



## 82 SITE INSPECTIONS

- 82.1 A site visit request had been received from Ward Member Councillor Margaret Maybury in respect of application number DC/22/0238 Chilton Woods Mixed Development to North of Woodhall Business ark, Sudbury, Suffolk.
- 82.2 The Case Officer provided Members with details of the application including: the location of the site, the location of the proposed heat hub within the site, and the layout of the adjacent developments.
- 82.3 The Case Officer responded to questions from Members on issues including: the impact of this application on the local community, the proposed road layout, landscaping plans, and the height of the proposed heat hub in comparison to surrounding dwellings.
- 82.4 Members considered the representation from Ward Member Councillor Clive Arthey.
- 82.5 The Governance Officer read out a statement from Ward Member Councillor Margaret Maybury who was unable to attend the meeting.
- 82.6 Councillor Arthey and the Strategic Projects and Delivery Manager responded to questions from Members on issues including: whether there would be a loss of public open space, the location of public open space within the site, the ownership of the adjacent employment land, the reason for the request, and the proposed use of the heat hub.
- 82.7 Members debated the request for a site visit on issues including: the comprehensive details of the site provided by the Case Officer, whether there would be any loss of public open space, and the familiarity of the landscape within the District.
- 82.8 Councillor McCraw proposed that a site inspection should not be carried out.
- 82.9 Councillor Osborne seconded the proposal.

By a unanimous vote

**It was RESOLVED:**

**That a site inspection should not be carried out in respect of application number DC/22/02328.**

## 83 PL/22/21 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/22/21 and the speakers responded to questions put to them as provided

for under those arrangements.

Application Number	Representations From
DC/22/02328	Christine Hagan (Chilton Parish Council) Sam Caslin and Bruce Geldard (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/22/21 be made as follows:-**

#### **84 DC/22/0238 CHILTON WOODS MIXED DEVELOPMENT TO NORTH OF WOODHALL BUSINESS PARK, SUDBURY, SUFFOLK**

##### 84.1 Item 6a

Application	DC/22/02328
Proposal	Full Planning Application – Erection of and installation of community heat network and associated development.
Site Location	<b>SUDBURY</b> – Chilton Woods Mixed Development to the North of, Woodhall Business Park, Sudbury, Suffolk
Applicant	Taylor Wimpey (East London) Limited

84.2 A break was taken from 10:12am until 10:21am to enable Members to read the late representation from Chilton Parish Council which had been received that morning before the start of the meeting.

84.3 The Case Officer presented the application to the Committee, outlining the application before Members including: the location of the site, the comments received from Chilton Parish Council that morning, the proposed location of the heat hub within the site, the development masterplan and design code, the dimensions of the proposed heat hub the layout of the development site, the landscaping around the heat hub, the design and construction of the thermal heat stores, the height of the thermal heat stores in relation to the surrounding dwellings, the planning balance, and the officer recommendation of approval as detailed in the report.

84.4 The Case Officer, the Strategic Projects and Delivery Manager, and the Chief Planning Officer responded to questions from Members on issues including: the potential noise levels, the subject of the consultation and what material effect it may have on consideration of the application before Members, the practical implications for the community centre and village centre land, and the proposed community woodland.

84.5 Members considered the representation from Christine Hagan who spoke on behalf of Chilton Parish Council.

- 84.6 The Parish Council representative responded to questions from Members on issues including: whether there would be any loss of woodland, where the Parish Council considers would be an acceptable location for the heat hub, the conditions the Parish Council feel would be required, the level of consultation between the applicant and the Parish Council, and how much woodland exists currently.
- 84.7 Members considered the representation from Sam Caslin (Taylor Wimpey (East London) Ltd) and Bruce Geldard (Metropolitan UK) who spoke as the Applicant.
- 84.8 The Applicants responded to questions from Members on issues including: the design and size of the thermal heat stores, potential noise levels, the future maintenance plans for the stores, the operational requirements of the heat hub, whether there would be any potential heat loss, the number of trees to be planted, the resilience layers built into the hub, the proposed timescale for completion, whether the community centre and school be supplied by the heat hub, and the proposed location of the hub.
- 84.9 Members considered the representation from the Ward Member Councillor Clive Arthey.
- 84.10 Members debated the application on issues including: the pioneering aspect of the heat hub, the conditions to be applied, and the benefits to the residents.
- 84.11 Councillor proposed that the application be approved as detailed in the officer recommendation.
- 84.12 Councillor Osborne seconded the proposal.
- 84.13 Members continued to debate the application on issues including: the potential noise, and the opportunity for education.
- 84.13 The Strategic Projects and Delivery Manager provided clarification to Members that a condition relating to noise would be applied, however this had been omitted from the recommendation.
- 84.14 Councillor Beer and Councillor Osborne agreed to additional conditions relating to the final finish and appearance of the thermal stores, noise control, and details of an education/interpretation board.
- 84.15 The Strategic Projects and Delivery Manager responded to questions from Members regarding the land use plan.

By a unanimous vote

**It was RESOLVED:**

**That authority be delegated to the Chief Planning Officer to GRANT full planning permission at the conclusion of publicity and consultation periods**

subject to conditions (and any additional conditions as may be considered necessary by the Chief Planning Officer), in the event that any representations or consultation responses raise no new material planning issues.

### **Conditions**

- **Three-year time limit for commencement**
- **Approved plans**
- **Final height of Thermal Stores to be submitted and not exceed a maximum 7.5 metres height Above Ground Level**
- **Height of post and rail fence and timber field gates to be submitted**
- **Thermal stores to be olive green in colour**
- **Specific material details to be submitted**
- **External lighting details to be submitted**
- **Wildlife sensitive lighting scheme to be submitted**
- **Soft landscaping scheme to be submitted (to include native species)**
- **Soft landscaping scheme planting timetable to be submitted (to include details of advanced planting)**
- **Details of associated infrastructure to be submitted**
- **Construction Management Plan to be submitted**
- **Full access details to be submitted**
- **Timetable for constructing accessway to be submitted**
- **Details of securing the front access of the site to be submitted**

### **Informatives**

- **Proactive working with Pre-App**

### **Additional Conditions**

- **Details of education/interpretation board.**
- **Final colour appearance/finish of thermal stores.**
- **Noise control as per Environmental Health Officer advice.**

The business of the meeting was concluded at 12.19 pm.

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Chair