

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE A** held in the Frink Room (Elisabeth) - Endeavour House on Wednesday, 12 October 2022 at 09:30am

PRESENT:

Councillor: Matthew Hicks (Chair)

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

Ward Member(s):

Councillors: Terence Carter
Dave Muller

In attendance:

Officers: Chief Planning Officer (PI)
Area Planning Manager (GW)
Planning Lawyer (IDP)
Case Officers (AG/JW/AB/MK/DC)
Governance Officer (CP)

32 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

32. There were no apologies for absence.

33 TO RECEIVE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTRABLE OR NON-REGISTRABLE INTERESTS BY MEMBERS

33.1 Councillor Hicks declared an other registerable interest in respect of application number DC/22/03464 due to having involvement with the site in his role as a Suffolk County Councillor. However, the item under discussion did not directly relate to the finances or wellbeing of that interest or affect the finances or wellbeing of that interest to a greater extent than the majority of inhabitants. Therefore, Councillor Hicks was not prevented from participating in the debate and vote in respect of this application.

34 DECLARATIONS OF LOBBYING

34.1 Councillor Matthissen declared that he had been lobbied in respect of application number DC/21/06158 and confirmed that as a Ward Member he would not be participating in the debate or vote for this item.

35 DECLARATIONS OF PERSONAL SITE VISITS

35.1 None declared.

36 NA/22/8 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 20 JULY 2022

It was **RESOLVED**:

That the minutes of the meeting held on 20 July 2022 were confirmed and signed as a true record.

37 NA/22/9 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 29 SEPTEMBER 2022

It was **RESOLVED**:

That the minutes of the meeting held on 29 September 2022 were confirmed and signed as a true record.

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

38.1 None received.

39 NA/22/8 SCHEDULE OF PLANNING APPLICATIONS

39.1 In accordance with the Councils procedures for public speaking on planning applications, representations were made as follows:

Application Number	Representations From
DC/22/03464	Hannah Walker (Agent) Councillor Terence Carter (Ward Member) Councillor Dave Muller (Ward Member)
DC/21/05923	Martin Last (Agent) Councillor Jessica Fleming (Ward Member)
DC/22/03006	Councillor John Field (Ward Member)
DC/21/06158	Martin Last (Agent) Councillor John Matthissen (Ward Member)
DC/21/03406	Councillor Andrew Mellen (Ward Member)

40 DC/22/03464 GATEWAY 14, LAND BETWEEN THE A1120 AND A14, STOWMARKET, SUFFOLK

40.1 Application DC/22/03464
Proposal Application for Approval of Reserved Matters following grant of Outline planning permission reference

DC/21/00407:

“Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including:

Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works;

Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works (additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021.

”Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

Site Location **STOWMARKET** – Gateway 14, Land Between The A1120 and A14, Stowmarket, Suffolk

Applicant Gateway 14 Limited

- 40.2 The Case Officer introduced the application to the Committee outlining the proposal before Members including: the use of the land, the employment opportunities provided by the proposal, the site connectivity, parking and electric vehicle charging point plans, the proposed plans for Heavy Goods Vehicles (HGV) parking, access points to the site, the proposed traffic management plan, the height of proposed building, the proposed floors plans, the external materials to be used, the proposed features of the development, the location of external plant, the proposed landscaping plans, and the officer recommendation of approval.
- 40.3 The Chief Planning Officer and the Case Officer responded to questions from Members on issues including: how the delivery of the site be administered, whether there would there be any compromise on the quality of the ground water resources, the electric vehicle parking provision, the timescale for delivery of the landscaping plan, the emergency access to the site, whether the external appearance of the building had been considered from every angle, the proposed lighting strategy, the proposed plan for cycle parking, the traffic management conditions and how these could be enforced, the solar panel provision, the sustainable energy plans, and the access to the site from Mill Lane.

- 40.4 Members considered the representation from Hannah Walker who spoke as the Agent.
- 40.5 The Agent, the Managing Director of Gateway 14, Emily Atack, and the Director of Frank Shaw Architects, David Willis responded to questions from Members on issues including: the provision of parking and charging points for electric vehicles and any future provision for refuelling of HGV's using hydrogen, cycle parking for visitors, whether the feasibility of ground source heat pumps was considered, the sustainable energy plans, and the proposed lighting plans.
- 40.6 Members considered the representation from the Ward Member, Councillor Carter, who spoke against the application.
- 40.7 Members considered the representation from the Ward Member, Councillor Muller, who spoke in support of the application.
- 40.8 The Case Officer and the agent responded to questions from Members on issues including: the local transport provision to the site, and whether low carbon steel and low carbon concrete would be used.
- 40.9 Members debated the application on issues including: the design of the building, and the traffic management plans for HGV's.
- 40.10 Councillor Meyer proposed the application be approved as detailed in the officer recommendation.
- 40.11 Councillor Passmore seconded the proposal.
- 40.12 Members continued to debate the application on issues including: the provision of employment opportunities in the area, the size of the building, the proposed cycle parking provision, the proposed solar panel provision, sustainability measures, the potential impact on traffic, the lighting plans proposed lighting plans, the level of community engagement, and the high design standards of the development.
- 40.13 The Area Planning Manager and the Chief Planning Officer provided clarification of the conditions relating to sustainability, HGV routing and management, and cycle parking.

By a unanimous vote

It was RESOLVED:

That authority be delegated to the Chief Planning Officer to APPROVE reserved matters with conditions:

- (1) That the Chief Planning Officer be authorised to APPROVE reserved matters subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:**

- **Approved Plans**
- **Highways - Provision of loading, unloading, manoeuvring and parking areas (inc. EV) (prior to first operational use)**
- **Highways - Provision of areas and routes for refuse and recycling bins (prior to first operational use)**
- **HGV Routing, Monitoring and Management Strategy (prior to first operational use) -Management strategy to include ongoing operator/Parish & Town Council engagement mechanism whilst use in being**
- **Container and external storage management plan - To provide for arrangements to manage and control container and external storage**
- **Limitation on areas/height for container and external storage shall apply to the following areas: [A] Lorry parking area on southwest edge of site (described on site plan as 105 spaces); not to exceed the height of TWO ISO standard shipping containers stored on ground level if stacked [B] Lorry parking area on the northwest edge of the site (described on site plan as overflow lorry spaces/container storage area and 13 spaces); not to exceed the height of TWO ISO standard shipping containers stored on ground level if stacked [C] Lorry parking area on northeast edge of site (described on site plan as 82 spaces); not to exceed the height of ONE ISO standard shipping container stored on ground level**
- **No onsite commercial waste handling or storage outside defined areas**
- **Provision of employee welfare and amenity areas (prior to first operational use)**
- **Installation of base build and fit out solar PV (prior to first operational use)**
- **Operational Skills and Employment Plan to be agreed**
- **Construction Skills and Employment Plan to be agreed**

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

- **Reminder of conditions on outline permission**
- **Pro active working statement**
- **LLFA**
- **Bylaw 3 - Consent require**

41 DC/21/05923 LAND ADJACENT GREENACRES, GARDEN HOUSE LANE, RICKINGHALL SUPERIOR, DISS, SUFFOLK

41.1	Application Proposal	DC/21/05923 Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale
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Site Location for Erection of 41No dwellings (including 14 affordable).
RICKINGHALL SUPERIOR – Land Adjacent
Greenacres, Gardenhouse Lane, Rickinghall Superior,
Diss, Suffolk, IP22 1EA

Applicant Ruby Homes (East Anglia) Ltd

- 41.2 A break was taken from 11:11am until 11:20pm after application number DC/22/03463 and before the commencement of application of DC/21/05923.
- 41.3 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the allocation of the site within the Rickinghall Neighbourhood Plan, proposed heating systems, the landscaping scheme, the proposed housing mix, the proposed parking provision, connectivity plans and footpath improvements, the public open space provision, and the officer recommendation of approval as detailed in the committee report and tabled papers.
- 41.4 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: whether the roads would be adopted by Suffolk County Council, the CIL contribution, which of the sustainability measures would be put in place, the future management plans for the public open space and play area, the number of triple parking spaces, the number of dwellings which would have electric vehicle charging points, the timescales for the landscaping, whether the comments from place services regarding landscaping had been addressed, and the construction management plan.
- 41.5 Members considered the representation from Martin Last who spoke as the Agent.
- 41.6 The Agent responded to questions from Members on issues including: the sustainability issues, whether consideration could be given to the bungalows being compliant with M4(2) and M4(3) building regulations, whether the roads would be to an adoptable standard and be adopted by Suffolk County Council, and whether the liaison with the Parish Council would be ongoing.
- 41.7 The Chair read out a statement from the Ward Member, Councillor Fleming, who was unable to attend the meeting.
- 41.8 The Case Officer responded to questions from Members on issues including: the proposed parking provision and construction management plan, and the density of the site.
- 41.9 Members debated the application on issues including: the amendments made to the proposal to address the issues raised by the Parish Council.
- 41.10 Councillor Passmore proposed that the application be approved.
- 41.11 Members continued to debate the application on issues including: the Rickinghall Neighbourhood Plan, the liaison between the applicant and the local community, and the conditions relating to the sustainability measures.

41.12 Councillor Eburne seconded the proposal and requested that an informative was added regarding the construction management plan. The was accepted by Councillor Passmore.

41.13 Members further debated the application on issues including the proposed sustainability measures.

By a unanimous vote

It was RESOLVED:

That authority be delegated to the Chief Planning Officer to approve the reserved matters subject to the following conditions as summarised below (unless details to satisfy such conditions are submitted to the LPA to the satisfaction of the Chief Planning Officer and relevant consultees prior to the issuing of a decision) and any others as may be deemed necessary.

- **Approved plans**
- **An area of open space and play space of no smaller than 381 square metres**
- **Agreement of management company for open space and play space**
- **Play space details to be agreed (to be considered in accordance with the Fields in Trust recommended benchmark guidelines)**
- **Footpath links to PROW and PROW upgrades**
- **Advanced planting**
- **Landscape management plan (to include details of hedgerow management along PROW)**
- **No burning on site**
- **Dust control measures**
- **Noise assessment for air source heat pumps**
- **EV charging details**
- **Construction details of estate roads and footpaths (for both Highways and Waste Services)**
- **Sustainability measures**
- **Biodiversity enhancement measures**
- **Lighting scheme to be submitted**
- **Air source heat pumps to serve all plots**

Informatives

- **Proactive working with NPPF- No pre-app**
- **Tied to outline**
- **Floods and drainage**
- **Public Rights of Way**

The following conditions were imposed on the outline permission and continue to apply to these reserved matters:

- **Time limit for commencement (2 years)**
- **Surface water drainage scheme**

- **Surface water scheme implementation, maintenance and management**
- **SuDS details for LLFAs Flood Risk Asset Register**
- **Construction surface water management plan**
- **Written Scheme of Investigation for archaeology**
- **Post Investigation for archaeology**
- **Fire hydrants**
- **Ecological offsite mitigation strategy for farmland birds**
- **Finished floor levels of dwellings**
- **Materials**
- **Landscaping scheme**
- **Timescale for landscaping scheme to be implemented**
- **Construction of access to serve the site**
- **Parking and manoeuvring**
- **Construction Management Plan**
- **Refuse bins and collection areas**
- **Construction of carriageways and footways within the site**
- **Construction of new footway along Garden Lane**

The following was secured under s106 Agreement:

- **35% affordable housing (tenure, mix and layout to be agreed under reserved matters)**

And the following additional informative:

- **Construction Management Plan liaison with Parish Council**

42 DC/22/03006 LAND TO THE SOUTH OF, MAIN ROAD, SOMERSHAM, SUFFOLK

42.1	Application Proposal	DC/22/03006 Full Planning Application – Change of Use of two arable fields to provide secure dog walking and exercise. Erection of fencing, shelter, creation of parking area, signage and re-position security gate.
	Site Location	SOMERSHAM – Land to the South of Main Road, Somersham, Suffolk
	Applicant	AD and KM Caston

42.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the proposed use of the land, the location of the site, access to the site including security measures, and the officer recommendation of approval.

42.3 The Case Officer responded to questions from Members on issues including: the use of the adjacent buildings, and whether consideration had been given to the potential noise levels.

42.4 Members considered the representation from the Ward Member, Councillor Field, who spoke in support of the application.

- 42.5 The Ward Member and the Area Planning Manager responded to questions from Members on issues including: whether the Parish Council had considered having an Electric Vehicle charging point installed in the village hall car park, and whether there would be anything undertaken to prevent users of the development from parking at the village hall.
- 42.6 Members debated the application on issues including: the potential noise levels.
- 42.7 Councillor Passmore proposed that the application be approved.
- 42.8 Councillor Matthissen seconded the application.
- 42.9 Members further debated the application on issues including: the provision of the electric vehicle charging point.

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).**
- **Scheme to be submitted and agreed detailing the total number of dogs on site at any one time and how this is to be managed.**
- **Restriction on enclosure to the highway.**
- **Provision of vehicle parking prior to first use of.**
- **Scheme for cycle and EV parking.**
- **Illumination restriction.**

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

- **Proactive working statement**

43 DC/21/06158 LAND OFF, PEAR TREE PLACE, GREAT FINBOROUGH, SUFFOLK

43.1	Application Proposal	DC/21/06158 Full Planning Application – Erection of 18No dwellings (including 9No affordable units) with associated parking and external works.
	Site Location	GREAT FINBOROUGH – Land Off, Pear Tree Place,

Applicant Great Finborough, Suffolk
 Ruby Homes (East Anglia) Ltd

- 43.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the previous planning applications at the site, access to the site, the proposed housing mix, and the officer recommendation of refusal.
- 43.3 The Case Officer and the Area Planning Manager responded to questions from Members on issues including: when the adjacent new development was granted permission, the layout of the development, and the reasons why the site was not considered to be sustainable.
- 43.4 Members considered the representation from Martin Last who spoke as the Agent.
- 43.5 The Agent responded to questions from Members on issues including: whether the affordable housing units would be built to the same construction method and quality as the non-affordable housing units.
- 43.6 The Ward Member responded to a question from Members regarding the public transport provision in the area.
- 43.7 Members considered the representation from the Ward Member, Councillor Matthissen who spoke in support of the application.
- 43.8 The Ward Member responded to questions from Members on issues including: other recent applications in the area and the provision of affordable housing in the village.
- 43.9 Members debated the application on issues including: the provision of affordable dwellings within recent developments in the village, the Parish Council support for the proposal, and the sustainability of the site.
- 43.10 Councillor Passmore proposed that the application be approved with conditions.
- 43.11 Councillor Field seconded the proposal.
- 43.12 Members continued to debate the application on issues including: the support from the local community, the local transport provision, and the sustainability of the development.
- 43.13 The proposer and seconder proposed the following conditions:
- Time limit
 - Approved plans
 - Surface water drainage

- Construction water management plan
- Landscaping scheme
- Landscape management plan
- Suds
- Archaeology
- Refuse and recycling
- Details of roads and footpaths
- Provision of carriageways and footways
- Provision of parking
- Provision of cycle storage
- Construction management plan
- Agreement of materials
- Sustainability measures to be agreed
- Biodiversity enhancement measures
- EV charging details to agreed
- Scheme of lighting to be agreed

By a unanimous vote:

It was RESOLVED:

That authority be delegated to the Chief Planning Officer to grant planning permission, subject to S106 agreement to secure affordable housing, and conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Time limit**
- **Approved plans**
- **Surface water drainage**
- **Construction water management plan**
- **Landscaping scheme**
- **Landscape management plan**
- **Suds**
- **Archaeology**
- **Refuse and recycling**
- **Details of roads and footpaths**
- **Provision of carriageways and footways**

- **Provision of parking**
- **Provision of cycle storage**
- **Construction management plan**
- **Agreement of materials**
- **Sustainability measures to be agreed**
- **Biodiversity enhancement measures**
- **EV charging details to agreed**
- **Scheme of lighting to be agreed**

44 DC/21/03406 LAND SOUTH OF, PRETYMAN AVENUE, BACTON, SUFFOLK

44.1	Application Proposal	DC/21/03406 Application for consent to display an Advertisement(s) – Installation of 2no. flags and 1no. post mounted sign.
	Site Location	BACTON – Land South of, Pretyman Avenue, Bacton, Suffolk
	Applicant	Bellway Eastern Counties

44.2 The Case Officer introduced the application to the Committee outlining the proposal before Members including: the location of the site, the location and dimensions of the proposed advertisements, the location of the surrounding dwellings, and the recommendation of approval.

44.3 The Chair read out a statement from the Ward Member, Councillor Mellen, who was unable to attend the meeting.

44.4 The Case Officer responded to questions from Members on issues including: the conditions relating to the time limit for installation and removal of the advertisements.

44.5 Councillor Meyer proposed that the application be approved subject to an additional condition relating to securing the base of the flag, and an amendment to the time period for removal to within 2 years.

44.6 Councillor Eburne seconded the proposal.

By a unanimous vote

It was RESOLVED:

That the application is GRANTED advertisement consent

- (1) That the Chief Planning Officer be authorised to GRANT Advertisement Consent subject to conditions as summarised below and those as may**

be deemed necessary by the Chief Planning Officer:

- Advertisement time limit
- Approved plans
- Standard advert conditions (requiring that the signage is erected with landowner permission, does not harm amenity or block traffic signage, is maintained in good condition, does not create a public safety hazard and that the site is returned to its original condition once removed.
- Time period for display (tied to residential development being undertaken) for removal within 2 years

And the following additional condition:

- Base of the flag to be secured

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

- Standard proactive working statement
- SCC Highways/Public Rights of Way note

45 SITE INSPECTION

45.1 None received.

The business of the meeting was concluded at 1.15 pm.

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Chair