

## **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, 23 February 2022 09:30am.

### **PRESENT:**

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

Councillors: David Burn James Caston  
John Matthissen Andrew Mellen  
Andrew Stringer Rowland Warboys

### **In attendance:**

Officers: Area Planning Manager (GW)  
Planning Lawyer (CF)  
Planning Officers (MR / AB / VP)  
Governance Officer (AN)

### **Apologies:**

Councillors: Peter Gould  
Mike Norris

## **97 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

97.1 Apologies were received from Councillor Mike Norris and Councillor Peter Gould.

97.2 Councillor John Matthiessen substituted for Councillor Mike Norris.

97.3 Councillor David Burn substituted for Councillor Peter Gould.

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

98.1 Councillor Stringer declared a local non-pecuniary interest in respect of application number DC/21/04779 as his property is close to the application site. Councillor Stringer confirmed that he would take part in the debate for the application but would not vote.

98.2 Councillor Matthissen declared a local non-pecuniary interest in respect of application number DC/20/04444 as he lives in Needham Market.

**99 DECLARATIONS OF LOBBYING**

99.1 There were no declarations of lobbying.

**100 DECLARATIONS OF PERSONAL SITE VISITS**

100.1 None declared.

**101 SA/21/18 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 24 NOVEMBER 2021**

101.1 It was resolved that the minutes of the meeting held on 24 November 2021 were confirmed and signed as a true record.

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

102.1 None received.

**103 SA/21/19 SCHEDULE OF PLANNING APPLICATIONS**

103.1 In accordance with the Council's procedure for public speaking on Planning applications, representations were made as detailed below:

Application Number	Representations From
DC/20/04444	Anthony Polanski (Agent) Councillor Mike Norris (Ward Member)
DC/22/03357	Councillor Rachel Eburne (Ward Member) Councillor Keith Welham (Ward Member)
DC/21/04779	Kate Holland (Agent) James Whelan (Applicant) Councillor Andrew Mellen (Ward Member)

**104 DC/20/04444 MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET, IPSWICH, SUFFOLK, IP6 8DL**

104.1 Item 7A

Applicant	DC/20/00444
Proposal	Listed Building Consent - Partial demolition works, internal & external alterations, conversion and extension to form 12 apartments, partial demolition & repair works to boundary walls, including alterations to form a new pedestrian access to Barrett's Lane (re-submission of DC/18/05254)
Site Location	NEEDHAM MARKET – Mid Suffolk District Council, 131 High Street, Needham Market, Ipswich, Suffolk, IP6 8DL
Applicant	Mid Suffolk District Council

- 104.2 The Case Officer presented the application to the Committee outlining the proposal before Members including the location of the site, the previously granted listed building consent, the proposed amendments to the previously agreed layout and the officer recommendation of approval.
- 104.3 The Case Officer responded to questions from Members on issues including: whether a response was received from the Heritage Team regarding any potential harm to a listed building, and any proposed plans for the existing internal doors.
- 104.4 The Agent, Anthony Polanski, responded to a question from Members on the proposed plans for the existing internal doors.
- 104.5 The Governance Officer read out a statement from the Ward Member, Councillor Norris, who was unable to attend the meeting.
- 104.6 The Agent responded to a further question from Members regarding whether there were any plans for the void areas of the building.
- 104.7 Councillor Muller proposed that the application be approved as detailed in the officer recommendation.
- 104.8 Councillor Caston seconded the proposal.

By a vote of 7 votes for and 1 abstention

**It was RESOLVED:**

**That the application is GRANTED listing building consent and includes the following conditions:-**

- **Standard Time Limit Condition (LB)**
- **Drawing Numbers**
- **A Scheme of archaeological building across the whole site commensurate with a 'Level 3 Record' as outlined in Historic England Guidance Understanding Historic Buildings;**
- **A schedule of repairs to the former orchard wall;**
- **Condition requiring details of materials (bricks and windows for new extension to Number 131);**
- **Details of service runs in Number 131;**
- **Details of interior fixtures, fittings and partitions to Number 131;**
- **Details of conservation roof lights to Number 131;**
- **Materials for new buildings to rear of Number 131;**
- **Details of landscaping and public realm around listed building;**
- **Existing doors within Number 131 will be locked shut, not removed**
- **Details (including sections) of acoustic and fire separation, particularly in the location of blocked doors.**
- **Any other conditions as the Chief Planning Officer may choose to impose.**

**And the following informative notes as summarised and those as may be deemed necessary:**

**•Proactive working statement**

**105 DC/22/00357 5 TRINITY WALK, STOWUPLAND, SUFFOLK, IP14 4AS**

**105.1 Item 7B**

Application	DC/22/00357
Proposal	Householder Application – Erection of single storey front and rear extensions.
Site Location	STOWUPLAND – 5 Trinity Walk, Stowupland, Suffolk, IP14 4AS
Applicant	Mr Philip Rake

105.2 The Case Officer presented the application to the committee outlining the proposal before Members including: the location and layout of the site, the proposed amendments, the reason for referral to Committee and the recommendation of approval.

105.3 The Governance Officer read out a statement from Ward Member Councillor Rachel Eburne who was unable to attend the meeting.

105.4 The Governance Officer read out a statement from Ward Member Councillor Keith Welham who was unable to attend the meeting.

105.5 The Area Planning Manager and the Case Officer responded to questions from Members on issues including the comment made by Councillor Welham regarding the building line, and the distance for permitted development rights.

105.6 Councillor Caston proposed that the application be approved as detailed in the officer recommendation.

105.7 Councillor Muller seconded the proposal.

By a unanimous vote

**It was RESOLVED:**

**That PLANNING PERMISSION be granted, with the following conditions:**

- **Standard time limit (3yrs for implementation of scheme)**
- **Approved Plans (Plans submitted that form this application)**
- **Agreement of cladding colour**

**And the following informative notes as summarised and those as may be deemed necessary;**

- **Proactive working statement.**

**106 DC/21/04779 LAND ON THE WEST SIDE, BROAD ROAD, BACTON, SUFFOLK**

106.1 Item 7C

Application Proposal	DC/21/04779 Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to Conditions 1, 4, 6, 7, 8, 10 and 11 of Outline Planning Permission DC/19/00646 for Erection of 65 no. dwellings (including 22no. affordable dwellings) with attenuation basins, drainage and earthworks
Site Location	BACTON – Land on the West Side, Broad Road, Bacton, Suffolk
Applicant	Keepmoat Homes Ltd

106.2 A short break was taken between 10:37am and 10:47am after the completion of application number DC/22/00357 but before the commencement of application number DC/21/04779.

106.3 Councillor Andrew Mellen declared himself as the Ward Member for the application.

106.4 The Case Officer presented the application to the Committee outlining the proposal before Members including the location of the site, the existing S106 agreement, proposed access to the site, the proposed housing mix, elevations, parking provisions, drainage systems, landscaping and footpaths, proximity of the site to existing property, sustainability, and the officer recommendation for approval.

106.5 The Case Officer responded to questions from Members on issues including: the location of the proposed hedging and the removal of existing hedging, the proposed use of brick walls, the proximity to dwellings approved in application number DC/19/05193, whether cyclists would be able to use the proposed pathways, and the maintenance of the drainage basins.

106.6 The Case Officer responded to questions from the Ward Member on issues including: the widening of existing footways, the sum set aside for footway works, the location of the pumping station, the sustainability and energy strategy, and the fencing of the attenuation basin.

106.7 The Case Officer responded to further questions from Members on issues including: turning safety for large vehicles, and assessment of the noise level that could be caused by proposed heat pumps.

- 106.8 The Ward Member read out a statement from Bacton Parish Council who were unable to attend the meeting.
- 106.9 Members considered the representation from Kate Holland who spoke as the Agent.
- 106.10 The Agent responded to questions from Members on issues including: the fabric specification of the external walls, electricity demand and production, removal of hedging, biodiversity net gain, air-source heat pumps, maintenance of the attenuation basin and drainage, the location of the pumping station, maintenance of the roadways, the housing mix, underfloor heating, and sound attenuation between the proposed flats.
- 106.11 Members considered the representation from Councillor Andrew Mellen who spoke as the Ward Member.
- 106.12 A short break was taken between 12:06pm and 12:16pm for officers to discuss previous outcomes determined by the Committee on the 18<sup>th</sup> of September 2019.
- 106.13 Members debated the application on issues including: the width of the existing bridge and the impact of an additional footpath, the triple lock, the location of the pumping station, the development rights of the gardens on the southern border of the site, the previous decisions made by committee, and the S106 agreement.
- 106.14 Councillor Caston proposed that the application be approved as detailed in the officer recommendation and with the additional conditions as detailed below.
- 106.15 Councillor Muller seconded the proposal.

By a unanimous vote

**It was RESOLVED:**

**That:**

**(1) Authority be delegated to the Chief Planning Officer to resolve to his satisfaction any outstanding issues in relation to ecology conditions relating to the specified conditions.**

**THEN**

**(2) Once satisfied that (1) has been achieved the Chief Planning Officer be delegated to DISCHARGE THE SPECIFIED CONDITONS and PART DISCHARGE 7 (parts a to f)); and,**

**(3) In the event of (1) and (2) above being satisfied then: the Chief Planning Officer be delegated to APPROVE the RESERVED MATTERS subject to conditions that shall include:**

- **Approved plans**
- **Full details of materials, window reveals and external glazing bars**
- **Full landscape details- across the site**
- **Details of boundary means of enclosure alongside the railway line**
- **Sustainability scheme- water, energy and resource efficiency measures**
- **SuDS- management, maintenance, and landscaping**

**and such other conditions as the Chief Planning Officer may deem appropriate and reasonable.**

**Additional conditions and informative notes added by the Committee:**

**Conditions:**

- **That delegation be granted to the Chief Planning Officer to review the location of the pumping station**
- **That delegation be granted to the Chief Planning Officer to confirm biodiversity net gain under condition 10 prior to discharge**

**Informative Notes to the Chief Planning Officer:**

- **That Condition 12 returns to Development Control Committee B**

## **107 SITE INSPECTION**

107.1 None received.

The business of the meeting was concluded at 12:45 pm.

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Chair