

BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 16 November 2022 at 09:30am

PRESENT:

Councillor:	Stephen Plumb (Chair)	
	Leigh Jamieson (Vice-Chair)	
Councillors:	Simon Barrett	Peter Beer
	David Busby	John Hinton
	Michael Holt	Alastair McCraw
	Mary McLaren	Adrian Osborne
	Alison Owen	

In attendance:

Officers:	Area Planning Manager (MW)
	Planning Lawyer (CF)
	Senior Transport Planning Engineer (BC)
	Case Officers (SS/EF)
	Lead Governance Officer – Planning and Development Control (CP)

61 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

61.1 There were no apologies for absence.

62 DECLARATION OF INTERESTS

62.1 There were no declarations of interest declared.

63 PL/22/16 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 19 OCTOBER 2022

63.1 It was **RESOLVED:**

That the minutes of the meeting held on 19 October 2022 were confirmed and signed as a true record.

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

64.1 None received.

65 SITE INSPECTIONS

65.1 None received.

66 PL/22/17 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/22/17 and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From
DC/22/02336	Samuel Caslin (Applicant) Councillor Jan Osborne (Ward Member)
DC/22/05110	Peter Powell (Parish Council Representative) Maureen Darrie, Paul Knowles and Aidan Fisher (Agent/Applicant) Councillor Ric Hardacre (Ward Member) Councillor Zac Norman (Ward Member)

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/22/17 be made as follows:-

67 DC/22/02336 CHILTON WOODS MIXED DEVELOPMENT TO NORTH OF, WOODHALL BUSINESS PARK, SUDBURY, SUFFOLK

67.1 Item 6A

Application	DC/22/02336
Proposal	Application for approval of Reserved Matters for Phase II (matters relating to appearance, scale, layout and landscaping) - Erection of 242no. dwellings, residential amenities, open space, parking and associated development details pursuant to Outline Planning Permission B/15/01718 dated 29.03.2018
Site Location	SUDBURY – Chilton Woods Mixed Development to North of, Woodhall Business Park, Sudbury, Suffolk
Applicant	Taylor Wimpey East London (Limited)

67.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the proposed access and highways plan, the proposed parking plan, the massing plan showing the height of the buildings on site, the housing mix including the location of affordable housing, the design code, the landscaping plans including open space provisions, proposed cycle paths and play areas, and the officer recommendation of approval with condition as detailed in the report.

- 67.3 The Case Officer responded to questions from Members on issues including: the definition of coach dwellings, the proposed number of triple parking spaces on site, whether there will be any grass verges outside the front of any dwellings, who would have responsibility for the maintenance of any bollards and fencing and roads which are not being adopted, access to the school site and associated parking, whether all of the dwellings in the apartment blocks would be affordable, the location of the cycleways, the safety and responsibility of the SUDS area, the future plans for management of public open spaces, the proposed landscaping and parking plans, waste management plans, and the ownership of the school site.
- 67.4 Members considered the representation from Samuel Caslin who spoke as the Applicant.
- 67.5 The Applicant responded to questions from Members on issues including: whether there were any plans to prohibit parking near the school, the adoptions of roads on the site, the materials used for the children's play equipment, the provision of defibrillators, whether there were any plans for the provision of PV panels and street lighting, the proposed landscaping plans, and the length of time the management plan would be secured for.
- 67.6 The Case Officer and the Planning Lawyer responded to questions from Members regarding whether the management plan could be secured by condition, and confirmed that this would normally be included within the S.106 agreement.
- 67.7 The Applicant responded to further questions from Members on issues including: dust pollution issues, the landscaping plans including the advanced planting, and the location of waste bins.
- 67.8 The Case Officer provided clarification regarding the location of the waste bins as detailed in the comments from Waste Services.
- 67.9 The Applicant responded to further questions regarding the number of bungalows on site.
- 67.10 The Governance Officer read out a statement from Ward member Councillor Jan Osborne in support of the application.
- 67.11 Members debated the application on issues including: the adherence to the design code.
- 67.12 Councillor Barret proposed that the application be approved as detailed in the Officer recommendation.
- 67.13 Councillor Osborne seconded the proposal.
- 67.14 Members continued to debate the application on issues including: the level of consultation with local residents, the lack of bungalows on site, and the location of the affordable housing within the site.

67.15 The proposer and seconder agreed to an additional condition relating to materials.

By a unanimous vote

It was RESOLVED:

That authority be delegated to the Chief Planning Officer to APPROVE these Reserved matters subject to such conditions as he considers fit including:

- **List of Approved documents**
- **Highways - Refuse bins**
- **Landscaping details to be amended**

And the following additional condition:

- **Materials**

68 DC/21/05110 LAND TO THE SOUTH OF, THOMPSON AND MORGAN, POPLAR LANE, SPROUGHTON, SUFFOLK

68.1 Item 6B

Application Proposal	DC/21/05110 Hybrid Application. Outline Planning Application for Interchange 55 comprising predominantly industrial (B2 use) and warehousing (B8 use) and prospective offices, research and light industry(E(g) (i, ii, iii) uses) buildings. Full Planning Application for access to the development and associated landscaping
Site Location	SPROUGHTON – Land to the South of, Thompson and Morgan, Poplar Lane, Sproughton, Suffolk
Applicant	Poplar Holdings Ltd & Building Partnerships Ltd

68.2 A break was taken from 11:22am until 11:34am, after application number DC/22/02336 and before the commencement of application number DC/21/05110.

68.3 The Case Officer introduced the application to the Committee outlining the proposal before Members including: the location of the site, the existing site

layout, the proposed access and highways plan, the proposed layout of the site, the points of archaeological interest in the area, and the officer recommendation of approval as detailed in the report.

- 68.4 The Case Officer and the Senior Transport Planning Engineer responded to questions from Members on issues including: whether an alternative access point had been considered, the location of the proposed traffic congestion warning signs, and whether a potential future traffic flow analysis had been undertaken.
- 68.5 Members considered the representation from Peter Powell who spoke on behalf of Sproughton Parish Council.
- 68.6 The Parish Council representative responded to questions from Members on issues including: whether the Parish Council would object to the development if the proposed conditions were met, and wildlife corridors.
- 68.7 Members considered the representation from the Agent, Maureen Darrie, the Applicant, Paul Knowles, and the highways consultant, Aidan Fisher.
- 68.8 The team responded to questions from Members on issues including whether there had been any interest in the site from prospective tenants, the proposed access to the site, whether any consultation had taken place with the surrounding Parish Councils, and whether they could address any of the concerns from the Parish Councils.
- 68.9 The Case Officer provided clarification to Members regarding the proposed access to the site and the adjacent housing development site, and the expected timeline for access to works to commence.
- 68.10 The Applicant responded to further questions from Members on issues including: whether there was any evidence submitted regarding the need for employment land in the area.
- 68.11 The Governance Officer read out a statement from the Ward Member, Councillor Ric Hardacre, who was unable to attend the meeting.
- 68.12 The Governance Officer read out a statement from the Ward Member, Councillor Zac Norman, who was unable to attend the meeting.
- 68.13 Members debated the application on issues including: the proposed highways works including the shared access with the adjacent development, the potential increase in traffic, and the suitability of the site.
- 68.14 Councillor Busby proposed that the application be deferred to enable further consideration of the access to the site and to obtain a traffic model.
- 68.15 Councillor Jamieson seconded the motion.
- 68.16 Members continued to debate the application on issues including: the

proposed archaeological conditions, the employment opportunities provided by the application, the professional advice given by Officers, and the reasons for, and appropriateness of, deferring the application.

68.17 The Senior Transport Planning Engineer responded to questions from Members regarding the potential increase in traffic.

68.17 By a vote of 4 votes for and 7 against, the motion to defer the application was lost.

68.18 Councillor Barrett proposed that the application be approved as detailed in the Officer recommendation.

68.19 Councillor Holt seconded the motion.

68.20 The proposer and seconder agreed to additional conditions relating to the landscape buffer and the wildlife corridor.

By a vote of 7 votes for and 4 against

It was RESOLVED:

That the application be GRANTED planning permission and include the following conditions:-

- **Standard time limit (3yrs for implementation of Reserved Matters**
- **Approved Plans (Plans submitted that form this application)**
- **Fire hydrants**
- **Archaeological conditions**
- **SuDs conditions**
- **Highway conditions including A14 signage and off-site highway improvements to the A1214/Scrivener Road/Tesco roundabout**
- **Energy and renewal integration scheme to be agreed**
- **Construction Plan to be agreed**
- **Details of lighting**
- **Noise restriction condition**
- **Ecological mitigation and improvement**
- **No building above 12.5 metres in height**
- **Development undertaken in accordance with the arboricultural report**

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:

- **Landscape Buffer**
- **Wildlife Corridor**

The business of the meeting was concluded at 12.43 pm.

.....