



That the minutes of the meeting held on 09 November 2022 be confirmed and signed as a true record.

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

63.1 None received.

**64 NA/22/14 SCHEDULE OF PLANNING APPLICATIONS**

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

Application Number	Representations From
DC/22/04641	Councillor Dave Muller (Ward Member)
DC/22/01963 and DC/22/01964	Andrew Nunn (Worlingworth Parish Council) Tom Royall (Applicant) Councillor Matthew Hicks (Ward Member)
DC/22/04707	Councillor Rachel Eburne (Ward Member)

**65 DC/22/04641 GATEWAY 14, LAND BETWEEN THE A1120 AND A14, CREETING ST PETER, STOWMARKET, SUFFOLK**

65.1 Item 7A

Application Proposal	DC/22/04641 Full Planning Application – Construction of an emergency access and associated landscaping
Site Location	STOWMARKET – Gateway 14, Land Between the A1120 and A14, Creeting St Peter, Stowmarket, Suffolk
Applicant	Gateway 14 Limited

65.2 The Case Officer introduced the application to the Committee outlining the proposal before Members including: the location of the site, the proposed emergency access and the previously approved access points to the site, the details of the gate to be installed at the proposed access point, and the recommendation of approval as detailed in the Officer report.

65.3 The Case Officer responded to questions from members on issues including: when the access would be used, the proposed signage to be installed to prevent drivers from stopping at the access point, and whether any additional access points had been proposed.

65.4 The Chair read out a statement from Ward Member Councillor Dave Muller who was unable to attend the meeting.

65.5 Members debated the application on issues including: the importance of

having an emergency access point, and the timing of this application in relations to other previously agreed applications at the site.

65.6 Councillor Passmore proposed that the application be approved subject to additional conditions relating to warning signs at the entrance and to keep the access clear.

65.7 Councillor Field seconded the motion.

By a unanimous vote

**It was RESOLVED:**

**That authority be delegated to the Chief Planning Officer to GRANT planning permission with conditions:**

**(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:**

- **Commencement time limit**
- **Approved Plans**
- **Highways - Access laid out and completed**
- **Highways - Surface water drainage details**
- **Highways - Measures to prevent unauthorised use**
- **Highways - Management Plan**
- **Timescale of landscaping**

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

- **Pro active working statement**
- **Highways (inc. requirement for S278 agreement)**

**And with the following additional conditions:**

- **Conditions for warning signs for entrance and to keep the access clear**

**66 DC/22/01963 AND DC/22/01964 SWAN INN, SWAN ROAD, WORLINGWORTH, WOODBRIDGE, SUFFOLK, IP13 7HZ**

66.1 Item 7B

Application Proposal	DC/22/01963 and DC/22/01964 Full Application with linked Listed Building Consent – Erection of extension to Public House and alterations as per schedule of works within Heritage Statement (following part demolition of existing outbuilding), including part change of use to form farm shop.
Site Location	<b>WORLINGWORTH</b> – Swan Ins, swan Road, Worlingworth, Woodbridge, Suffolk, IP13 7HZ

Applicant Mr & Mrs T Royall

- 66.2 Councillor Humphreys MBE chaired the meeting for the duration of application numbers DC/22/01963 and DC/22/10964.
- 66.3 The Case Officer introduced the applications to the Committee outlining the proposals before Members including: the location of the site, the listed building status of the building, the existing block plan and proposed site plan, the proposed use of the buildings, the potential heritage harm, and the Officer recommendation of refusal as detailed in the report.
- 66.4 The Case Officer responded to questions from Members on issues including: whether any comments had been received from the Economic Development team, the proposed design of the extension, the proposed vehicle and cycle parking at the site and whether the parking area would have permeable surfaces, whether any pre application advice was provided, the location of the entrances to the public house, and the outbuildings to be demolished and whether these were of historical importance.
- 66.5 The Acting Senior Heritage Officer responded to questions from Members on issues including: the listed status of the building, and the details of the parts of the buildings which are of special interest.
- 66.6 The Case Officer responded to further questions from Members on issues including: when permission was granted for the houses on the adjacent site and the heritage response to that application, whether there were any other public houses in the village, the location of those dwellings in relation to the village green, and whether there was any works planned to the back of the existing public house.
- 66.7 Members considered the representation from Andrew Nunn who spoke on behalf of Worlingworth Parish Council.
- 66.8 The Parish Council representative responded to question from Members on issues including: the response from local residents, and the location of the closest public house and shop.
- 66.9 Members considered the representation from Tom Royall who spoke as the Applicant.
- 66.10 The Applicant responded to question from Members on issues including: the type of products to be sold in the shop, and the proposed car parking plans.
- 66.11 Members considered the representation from Ward Member Councillor Matthew Hicks who spoke in support of the applications.
- 66.12 The Ward Member responded to questions from Members on issues including: the public transport provision in the area.
- 66.13 Councillor Eburne commented that contrary to a previous statement, there

was a five year land supply at the time the dwellings adjacent to the site were built.

66.14 Members debated the applications on issues including: the assessment of the harm to heritage and whether this was outweighed by the public benefits of the application, the sustainability of the site, the potential employment opportunities and support to the local economy, and the viability of the existing business.

66.15 Councillor Passmore proposed that the application be approved, with conditions, for reasons including sustainability, employment opportunities, the benefits to the local economy, and the public benefits of the application.

66.16 Councillor Matthissen seconded the proposal.

66.17 Members accepted the Heritage Officer's assessment of the potential harm to The Swan Inn as an heritage asset as being a low to medium level of substantial harm and noted their statutory duty as decision makers under section 66(1) of Planning (Listed Building and Conservation Areas) Act 1990. However, they felt that the public benefits of the application which they judged to be substantial outweighed the potential harm.

66.18 Members debated the conditions to be applied to the application including: permeable car parking surface, bicycle parking provision, and details of the timber frames.

By a unanimous vote

**It was RESOLVED:**

**That authority be delegated to the Chief Planning Officer to GRANT planning permission and Listed Building Consent subject to conditions recommended by consultees and those as may be deemed necessary by the Chief Planning Officer**

**And:**

- **Permeable surface**
- **Bicycle parking provision**
- **Timber frame details to be agreed**

**67 DC/22/04707 45 FALCONER AVENUE, OLD NEWTON, STOWMARKET, SUFFOLK, IP14 4JP**

67.1 Item 7C

Application	DC/22/04707
Proposal	Householder Application – Erection of outbuilding
Site Location	<b>OLD NEWTON</b> – 45 Falconer Avenue, Old Newton, Stowmarket, Suffolk, IP14 4JP
Applicant	Mr Mark Clements

- 67.2 A break was taken from 11:04am until 11:11am, after application numbers DC/22/01963 and DC/22/01964 and before the commencement of application number DC/22/04707.
- 67.3 Councillor Hicks resumed as Chairman of the meeting.
- 67.4 The Case Officer introduced the application to the Committee outlining the proposal before Members including: the location of the site, the proposed materials to be used for the outbuilding, the proposed use of the building, and the officer recommendation of approval as detailed in the report.
- 67.5 The Case Officer responded to questions from Members on issues including: any objections received from the neighbouring residents, details of the use restrictions referred to in the officer report, the reasons for referral to Committee, and whether the outbuilding would have windows installed.
- 67.6 Members considered the representation from Ward Member, Councillor Rachel Eburne.
- 67.7 Councillor Humphreys MBE proposed that the application be approved with the removal of the condition relating to power tool use.
- 67.8 Councillor Mansel seconded the proposal.

By a unanimous vote

**It was RESOLVED:**

**That authority be delegated to the Chief Planning Officer to GRANT 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:**

**Conditions:**

- **Standard 3-year time limit to implement permission**
- **Approved Plans**
- **Use restriction**

**68 SITE INSPECTION**

66.1 None received.

The business of the meeting was concluded at 11:23am.

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