

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING REFERRALS COMMITTEE** held in the Virtual Teams Video Meeting on Friday, 19 March 2021 09:30

PRESENT:

Councillor: Kathie Guthrie (Co- Chair) and Matthew Hicks (Chair)

Councillors: James Caston Rachel Eburne
Sarah Mansel John Matthissen
Andrew Mellen Richard Meyer
David Muller BA (Open) MCMI Mike Norris
RAFA (Councillor)
Andrew Stringer Rowland Warboys

Ward Member(s):

Councillors: John Whitehead

In attendance:

Officers: Planning Lawyer (IDP)
Principal Planning Officer (JH)
Governance Officer (RC)
Chief Planning Officer (PI)

10 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Apologies for absence were received from Councillors John Field, Peter Gould, Barry Humphreys MBE, and Tim Passmore.

11 TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS

None declared.

12 DECLARATIONS OF LOBBYING

None declared.

13 DECLARATIONS OF PERSONAL SITE VISITS

Councillor Sarah Mansel declared that she had visited the site for application DC/18/00861.

14 RF/20/4 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 27

JANUARY 2021

The Chair advised Members that a Draft had not yet been completed of the Minutes of the meeting but that these would be presented at the next meeting of the Committee.

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

16 RF/20/5 SCHEDULE OF PLANNING APPLICATIONS

In accordance with the Council's procedure for public speaking on planning applications, representations were made as detailed below:

Application Number	Representations From
DC/18/00861	Richard Martin (Agent) Cllr John Whitehead (Ward Member)

17 DC/18/00861 LAND TO THE EAST OF, ELY ROAD, CLAYDON, SUFFOLK

17.1 Item 7A

Application Proposal	DC/18/00681 Outline Planning Application (with means of access to be considered) – Erection of up to 67 dwellings, public open space and supporting site infrastructure including access.
Site Location	CLAYDON – Land to the East of, Ely Road, Claydon, Suffolk
Applicant	M. Scott Properties Ltd, The St Edmundsbury and Ipswich Diocese

17.2 The Case Officer presented the application to the Committee outlining the location of the site, the amended layout of the site, the increased biodiversity buffer, footpath improvements, and the officer recommendation of approval.

17.3 The Case Officer and Senior Development Management Engineer from Suffolk County Council Highways Department responded to Members' questions on issues including: footpaths and highways, construction traffic, the neighbouring site that had been previously approved, and the possible timeframe for construction.

17.4 Members considered the representation from Richard Martin who spoke as the Agent.

17.5 The Agent responded to questions from Members on issues including: the current ownership of the land.

17.6 Members considered the representation from Councillor John Whitehead, Ward Member, who spoke against the application.

17.7 The Ward Member responded to Members' questions on issues including: the lack of a Neighbourhood Plan in the parishes, the consultation and engagement from the Applicant, the proposals relationship to the Draft Joint Local Plan, and the current use of the land.

17.8 A comfort break was taken between 10:47 – 11:00

17.9 Members debated the application on the issues including: the single access route to the site, construction traffic route, pressure on local facilities, improvements to footpaths and the increased biodiversity measures.

17.10 Councillor Kathie Guthrie proposed that the application be approved as detailed in the officer recommendation with the additions as follows:

- Condition that no construction access should pass through Edinburgh Gardens.
- Informative of upgrading the existing footpath to a bridleway as a request to the County Council
- as a condition The proposed bungalows on the site would be delivered to M42 and M43 standard at the reserved matters stage.

17.11 This was Seconded by Councillor David Muller

17.12 By 9 votes to 3.

17.13 It was Resolved:-

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer as summarised below and those as may be deemed necessary by the Chief Planning Officer to secure:

- **Affordable housing**
- **This shall include not less than 35% of the total dwellings**
- **Properties shall be built to current Housing Standards Technical requirements March 2015 Level 1. All ground floor 1 bed flats to be fitted with level access showers, not baths.**
- **The council is granted 100% nomination rights to all the affordable units on initial lets and 75% on subsequent lets**
- **All affordable units to be transferred freehold to one of the Councils preferred Registered providers.**
- **Adequate parking provision is made for the affordable housing units including cycle storage for all units.**
- **Commuted sum option available to be paid instead of on site provision should the LPA agree to such request.**
- **Primary school building costs - £4,591.34 per dwelling (total £307,620)**
- **Primary school land purchase - £263.51 per dwelling (total £17,655)**
- **Recreational Access Disturbance Mitigation Strategy (RAMS) contribution - £121.89 per dwelling (total £8,166.61)**
- **Improvements to Church Lane Claydon/Norwich Road junction and Station Road/Norwich Road junction; Financial contribution toward transport improvements in the village to encourage walking and cycling,**

safer routes to school and improve safety for pedestrians and cyclists; and Norwich Road extension of Speed Limit on Norwich Road. The total cost of these works are estimated at £98,250 to be apportioned between this and Norwich Road application (reference 1856/17). This site has been identified to contribute £15,542.50, with the remainder to be sought from 1856/17.

- **Public Right of Way improvement – widening and resurfacing of footpaths FP13 and FP14 and Bridleway 009 - £58,125**

(2) That the Chief Planning Officer be authorised to GRANT Planning Permission upon

completion of the legal agreement subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Standard outline time limit**
- **Approval of reserved matters – appearance, scale, layout, landscaping**
- **Approved Plans – broad compliance with parameter plan including location of single storey dwellings**
- **Phasing Condition (To allow phasing of the development and allows spreading of payments under CIL) (Pre-commencement)**
- **Market housing mix prior to or concurrent with reserved matters to be agreed**
- **Removal of permitted development rights for upwards extensions to any single storey dwellings**
- **Provision of open space and play space, timing of and maintenance and management**
- **Detailed landscape planting plan, including advance planting, management plan, landscaping scheme and details of SUDS areas**
- **Road construction and surface water disposal from roads**
- **Construction management plan (including hours for deliveries and construction works on site)**
- **Vehicle turning and parking (including cycles and electric vehicle charging points)**
- **Bin storage**
- **Travel plan**
- **Protection of public right of way during construction the development**
- **Fire hydrants**
- **Drainage strategy (Anglian Water)**
- **Surface water drainage scheme including further infiltration testing and two-stage water treatment**
- **Maintenance and management of the surface water drainage scheme**
- **SuDS components on LLFA's Flood Risk Asset Register.**
- **Construction Surface Water Management Plan**
- **Mineral extraction quantified**
- **Archaeology – implementing programme of archaeological work**
- **Ecology protection, mitigation and enhancement, including the provision of Swift boxes, hedgehog fencing and wildlife sensitive lighting**
- **Level access to enable wheelchair access for all dwellings/buildings**
- **Tree Method Statement and Tree Protection Plan compliance**
- **Unexpected contamination**
- **Energy and renewal integration scheme to be agreed**
- **Rainwater harvesting to be agreed**

- Service ducting for Broadband cables
- On site open space and includes management of the space to be agreed and requirement for public access at all times.

(3) And the following informative notes as summarised and those as may be deemed

necessary:

- Pro active working statement
- SCC Highways notes
- Works to a watercourse may require consent (Land Drainage Act 1991)
- Any discharge to a watercourse or groundwater comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
- Any discharge of surface water to watercourse that drains into Internal Drainage Board catchment may be is subject to payment of a surface water developer contribution
- European Protected Species Licence

(4)That in the event of the Planning obligations or requirements referred to in Resolution (1) above not being secured and/or not secured within 6 months that the Chief Planning Officer be authorised to refuse the application on appropriate grounds if considered necessary.

With the additional conditions of:-

- No construction access should pass through Edinburgh Gardens.
- Informative of upgrading the existing footpath to a bridleway as a request to the County Council.
- The proposed bungalows on the site would be delivered to M42 and M43 standard at the reserved matters stage.

The business of the meeting was concluded at 11.57 am.

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Chair