

## **BABERGH DISTRICT COUNCIL**

Minutes of the meeting of the **PLANNING COMMITTEE** held in the Frink Room (Elisabeth)  
- Endeavour House on Wednesday, 27 July 2022 at 09:30am

### **PRESENT:**

Councillor: Stephen Plumb (Chair)  
Leigh Jamieson (Vice-Chair)

Councillors:	Sue Ayres	Peter Beer
	David Busby	John Hinton
	Michael Holt	Alastair McCraw
	Mary McLaren	Adrian Osborne
	Alison Owen	

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

Councillors: Bryn Hurren

### **In attendance:**

Officers: Area Planning Manager (MR)  
Planning Lawyer (IDP)  
Case Officers (JW / EF)  
Governance Officer (AN)

### **Apologies:**

## **9 SUBSTITUTIONS AND APOLOGIES**

9.1 Apologies were received from Councillor Simon Barrett.

9.2 Councillor Sue Ayres substituted for Councillor Simon Barrett.

## **10 DECLARATION OF INTERESTS**

10.1 None declared.

## **11 PL/22/3 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 15 JUNE 2022**

**It was RESOLVED:**

**That the minutes of the meeting held on 15 June 2022 were confirmed and signed as a true record.**

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

12.1 None received.

**13 SITE INSPECTIONS**

13.1 None received.

**14 PL/22/4 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE**

In accordance with the Council's arrangements for Public Speaking at Planning Committee, representations were made as detailed below relating to the items in Paper PL/22/4 and the speakers responded to questions put to them as provided for under those arrangements.

Application No.	Representations from
DC/20/00330	Lisa Wortley (Boxford Parish Council) Chris Philbidge (Objector) David Morris (Applicant) Councillor Bryn Hurren (Ward Member)
DC/22/00682	Andy Pepler (Applicant)

**It was RESOLVED**

**That subject to the imposition of conditions or reasons for refusal (whether additional or otherwise) in accordance with delegated powers under Council Minute No. 48(a) (dated 19 October 2004) decisions on the items referred to in Paper PL/22/4 be made as follows:-**

**15 DC/20/00330 LAND TO THE EAST OF, SAND HILL, BOXFORD, CO10 5AD**

15.1 Item 6A

Application	DC/20/00330
Proposal	Outline Planning Application (Access to be considered all other matters reserved) - Erection of up to 64no. dwellings and provision of land for a community building (Use Class D1)
Site Location	<b>BOXFORD</b> - Land to the East of Sand Hill, Boxford, CO10 5AD
Applicant	Catesby Development Land Limited

15.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the history of applications on the site, the judicial review brought against the previous original decision, the Boxford Neighbourhood Plan, the highways consultation response from SWECO, the

location of the site, the constraints of the site, the illustrative masterplan, the proposed access to the site, the indicative parameter plan, the proposed highway works, the potential impact of increased traffic on Swan Street, and the Officer's recommendation for refusal.

- 15.3 The Case Officer responded to questions from Members on issues including: the current housing need in Boxford, the need for affordable housing, the judicial review brought against the original decision, the financial contribution towards secondary education, the proximity of the site to existing schools, the location of the proposed parking bays on Ellis Street, and the committee site visit undertaken for a previous application on the site.
- 15.4 Members considered the representation from Lisa Wortley who spoke on behalf of Boxford Parish Council.
- 15.5 The Parish Council representative responded to questions from Members on issues including: conversations between the applicant and the parish council, the impact of growth within the village on Swan Street, the current amount of affordable housing in Boxford, the frequency of farm vehicles travelling through Boxford, and the Boxford Neighbourhood Plan.
- 15.6 The Case Officer and the Area Planning Manager responded to further questions from Members on issues including: Boxford's Neighbourhood Plan, the Housing Strategy for Boxford, and the policy reasons for the Officer's recommendation for refusal.
- 15.7 Members considered the representation from Chris Philbidge who spoke as an Objector.
- 15.8 The Objector responded to questions from Members on issues including: the lack of community facilities as part of the proposed application.
- 15.9 Members considered the representation from David Morris who spoke as the Applicant.
- 15.10 The Applicant responded to questions from Members on issues including: the proposed highway improvements for Ellis Street, conversations between the applicant and the parish council, and the consultation response from highways.
- 15.11 Members considered the representation from Councillor Bryn Hurren who spoke as the Ward Member.
- 15.12 The Ward Member responded to questions from Members on issues including: the current amount of affordable housing in Boxford, the connectivity between Ellis Street and Swan Street, agricultural land within Boxford and its suitability for development, and the potential impact of future developments in Boxford on Swan Street.

15.13 Members debated the application on issues including: the highways consultation response from SWECO, the potential impact on Swan Street and Ellis Street, and the Boxford Neighbourhood Plan.

15.14 Councillor McCraw proposed that the application be refused as detailed in the Officer recommendation.

15.15 Councillor Hinton seconded the proposal.

By a vote of 10 For and 1 Against

**It was RESOLVED:**

**That the application is REFUSED planning permission for the following reason:**

**1. The proposal would be contrary to policies CS2, CS11 and CS15 the Babergh Core Strategy (2014), policy BOX 4 of the emerging Boxford Neighbourhood Plan and paragraphs 110d) and 111 of the NPPF. The scheme would result in an unacceptable and severe impact on the highway network and its users without an acceptable mitigating solution. There would be a severe and unacceptable impact on one of the main roads within Boxford (Swan Street) by way of increasing the risk of incidents without acceptable mitigation.**

**16 DC/22/00682 PARCELS 12,13 & 15 OF THE LAND OFF SPROUGHTON ROAD, FORMER BRITISH SUGAR FACTORY, SPROUGHTON, IPSWICH, SUFFOLK, IP1 5FF**

16.1 Item 6B

Application Proposal	DC/22/00682 Application for Approval of Reserved Matters following Outline Approval DC/17/05687 - Submission of details for Appearance, Landscaping, Layout and Scale for an Industrial development with ancillary office space (B2/B8 & E(g)ii)/E(giii)), including related servicing arrangements, car parking, landscaping, and associated works.
Site Location	<b>SPROUGHTON</b> - Parcels 12, 13 & 15 Of The Land Off Sproughton Road, Former British Sugar Factory, Sproughton, Ipswich Suffolk IP1 5FF
Applicant	HE2 UK Enterprises 16 GP Ltd

16.2 A short break was taken between 11:37am and 11:53am before the commencement of application number DC/22/00682.

16.3 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location of the site, the application boundary, the constraints of the site, the location of the tree preservation

order (TPO) in relation to the site, the proposed layout of the site, the landscape concept plan, the three-dimensional illustrative mock-ups of the proposal, the proposed site levels, the external lighting scheme, the proposed fencing details, elevations and floor plans of the units, the refuse storage plan, the proposed pedestrian routes across the site, the proposed drainage plan, and the Officer recommendation for approval.

- 16.4 The Case Officer responded to questions from Members on issues including: the tree preservation order (TPO), electric vehicle charging points on site, the noise impact on nearby properties, and the pedestrian access to the wider site as agreed upon by a previous application.
- 16.5 Members considered the representation from Andy Pepler who spoke as the Agent.
- 16.6 The Agent and the Applicant responded to questions from Members on issues including: who will be constructing the units, and the exterior design of the units.
- 16.7 Members debated the application on issues including: the written representation from Sproughton Parish Council, the consultation response from Suffolk County Council Highways, and the potential noise impact of the site.
- 16.8 Councillor Holt proposed that the application be approved as detailed in the Officer's recommendation.
- 16.9 Councillor Osborne seconded the proposal.

By a unanimous vote

**It was RESOLVED:**

**That the reserved matters planning application is GRANTED and includes the following conditions:**

- **Approved Plans (Plans submitted that form this application)**
- **Construction Plan to be agreed including construction hours, contractors parking, delivery routes and measures to decrease the impact of the development on local air quality.**
- **Details location of plant and validation of the acoustic assessment using the actual plant installed prior to first operation**
- **Details of location and design of acoustic barriers**
- **Implementation of noise management and mitigation**
- **Implementation of ecological mitigation**
- **Wildlife friendly lighting plan**
- **Revisions to parking proposals for any non B8 user**
- **Height limit for outside storage**

- **EV charger strategy**
- **As further required by SCC (LHA)**
- **Local employment and training opportunities plan**
- **Development in accordance with the arboricultural report**

The business of the meeting was concluded at 12:22pm.

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Chair