

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE A** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 18 January 2023 at 09:30am.

### **PRESENT:**

Councillor: Matthew Hicks (Chair)

Councillors:	John Field	Sarah Mansel
	Richard Meyer	Timothy Passmore
	Andrew Stringer	Rowland Warboys

### **In attendance:**

Officers: Area Planning Manager (GW)  
Planning Lawyer (IDP)  
Case Officers (DC/TP/LK)  
Governance Officer (CP)

## **69 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

69.1 Apologies were received from Councillor Eburne, Councillor Humphreys (MBE) and Councillor Matthissen.

69.2 Councillor Stringer substituted for Councillor Eburne.

69.3 Councillor Warboys substituted for Councillor Matthissen.

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

70.1 Councillor Meyer declared an other non-registerable interest in respect of application numbers DC/21/02956 and DC/22/04002 as the Agent, James Bailey, was a resident in his Ward.

70.2 Councillor Stringer declared a registerable interest in respect of application number DC/22/06013 as a director of the John Peel Centre, and confirmed he would leave the meeting for the duration of the application.

70.3 Councillor Field declared an other non-registerable interest in respect of application number DC/21/02956 as the applicant was personally known to him as a fellow Trustee of the Cobbold Trust.

**71 DECLARATIONS OF LOBBYING**

71.1 All Committee Members declared that they had been lobbied in respect of application number DC/21/02956.

**72 DECLARATIONS OF PERSONAL SITE VISITS**

72.1 None declared.

**73 NA/22/15 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 07 DECEMBER 2022**

73.1 It was **RESOLVED:**

**That the minutes of the meeting held on 07 December 2022 be confirmed and signed as a true record.**

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

74.1 None received.

**75 NA/22/16 SCHEDULE OF PLANNING APPLICATIONS**

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

Application Number	Representations From
DC/21/02956	Peter Dow (Elmswell Parish Council) James Bailey (Agent) Councillor Helen Geake (Ward Member) Councillor Sarah Mansel (Ward Member)
DC/22/04002	Julia Ewans (Woolpit Parish Council) Jamie Martin-Edwards (Agent) Councillor Helen Geake (Ward Member) Councillor
DC/22/05717	None
DC/22/06013	None

**76 DC/21/02956 LAND EAST OF WARREN LANE AND WEST OF CRESMEDOW WAY, ELMSWELL, SUFFOLK**

76.1 Item 7A

Application Proposal	DC/21/02956 Application for Outline Planning Permission (Access to be considered, all other matters reserved Town and Country Planning Act 1990 – Erection of 44 dwellings, including bungalows, affordable housing, open space, landscaping; and associated infrastructure
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Site Location           **ELMSWELL** - Land East of Warren Lane, and West of  
Cresmedow Way, Elmswell, Suffolk  
Applicant               JD and RJ Baker Farms Ltd

- 76.2 The Area Planning Manager advised Members that an updated constraints map had been provided, and provided an update regarding the Elmswell Neighbourhood Plan which had progressed during the time of the application. The Area Planning Manager then presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the previous planning application history at the site, the housing land supply, and the Officer recommendation of refusal.
- 76.3 The Area Planning Manager responded to questions from Members on issues including: the impact of the adjacent quarry on the development, the effect of the 10 year housing land supply on the application, the response from the minerals team regarding the quarry, the current occupants of the employment sites on Warren Lane, and the reasons for the amended Officer recommendation since the application was previously presented to Committee.
- 76.4 Members considered the representation from Peter Dow who spoke on behalf of Elmswell Parish Council.
- 76.5 The Parish Council representative responded to questions from Members on issues including: whether the part of the site allocated in the Joint Local Plan is proposed to be allocated in the Elmswell Neighbourhood Plan.
- 76.6 Members considered the representation from James Bailey who spoke as the Agent.
- 76.7 The Agent responded to questions from Members on issues including: the proposed number of properties in the original application and whether extending the scheme improved the quality of the site, and the proposed housing mix.
- 76.8 The Area Planning Manager confirmed to Members the proposed number of properties detailed in the report.
- 76.9 The Agent responded to further questions from Members on issues including: the location of the proposed footpaths and existing public rights of way.
- 76.10 The Chair read out a statement from Ward Member, Councillor Geake, who was unable to attend the meeting, supporting the Officer recommendation.
- 76.11 Members considered the representation from Ward Member, Councillor Mansel, who spoke in support of the Officer recommendation.
- 76.12 Members debated the application on issues including: the density of the development, the boundary of the site and the existing Joint Local Plan and Neighbourhood Plan, the sustainability of the site, and the adjacent quarry.

76.13 Councillor Stringer proposed that the application be refused as detailed in the Officer recommendation.

76.14 Councillor Meyer seconded the proposal.

76.15 Members continued to debate the application on issues including: the housing mix, and the locations of the site.

By a vote of 5 votes for and 1 against

**It was RESOLVED:**

**That the Chief Planning Officer be authorised to REFUSE Planning Permission based on the following reasons and such other reasons as he considers fit:**

**The proposed form of development would intrude into the countryside, and would not add to the overall quality of the area but would foreseeably impact on the character and appearance of the rolling countryside location, having regard to the introduction of new buildings and activity on the valley side.**

**On this basis the proposal would be contrary to paragraph 126 and 130 of the NPPF and contrary to policy CS5 of the adopted Core Strategy which seeks to safeguard local distinctiveness. The development of this countryside location would moreover be contrary to policy H7 of the adopted Mid Suffolk Local Plan 1998 which seeks to control development outside settlement boundaries in the Plan in order to safeguard the character and appearance of the countryside.**

**Furthermore the proposal risks harm by reason of risk to pedestrian safety, and as such fails to comply with the requirements of NPPF paragraph 110 b) and 112 c).**

**By reason of harm resulting from the intrusion into the countryside, and harm to pedestrian safety, the proposal fails to fulfil the requirements of sustainable development. As such the proposal would be contrary to the requirements of Core Strategy CS1 and CS2.**

**As such the proposal is not acceptable in principle, being contrary to paragraphs 8 and 11 of the NPPF(2021), Policy H7 and T10 of the Mid Suffolk Local Plan (1998), Policies CS1, CS2 and CS5 of the Core Strategy (2008) and Policy FC1 and FC1.1 of the Core Strategy Focused Review (2012). The harms identified would significantly and demonstrably outweigh the very modest benefits.**

**77 DC/22/04002 LAND AT LAWN PARK BUSINESS CENTRE, WARREN LANE, WOOLPIT, IP30 9RS**

77.1 Item 7B

Application Proposal	DC/22/04002 Hybrid Application. Full planning Application for B8 storage and E(g) office uses for Land Parcels 4 and 5. Outline Planning Application for B2 light industrial, B8 storage and E(g) office uses for Land Parcel 6.
Site Location	<b>WOOLPIT</b> – Land at Lawn Park Business Centre, Warren Lane, Woolpit, IP30 9RS
Applicant	C & K Smith

77.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the scope of the application, the location and layout of the site, the planning history at the site, the proposed height of the buildings and external storage, the proposed vehicle tracking alignment plan, the proposed landscaping plan, vehicular access to the site, the potential heritage impact, and the Officer recommendation of approval as detailed in the report. The Case Officer advised Members that formal consultee comments are still awaited regarding ecology and landscaping.

77.4 The Case Officer responded to questions from Members on issues including: the reasons previous applications at the site had been refused, access to the site, the expected timescale for commencement of works and how this will be defined, and the adequacy of the proposed landscaping scheme.

77.5 The Planning Lawyer and the Case Officer responded to questions from Members on the lack of a full formal response regarding heritage aspects of the development.

77.6 The Case Officer responded to further questions from Members on issues including: the potential light and noise pollution impact, the employment land supply in the area, pedestrian access to the site, the heritage assessment for the listed buildings located in Haughley New Street, and the Woolpit Neighbourhood Plan.

77.7 Members considered the representation from Julia Ewans who spoke on behalf of Woolpit Parish Council.

77.8 Members considered the representation from Jamie Martin-Edwards who spoke as the Agent.

77.9 The Agent responded to questions from Members on issues including: the location of the HGV route to the site, and what action can be taken to prevent drivers not using the designated routes.

77.10 The Chair read out a statement from Ward Member Councillor Geake, who

was unable to attend the meeting.

77.11 Members considered the representation from Councillor Mansel who spoke as the Ward Member.

77.12 A break was taken from 11:21am until 11:28am for Officers to determine whether sufficient information had been received from consultees to enable Members to be able to make an informed decision on the application.

77.13 The Area Planning Manager and the Planning Lawyer advised the Committee that sufficient advice had been received and Officers were content to proceed with the recommendation detailed in the report.

77.14 Members debated the application on issues including: heritage, access, lighting, and traffic.

77.15 Councillor Passmore proposed that the application be deferred to enable officers to obtain further information regarding heritage and travel routes.

77.16 Councillor Meyer seconded the motion.

By a unanimous vote

**It was RESOLVED:**

**That application number DC/22/04002 be deferred to enable Officers to obtain further advice from heritage including Haughley New Street and noise, highways including travel, HGV routes and including incursion of smaller vehicles on Warren Lane and Woolpit, and a solution to lighting, with an update on landscape and ecology.**

**78 DC/22/05717 11 MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1YY**

78.1 Item 7C

Application Proposal	DC/22/05717 Listed Building Consent – Replacement flat roof section, replacement roof lights
Site Location	<b>STOWMARKET</b> – 11 Market Place, Stowmarket, Suffolk, IP14 1YY
Applicant	Mid Suffolk District Council

78.2 Councillor Stringer left the meeting at 11:40am, for the duration of application number DC/22/05717 and did not participate in the debate or vote.

78.3 The Case Officer introduced the application to the Committee outlining the proposal before Members including: the location of the site, the proposed alterations to the roof, and the officer recommendation of approval.

- 78.4 The Case Officer responded to questions from Members on issues including: ecology and the materials to be used for the replacement roof.
- 78.5 The Chair advised that the Ward Member, Councillor Ekpenyong had given apologies for the meeting and confirmed that he had no objections to the proposal.
- 78.6 Councillor Passmore proposed that the application be approved.
- 78.7 Councillor Meyer seconded the motion.

By a unanimous vote

**It was RESOLVED:**

**(1) That the Chief Planning Officer be authorised to GRANT Listed Building Consent subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:**

- Standard time limit (3yrs for commencement of scheme)
- Approved Plans (Plans submitted that form this application)
- Shortfall slate to be agreed

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

**- PROTECTED SPECIES**

**79 DC/22/06013 127 POPLAR HILL, STOWMARKET, SUFFOLK, IP14 2AX**

79.1 Item 7D

Application Proposal	DC/22/06013 Householder Application – Construction of vehicular hardstanding in front garden with associated footpath crossing and dropped kerbs for a disabled person.
Site Location	<b>STOWMARKET</b> – 127 Poplar Hill, Stowmarket, Suffolk, IP14 1AX
Applicant	Babergh and Mid Suffolk District Council

79.2 Councillor Stringer returned to the meeting at 11:51am.

79.3 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location of the site, the proposed works, the reason for referral to committee, and the Officer recommendation of approval as detailed in the report.

79.4 The Case Officer responded to questions from Members on issues including:

the effect of the alterations on the existing street scape, any existing designated parking areas for the dwellings, and the level of land at the rear of the property.

79.5 Councillor Stringer proposed that the application be approved as detailed in the officer recommendation.

79.6 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, including the imposition of relevant conditions and informative as summarised below and those as may be deemed necessary by the Chief Planning Officer:**

- **Standard time limit (3yrs for implementation of scheme)**
- **Approved Plans (Plans submitted that form this application)**
- **Vehicular visibility splays provided as shown on Drawing No. 03 and thereafter retained in perpetuity**
- **Pedestrian visibility splays to be provided within 2 metre by 2 metre triangular areas each side of the access.**
- **No obstruction to visibility over 0.6m high within visibility splays**
- **Access to be provided in accordance with SCC standard access drawing DM13 with an entrance width of 3m and thereafter retained in perpetuity**
- **New access onto the highway to be surfaced with a bound material**
- **Gradient of vehicular access to not be steeper than 1 in 20 for the first five metres measured from the nearside edge of the highway**
- **Gradient of the access driveway to not be steeper than 1 in 12 measured from the nearside edge of the highway.**
- **Restriction on construction times during development: 0800 to 1800 Monday to Fridays and 0900 to 1300 on Saturdays, no works on Sunday and Bank Holidays.**

**Informative notes**

- **Pro active working statement**
- **SCC Highways notes**

**80 SITE INSPECTION**

80.1 None received.

The business of the meeting was concluded at 11.59 am.

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Chair