

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 21 December 2022

### **PRESENT:**

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

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

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

Councillors: John Whitehead

### **In attendance:**

Officers: Area Planning Manager (GW)  
Planning Lawyer (IDP)  
Planning Officer (DC)  
Governance Officer (AN)

## **66 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

66.1 None received.

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

67.1 None declared.

## **68 DECLARATIONS OF LOBBYING**

68.1 None declared.

## **69 DECLARATIONS OF PERSONAL SITE VISITS**

69.1 None declared.

**70 SA/22/13 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 23 NOVEMBER 2022**

70.1 It was resolved that the minutes of the meeting held on 23<sup>rd</sup> November 2022 were confirmed and signed as a true record.

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

71.1 None received.

**72 SA/22/14 SCHEDULE OF PLANNING APPLICATIONS**

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

Application Number	Representations From
DC/22/03922	Councillor Steven Wells (Parish Council) Alan Cowell (Applicant) Councillor John Whitehead (Ward Member)
DC/22/02924	Sebastian Blemings (Agent) Councillor Mike Norris (Ward Member)

**73 DC/22/03922 WHITTON PARK, THURLESTON LANE, WHITTON, SUFFOLK**

73.1 Item 7A

Application Proposal	DC/22/03922 Full Planning Application - Change of use of part of a redundant care home as a house of multiple occupation creating 32No units and office (retention of)
Site Location	<b>WHITTON</b> – Whitton Park, Thurleston Lane, Whitton, Suffolk
Applicant	Mr. A. Cowell

73.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location of the site, the constraints, the proposed floor plans, the parking plan, the current use of the site, the status of several holding objections, and the Officer recommendation for approval.

73.3 The Case Officer responded to questions from Members on issues including: transport access for residents, vehicular accident rates on and nearby the site, and the application's status as a retrospective submission.

73.4 Members considered the representation of Cllr. Steven Wells who spoke on behalf of Claydon and Whitton Parish Council.

- 73.5 The Parish Council responded to questions from Members on issues including: vehicular accidents at the entrance to the property.
- 73.6 The Applicant responded to questions from Members on issues including: whether people currently use the car park on site, and the visibility at the entrance of the site.
- 73.7 The Case Officer and the Planning Lawyer responded to further questions from Members on issues including: whether approval of the application will trigger the Community Infrastructure Levy (CIL) process, and affordable housing provisions.
- 73.8 Members considered the representation from Cllr. John Whitehead who spoke as the Ward Member.
- 73.9 The Ward Member responded to questions from Members on issues including: S106 contributions.
- 73.10 Members debated the application on issues including: whether a sum had been secured for affordable housing provision, the safety of the walls at the entrance of the property, the consultation response from Strategic Housing, community benefits, the history of the site, the change in site ownership, and potential licensing issues.
- 73.11 Councillor Caston proposed that the application be approved as detailed in the Officer recommendation with the following condition:
- To secure removal of wall to include removal of foundations and making good
- 73.12 Councillor Muller seconded the proposal.

**By a vote of 6 For, 1 Against and 1 Abstention**

**It was RESOLVED:**

**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:**

- **Approved plans.**
- **Provision of electric vehicle charging points within the scheme.**
- **Provision of cycle storage within the site.**

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

- **Pro-active working statement.**

**And the following additional condition**

- To secure removal of wall to include removal of foundations and making good

## 74 DC/22/02924 LAND OFF, JACKS GREEN ROAD, CREETING ST MARY

### 74.1 Item 7B

Application Proposal	DC/22/02924 Submission of Details (Reserved Matters Application) under Outline Planning Permission DC/18/05621 for the Appearance, Scale and Layout of up to 43no dwellings (14 affordable), Landscaping thereof and Access thereto
Site Location	<b>CREETING ST MARY</b> – Land Off, Jacks Green Road, Creeting St Mary
Applicant	Ruby Homes (East Anglia) Ltd

- 74.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location of the site, the constraints, the Creeting St. Mary Joint Local Plan, the indicative plan agreed at outline, the proposed site layout, the sustainability plans, the landscape design, the floor plans and elevations, and the Officer recommendation for approval.
- 74.3 The Case Officer responded to questions from Members on issues including: the design of House Type 1, integral garages, solar panels, the height of some of the proposed units, the landscaping boundary, and the management of the landscaping.
- 74.4 Members considered the representation from Mr. Blemings who spoke as the Agent.
- 74.5 The Agent responded to questions from Members on issues including: the capacity for provision of solar panels, and the designs of the different housing types.
- 74.6 Members considered the representation from Cllr. Mike Norris who spoke as the Ward Member.
- 74.7 Members debated the application on issues including: the distribution of affordable housing units, the proposed heights of the properties, lack of accessibility to near-by facilities and transport, the inclusion of solar panels, further sustainability measures, the overall design of the properties, nearby highways infrastructure, the orientation of the houses, and self-build plots.
- 74.8 Councillor Muller proposed that the application be approved as detailed in the Officer recommendation.
- 74.9 Councillor Caston seconded the proposal.

**By a vote of 4 For and 3 Against**

**It was RESOLVED:**

**That the Chief Planning Officer be authorised to APPROVE Reserved Matters application subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:**

- **That conditions applied to the outline approval continue to apply here.**
- **Development to be built out in line with approved plans.**
- **Access to be provided as shown and before any other part of the development is undertaken.**
- **Means to prevent discharge of surface water onto the highway to be submitted and agreed prior to commencement.**
- **Bin storage and presentation areas to be submitted and agreed and available for use prior to occupation.**
- **Details of estate roads and footpaths to be agreed.**
- **Estate roads and footpaths to be delivered prior to occupation of each dwelling.**
- **Parking and turning areas to be provided as shown on drawings.**
- **Electric vehicle charging points to be provided prior to occupation.**
- **Provision of garages, carports and cycle stores to be provided prior to occupation.**
- **Visibility splays to be provided to the access prior to first occupation.**
- **Air source heat pumps to be installed in line with the submitted plans and in accordance with the detail in the technical report.**
- **Additional detail on the parking area adjacent the play area to provide detail of a kick rail/knee rail to separate the parking area from the play area.**

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

- **Pro-active working statement**
- **Highways note**

## **75 SITE INSPECTION**

75.1 None received.

The business of the meeting was concluded at 11:34am.

.....  
Chair