imprecise language which the Parish Council felt should be avoided.
- 116.11 Members considered the representation from James Alflatt who spoke as the agent.
- 116.12 The agent and the applicant, Johnathan Lieberman, responded to questions from Members on issues including: the installation of air source heat pumps, the permeability of surfaces, the revised energy strategy, the proposed number of properties complying with M4(3) and M4(2) Building Regulations, the location of the public car park, the rationale behind the inclusion of three storey dwellings, and the use of management companies.
- 116.13 The Area Planning Manager responded to questions regarding the conditions relating to pathways and disability access.
- 116.13 Members considered the representation from Councillor Helen Geake who spoke as the Ward Member.
- 116.14 Members considered the representation from Councillor Sarah Mansel who spoke as the Ward Member.
- 116.15 Members debated the application on issues including: the design of the dwellings, the installation of solar panels, the layout of the site, and the amendments made to the original proposal to ensure the development is more sustainable.
- 116.16 Councillor Passmore proposed that the application be approved as detailed in the officer recommendation with the inclusion of a condition relating to the permeability of surfaces.
- 116.17 Members continued to debate the application on issues including: the cycle

path, the location of the car park, the provision of open spaces, and protection of landscaping.

116.18 Councillor Humphreys MBE seconded the proposal and proposed an additional condition relating to landscaping.

116.19 Members debated the application further on issues including: the proposed location for the school, access for cycles, the electricity supply, and The Future Homes Standard.

116.20 Councillor Passmore and Councillor Humphreys MBE agreed to the following conditions and informative notes:

- Hardstanding shall be permeable for private drives unless otherwise agreed.
- Protection of hedge (area including access to white elm road) to be agreed
- Condition on swift boxes to include house martin nest boxes
- Informative – Encourage applicant to discuss open space adoption with Parish.

By a vote of 6 votes for and 1 against

It was RESOLVED:

That the reserved matters are APPROVED subject to the following summarised conditions and those as may be deemed necessary by the Chief Planning Officer

- **Reserved matters permission given in accordance with the terms of the outline planning permission relating to this site and the conditions attached thereto remain in force, except where discharged or superseded by the reserved matters approval.**
- **Approved Plans (plans submitted and as subsequently amended that form this application).**
- **Final details of external materials, boundary treatments and hard surfacing to be approved.**
- **Provision of fire hydrants**
- **Swift nest bricks**
- **Hedgehog permeable boundaries**
- **Conditions as may be recommended by the Highway Authority, Landscape and Ecology consultants**

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**

And the following additional conditions and informative notes:

- **Hardstanding shall be permeable for private drives unless otherwise agreed.**
- **Protection of hedge (area including access to white elm road) to be agreed**
- **Condition on swift boxes to include house martin nest boxes as well**
- **Informative – Encourage applicant to discuss open space adoption with Parish**

117 DC/21/02927 LAND NORTH WEST OF, HILL HOUSE LANE, NEEDHAM MARKET, SUFFOLK, IP6 8EA

117.1 Item 7B

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) Order2015 - 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

117.2 A break was taken between 12:01pm and 12:07pm, after application number DC/21/01132 and before the commencement of application number DC/21/02927.

117.3 The Case Officer introduced the application to the committee outlining the proposal before Members including: the location and layout of the site, the proposed parking plans, the housing mix, and the officer recommendation of approval.

117.4 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: the proposed pedestrian access to the site, the potential loss of existing landscaping, permeability of driveways, adoption of roads, waste management plans, the response received from strategic housing regarding affordable homes location within the site, sustainability measures, the potential for increased flood risk, and the proposed landscaping scheme.

117.5 Members considered the representation from Martin Last who spoke as the

agent.

117.6 The Agent and the Applicant, Mel Walton, responded to questions from Members on issues including: Electric Vehicle charging points, the ownership of the adjacent land, and the access routes to the site.

117.7 The Chair read out a statement from Ward Member Councillor Mike Norris.

117.8 The Area Planning Manager responded to questions from Members on issues including: other planning applications in the area as mentioned in the Ward Members statement, including the location and number of properties.

117.9 Members debated the application on issues including: secure cycle storage, parking plans, and the outlined planning permission and the conditions previously agreed.

117.10 Councillor Passmore proposed that the application be approved as detailed in the Officer recommendation.

117.11 Councillor Field seconded the motion.

117.12 Members continued to debate the application on issues including: landscaping, and heating sources.

117.13 Councillor Passmore and Councillor Field agreed to the following additional conditions and informative notes:

- Notwithstanding the plans submitted, details of a footpath link between Hill House Lane and the development (that may require a revision to the layout of Plots 65 and 66) shall be submitted to the LPA for approval and implemented as may be approved.
- Details of cycle storage to be agreed for all plots.
- Erection of 1.8 metre fence along boundary Chesford, Dodds Mead and Four Winds shall be secured.
- Informative note to encourage improved landscaping along boundaries.

By a unanimous vote

It was RESOLVED:

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

- **Approved Plans and Documents;**
- **Detailed Landscaping Scheme to be agreed prior to commencement;**
- **Biodiversity Enhancement Scheme required prior to works commencing above slab level**

- Those already imposed by way of the Outline Planning Permission (Ref: DC/17/05549).

(Please see appended decision notice for those already imposed as part of Outline Planning Permission Ref: DC/17/05549)

And the following additional conditions and informative notes:

- Notwithstanding the plans submitted, details of a footpath link between Hill House Lane and the development (that may require a revision to the layout of Plots 65 and 66) shall be submitted to the LPA for approval and implemented as may be approved.
- Details of cycle storage to be agreed for all plots.
- Erection of 1.8 metre fence along boundary Chesford, Dodds Mead and Four Winds shall be secured.
- Informative note to encourage improved landscaping along boundaries.

118 SITE INSPECTION

The business of the meeting was concluded at 1.26 pm.

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Chair