

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held in the Blackbourne Community Centre, 71 Blackbourne Road, Elmswell, Suffolk, IP30 9GY on Wednesday, 23 November 2022 at 09:30am.

### **PRESENT:**

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

Councillors: James Caston Andrew Mellen  
Mike Norris Andrew Stringer  
Rowland Warboys

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

Councillors: David Burn  
Helen Geake  
Sarah Mansel

### **In attendance:**

Officers: Area Planning Manager (GW)  
Planning Lawyer (IDP)  
Case Officers (HN/AS)  
Governance Officer (AN)

## **56 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

56.1 Apologies were received from Councillor Gould.

## **57 TO RECEIVE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTRABLE OR NON REGISTRABLE INTERESTS BY MEMBERS**

57.1 Councillor Mellen declared an other registerable interest in respect of application number DC/22/04127 as a County Council for the area. However the item under discussion did not directly relate to the finances or the wellbeing of that interest or affect the finances or the wellbeing of that interest to a greater extent than the majority of its inhabitants. Therefore Councillor Mellen was not prevented from participating in the debate and vote in respect of this application.

## **58 DECLARATIONS OF LOBBYING**

58.1 There were no declarations of lobbying.

**59 DECLARATIONS OF PERSONAL SITE VISITS**

59.1 There were no declarations of personal site visits.

**60 SA/22/11 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 26 OCTOBER 2022**

It was **RESOLVED**:

**That the minutes of the meeting held on 26 October 2022 were confirmed and signed as a true record.**

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

61.1 None received.

**62 SA/22/12 SCHEDULE OF PLANNING APPLICATIONS**

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

Application Number	Representations From
DC/22/04127	Councillor Sarah Mansel (Ward Member) Councillor Helen Geake (Ward Member)
DC/22/00416	Roy Barker (Supporter) Councillor David Burn (Ward Member)

**63 DC/22/04127 LAND TO THE FRONT OF 16, 18, 20 AND 22 EASTERN WAY, ELMSWELL, IP30 9DP**

63.1 Item 7A

Application Proposal	DC/22/04127 Planning Application – Change of use of land for highway vehicular access and hard standing including Deed of Easement
Site Location	<b>ELMSWELL</b> – Land to the Front of 16, 18, 20 and 22 Eastern Way, Elmswell, IP30 9DP
Applicant	Norman Plumpton, Anthea Fisher, Jen Farmer & Michael Watkins

63.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location of the site, the proposed use of the land, the existing landscaping, the existing access to the properties, the proposed materials to be used for the surfacing, and the officer

recommendation of approval.

- 63.3 The Case Officer responded to questions from Members on issues including: whether a bollard would be installed to prevent vehicles driving on the footpath, whether the footway would be shared with cyclists, the gradient of the footway, the area to be resurfaced, the proposed surface materials, whether the tree remained on the property, works which may have been undertaken adjacent to the development site, how the works would be undertaken to ensure prevention of damage to the roots of the existing tree, and whether retention of the tree could be conditioned.
- 63.4 Members considered the representation from Councillor Mansel who spoke as Ward Member.
- 63.5 Members considered the representation from Councillor Geake who spoke as Ward Member.
- 63.6 Members debated the application on issues including: whether the existing tree had been removed, the problems with residents driving over the existing area, and the sustainability of the proposed surface materials.
- 63.7 Councillor Muller proposed the application be approved as detailed in the officer recommendation.
- 63.8 Councillor Stringer seconded the proposal and proposed an additional condition relating to the protection of the existing tree.
- 63.9 Members continued to debate the application on issues including: the location of the no parking sign.
- 63.10 The proposer and seconder agreed to the following additional conditions and informatives:
- Retain and protect the tree or replace if removed
  - Scheme to protect the tree during construction and retain space around the tree to protect the roots
  - Informative to move the sign to limit use of the footpath by vehicles

By a unanimous vote

**It was RESOLVED:**

**That authority be delegated to the Chief Planning Officer to GRANT planning permission, including the imposition of relevant conditions and informatives as summarised below and those as may be deemed necessary by the Chief Planning Officer:**

- **Standard 3-year time limit to implement permission**
- **Approved Plans**
- **Vehicular visibility splays provided as per approved plans and**

thereafter retained in perpetuity

- No obstruction to visibility over 0.6m high within visibility splays
- Pedestrian visibility splays to be provided
- Access to be provided in accordance with SCC standard access drawing DM03 and thereafter retained in perpetuity
- New accesses onto the highway, over the existing footways (and not the grassed area itself), to be surfaced with bound material in accordance with SCC Estate Road Specification
- Gradient of accesses to be agreed.
- Restriction on construction times during development: 0800 to 1800 Monday to Fridays and 0900 to 1300 on Saturdays, none at all on Sundays and Bank Holidays

**Informatives:**

- Proactive working statement
- SCC Highways and Rights of Way notes

**And the following additional conditions and informatives:**

- Retain and protect the tree or replace if removed
- Scheme to protect the tree during construction and retain space around the tree to protect the roots

**Informative to move the sign to limit use of the footpath by vehicles**

**64 DC/22/00416 LAND ADJACENT NORTH ROUNDABOUT, A140 IPSWICH ROAD, BROME, PART IN THE PARISH OF THRANDESTON, IP23 8AW**

64.1 Item 7B

Application Proposal	DC/22/00416 Application for Outline Planning Permission (All matters reserved) - Erection of petrol and electric charging facility with associated shop; roadside restaurant with drive through facility; E(g) (formerly B1) and B8 starter units; HGV lorry parking facility for rest area and drivers' facilities as a phased development.
Site Location	THRANDESTON – Land Adjacent North Roundabout, A140 Ipswich Road, Brome, Part in the Parish of Thrandeston, IP23 8AW
Applicant	R H Developments (East Anglia) Ltd

64.2 The Case Officer introduced the application to the Committee outlining the proposal before Members including: the location and layout of the site, the flood risk assessment, the proposed use of the site, and the officer recommendation of approval as detailed in the report.

64.3 The Case Officer, the Area Planning Manager and the Planning Lawyer

responded to questions from Members on issues including: the condition relating to renewable energy, whether there were any Tree Preservation Orders on any of the trees and if so the implications to the development, the proposed hours of construction, and whether the height of the fencing would be adequate to mitigate the noise of lorries parking overnight.

- 64.4 The Area Planning Manager provided clarification to Members that should the applicant not comply with any requirements made by the Environment Agency, the application would be refused.
- 64.5 The Case Officer responded to further questions from Members on issues including: what would the S.106 money would be used to achieve, and whether the issues surrounding the septic tank had been brought to the attention of the Environment Agency.
- 64.6 Members considered the representation from Roy Barker who spoke as a Supporter.
- 64.5 Members considered the representation from Councillor Burn who spoke as the Ward Member.
- 64.6 The Ward Member responded to questions from Members on issues including: the site being designated as a County wildlife site, the flood potential in the area, and whether the local community were in favour of the development.
- 64.7 Members debated the application on issues including: the need for a lorry park within the area, the location of the lorry park within the site, the potential noise created by the lorry park and industrial units, the connectivity of the site, lighting issues, and potential issues with run-off water and flooding.
- 64.8 The Area Planning Manager provided clarification regarding the implications of Members being minded to approve the application, and confirmed that the application would return to committee before final a final decision of approval or refusal was granted.
- 64.9 Members continued to debate the application on issues including: the potential noise, the infrastructure at the site, and drainage issues.
- 64.10 Councillor Muller proposed that Members be minded to approve the application subject to the following further information:
- Sewage, flooding, and Environment Agency comments
  - Noise issues and use/location of lorry park
  - Sustainability details
  - Gas infrastructure
  - Confirm Tree Preservation Order Status

And subject to this to be returned to Development Control Committee B.

64.11 Councillor Norris seconded the proposal.

64.12 Members continued to debate the application on issues including: the impact of the development on existing local businesses.

By a unanimous vote

**It was RESOLVED:**

**That Members were minded to approve the application subject to the following further information:**

- **Sewage, flooding, and Environment Agency comments**
- **Noise issues and use/location of lorry park**
- **Sustainability details**
- **Gas infrastructure**
- **Confirm Tree Preservation Order Status**

**And subject to this to be returned to Development Control Committee B.**

## **65 SITE INSPECTION**

65.1 None received.

The business of the meeting was concluded at 11.32 am.

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Chair