

14 DECLARATIONS OF PERSONAL SITE VISITS

14.1 Councillor Mellen declared a personal site visit in respect of application number DC/22/01535.

15 SA/22/3 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 8 JUNE 2022

15.1 It was resolved that the minutes of the meeting held on 8 June 2022 were confirmed and signed as a true record.

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

16.1 None received.

17 SA/22/4 SCHEDULE OF PLANNING APPLICATIONS

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

Application Number	Representations From
DC/22/01535	Philip Cobbold (Agent) Councillor Andrew Mellen (Ward Member)
DC/22/00661	Nick Davey (Agent) Councillor John Field (Ward Member)
DC/21/05468	Jane Every (Parish Council) William Petersen (Objector) Neil Waterson (Applicant) Councillor James Caston (Ward Member)

18 DC/22/01535 LAND AT, BLACKSMITH ROAD, COTTON, IP14 4QN

18.1 Item 7A

Application Proposal	DC/22/01535 Application for Outline Planning Permission (All Matters Reserved) Town and Country Planning Act 1990 - Erection of 1 self-build detached dwelling with garage.
Site Location	Land At, Blacksmith Road, Cotton, IP14 4QN
Applicant	Mrs. M. Youssef

18.2 Councillor Mellen declared himself as the Ward Member for this item and confirmed that he would not debate or vote on the application.

18.3 The Case Officer presented the application to the Committee outlining the proposal before Members including the location of the site, the constraints, the proposed site layout, access to the site, and the Officer recommendation for refusal.

- 18.4 Members considered the representation from the Agent.
- 18.5 Members considered the representation from Councillor Andrew Mellen who spoke as the Ward Member.
- 18.6 Members debated the application on issues including: the parish council's objections to the proposed application, the location of the application in open countryside, the potential loss of vegetation, lack of supporting development details, and the allocation of land for self-builds.
- 18.7 Councillor Muller proposed that the application be refused as detailed in the Officer's recommendation.
- 18.8 Councillor Warboys seconded the proposal.

By a unanimous vote

It was RESOLVED:

That the Chief Planning Officer be authorised to REFUSE Planning Permission based on the following reasons:

1. The proposal is in a countryside location where the development of a new dwelling would not materially enhance or maintain the vitality of the rural community. Future occupants will, moreover, be likely to be reliant upon the private car to access services, facilities and employment. The District Council has an evidenced supply of land for housing in excess of 9 years and has taken steps to boost significantly the supply of homes in sustainable locations. On this basis the proposal would not promote sustainable development and would be contrary to the adopted policies of the development plan which seek to direct the majority of new development to towns and key service centres listed in the Core Strategy 2008 with some provision to meet local needs in primary and secondary villages under policy CS1. In the countryside development is to be restricted having regard to policy CS2 and it is considered that in the circumstances of this application the direction of new housing development to more sustainable locations is of greater weight than the delivery of one additional dwelling in a less sustainable location. Having regard to the significant supply of land for homes in the District it is considered that the objectives of paragraph 60 of the NPPF are being secured and that on the considerations of this application the objective to boost significantly the supply of homes should be given reduced weight. It is considered that the development of this site would cause adverse impacts to the proper planning of the District having regard to the above mentioned development plan objectives to secure planned development in more sustainable locations rather than piecemeal development in less sustainable locations which significantly and demonstrably outweigh the limited benefits of this development. As such the proposal is not acceptable in principle, being contrary to paragraphs 8 and 11 of the NPPF (2021), Policy H7 of the Mid Suffolk Local Plan (1998), Policies CS1 and CS2 of the Core Strategy (2008) and Policy FC1 and FC1.1 of the Core Strategy Focused

Review (2012).

2. The proposed development results in the imposition of built development into the open countryside in a location where this would result in significant impacts on the character and appearance of the countryside, failing to protect or conserve landscape qualities and adversely impact the character of the countryside. As such the proposal would fail to comply with the requirements of Policy CL8 of the adopted Mid Suffolk Local Plan (1998), Policy CS5 of the Mid Suffolk Core Strategy (2008), and chapter 15 of the NPPF (2018).

3. The application fails to adequately demonstrate that the proposed development would not adversely impact protected species and deliver biodiversity net gain. The proposal is therefore contrary to policies CL8 of the adopted Mid Suffolk Local Plan (1998), CS5 of the Mid Suffolk Core Strategy (2008) and chapter 15 of the National Planning Policy Framework 2021, the Conservation of Habitats and Species Regulations 2010 and the Natural Environment and Rural Communities Act 2006.

19 DC/22/00661 PORT ONE LOGISTICS PARK, BLACKACRE HILL, BRAMFORD ROAD, GREAT BLAKENHAM, IP6 0RL

19.1 Item 7B

Application Proposal	DC/22/00661 Submission of Details (Reserved matters) Application for Outline Planning Permission DC/20/01175. Appearance, Landscaping, Layout and Scale in relation to the construction of Phase 5 / Units 7, 8, 9 & 10.
Site Location	Port One Logistics Park, Blackacre Hill, Bramford Road, Great Blakenham. IP6 0RL
Applicant	Curzon de Vere Ltd

19.2 Councillor Mellen resumed his place on the committee.

19.3 The Case Officer presented the application to the Committee outlining the proposal before Members including the wider location of the site, the location of the reserved matters application within the context of the approved outline permission, the constraints, the proposed layout, pedestrian and cycle accessibility, the proposed elevations, proposed parking provisions, the drainage plans, the additional conditions as set out in the Tabled Papers, and the Officer recommendation for approval.

19.4 The Case Officer responded to questions from Members on issues including: the proposed landscaping, traffic management on the site, the holding objection from the Lead Local Flood Authority (LLFA), parking provisions for cars within the proposed lorry service areas, electric vehicle charging points, the location of pedestrian pathways, and footpath connectivity.

19.5 The Case Officer responded to questions from the Ward Member on issues including: the drainage strategy, the lighting condition required by Place

Services, and the Section 106 agreement.

- 19.6 Members considered the representation from the Agent.
- 19.7 The Agent responded to questions from Members on issues including: the location of the proposed car parking spaces, traffic management, the potential separation of car parking spaces and commercial vehicle loading bays, and business rates.
- 19.8 Members considered the representation of Councillor John Field who spoke as the Ward Member.
- 19.9 Members debated the application on issues including: potential employment opportunities, the proposed electric vehicle charging points, the landscaping strategy, a parking area management plan, and photovoltaic (PV) lighting on the site.
- 19.10 Councillor Caston proposed that the application be approved as detailed in the Officer recommendation along with the additional condition in the tabled papers regarding landscaping mound details and an additional condition for a parking management plan as determined by the committee.
- 19.11 Councillor Muller seconded the proposal.

By a unanimous vote

It was RESOLVED:

That the Reserved Matters details be APPROVED

That authority be delegated to the Chief Planning Officer to APPROVE reserved matters subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Approved plans**
- **Link back reference to outline pp commencement period**
- **Full planting details with contoured finished levels plan for and management plan in respect of the new planting area west of the site prior to occupation of any unit 7, 8, 9 and/or 10**
- **As requested by SCC Highways with such conditions being required prior to occupation and not commencement as the implementation of the identified details cannot physically precede commencement**
- **As requested by Waste Services**

An additional condition for landscaping mound details:

- **To require the submission of further landscaping mound details [within the Blakenham Estate to the west of units 7, 8, 9 and 10] prior to the mound being constructed. This is to ensure that the mound when formed is capable of sustaining long-term healthy tree and hedgerow life as a result of having a topsoil layer that is sufficiently deep and viable, free from any contamination, debris clay,**

chalk, or other materials likely to adversely impact long term viability of the planting and with appropriate natural drainage.

An additional condition for parking management for joint lorry and car parking areas.

And the following informatives:

- **Public Rights of Way (PRoW)**
- **Waste Services**
- **Archaeology**
- **Ecology**

20 DC/21/05468 LAND TO THE SOUTH OF, BULLEN LANE, BRAMFORD, SUFFOLK, IP8 4JD

20.1 Item 7C

Application Proposal	DC/21/05468 Full Planning Application - Construction and operation of a 100MW Battery Energy Storage System (BESS), and related infrastructure with associated access, landscaping, and drainage.
Site Location	Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD
Applicant	Bramford Power Ltd

20.2 A short break was taken before the commencement of application number DC/21/05468 between 10:31am and 10:40am.

20.3 Councillor Caston declared himself as the Ward Member for this application and confirmed that he would not debate or vote on the item.

20.4 The Case Officer presented the application to the Committee outlining the proposal before Members including the location of the site, the constraints of the site, the proposed landscaping on the site, potential ecological impacts, the proposed layout plan, the proposed elevations of the units, the cumulative impact on renewable energy schemes within the area, access to the site, and the Officer recommendation for approval.

20.5 The Case Officer responded to questions from Members on issues including: the impacts on the adjacent field, the potential for water contamination on site, the fire risk of the equipment used and the fire safety strategy.

20.6 Members considered the representation from Bramford Parish Council's Clerk.

20.7 Members considered the representation from an Objector.

20.8 The Objector responded to questions from Members on issues including: the

proximity of his street to the proposed development site, and the potential noise impact.

20.9 Members considered the representation from the Agent.

20.10 The Agent responded to questions from Members on issues including: the fire safety strategy, the connectivity of the site to the nearby sub-station, the intended timescale for construction, lighting provisions, the strategy for removing equipment from the site at its end of life, the source of electricity for the site, and whether alternate sites were considered for this development.

20.11 Members considered the representation from Councillor James Caston who spoke as the Ward Member.

20.12 The Ward Member responded to questions from Members on issues including: the suitability of the proposed site for potential agricultural purposes, and the current use of the land.

20.13 Members debated the application on issues including: the fire risk on the site, the potential for water contamination, the demand for batteries, the potential use of the land for agricultural purposes, the ecological and environmental impact, the proposed landscaping, and the potential noise impact of the site.

20.14 Councillor Dave Muller proposed that the application be approved as detailed in the Officer recommendation with an additional condition for a scheme to be put together for fire water provision.

20.15 Councillor Rowland Warboys seconded the proposal.

By a vote of 4 For and 1 Abstention

It was RESOLVED:

That authority be delegated to the Chief Planning Officer 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**
- **Temp PP 40 years plus removal and reinstatement if operation ceases for a period of 6 months or at the end of the 40 year life. Reinstatement scheme to be agreed including biodiversity review, mitigation and details of retained landscape planting**
- **Approved Plans (Plans submitted that form this application)**
- **Access improvement works**
- **Access surface material details**
- **Archaeology**
- **Carry out in accordance with arboricultural report**
- **Carry out in accordance with ecological assessment**
- **CEMP**
- **Construction management plan including deliveries, vehicle routing and**

working hours

- **Dormouse survey**
- **Fire safety strategy**
- **Landscape planting and management scheme**
- **LEMP**
- **No burning of waste on site**
- **Noise assessment**
- **Visibility splays**
- **Wildlife sensitive lighting scheme to incorporate light pollution prevention design**
- **Carry out in accordance with surface water drainage strategy**
- **Submission of surface water drainage verification report**

With the additional condition:

- **That a scheme for fire water provision be put together**

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

- **Proactive working statement**
- **SCC Highways note**

21 SITE INSPECTION

21.1 None received.

The business of the meeting was concluded at 11:43am.

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Chair