

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE A** held in the Frink Room (Elisabeth) - Endeavour House on Wednesday, 15 March 2023 at 09:30am.

PRESENT:

Councillor: Matthew Hicks (Chair)

Councillors: John Field Sarah Mansel
John Matthissen Richard Meyer
Timothy Passmore

Ward Member(s):

Councillors: Helen Geake
Harry Richardson

In attendance:

Officers: Chief Planning Officer (PI)
Area Planning Manager (GW)
Planning Lawyer (IDP)
Case Officers (JW/DC/SS)
Governance Officer (CP)

91 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

91.1 Apologies were received from Councillor Eburne and Councillor Humphreys MBE.

92 TO RECEIVE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTRABLE OR NON REGISTRABLE INTERESTS BY MEMBERS

92.1 Councillor Meyer declared an other non-registerable interest in respect of application number DC/20/05894 as the Agent was a resident in his Ward.

93 DECLARATIONS OF LOBBYING

93.1 All Members declared that they had been lobbied in respect of application number DC/20/05894.

93.2 Councillor Meyer declared that he had been lobbied in respect of application number DC/22/04002.

94 DECLARATIONS OF PERSONAL SITE VISITS

94.1 None declared.

95 NA/22/19 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 15 FEBRUARY 2023

It was RESOLVED:

That the minutes of the meeting held on 15 February 2023 were confirmed and signed as a true record.

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

96.1 None received.

97 NA/22/20 SCHEDULE OF PLANNING APPLICATIONS

97.1 The Chief Planning Officer provided an update to the Committee regarding application number DC/20/05126 and advised Members that the application had been deferred by Officers to enable additional information relating to the noise and odour mitigation proposals to be considered by Officers. The application would return to Committee at a later date.

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

Application Number	Representations From
DC/20/05894	Vicky Waples (Thurston Parish Council) Stephen Lee (Applicant) Councillor Austin Davies (Ward Member) Councillor Harry Richardson (Ward Member)
DC/20/05126	Application deferred
DC/22/04002	Julia Ewans (Woolpit Parish Council) Jamie Martin-Edwards (Agent) Councillor Sarah Mansel (Ward Member) Councillor Helen Geake (Ward Member)
DC/22/04581	None

98 DC/20/05894 LAND SOUTH WEST OF, BEYTON ROAD, THURSTON, SUFFOLK

98.1 Item 7A

Application Proposal	DC/20/05894 Submission of details (Reserved Matters) pursuant to Outline Planning Permission DC/19/03486. Layout, Scale, Appearance and Landscaping for the construction
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	of up to 210 dwellings, public open space, play area, sustainable drainage features and associated infrastructure including foul sewerage pumping station.
Site Location	THURSTON – Land South West of, Beyton Road, Thurston, Suffolk
Applicant	Bloor Homes & Sir George Agnew

- 98.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and proposed layout of the site, the proposed vehicular access, storey heights of the buildings, the locations of the affordable housing, the proposed design and character areas of the development, the landscape and ecology management plan and ecological enhancements, the proposed play area including amended landscaping, water drainage plans, the proposed parking plan, cycleways and connectivity plan, the contents of the tabled papers, and the officer recommendation of approval as detailed in the tabled papers.
- 98.3 The Case Officer responded to questions from Members on issues including the parking plan, permeability of driveways, whether any advice was obtained from a Design Out Crime Officer, the management of future landscaping and whether landscaping would include established planting, whether the trees to be planted would be on community land, the proposed heating system, the conditions relating to the timing of highways improvements, the location of the cycleway, the charging speed of the public electric vehicle (EV) charging point, and which trees are to be retained.
- 98.4 Members considered the representation from Vicky Waples who spoke on behalf of Thurston Parish Council.
- 98.5 The Parish Council representative responded to questions from Members on issues including the concerns of the Parish Council regarding the cycleway and footpath routes.
- 98.6 Members considered the representation from Stephen Lee who spoke as the applicant.
- 98.7 The Applicant and James Bailey, the Agent, responded to questions from Members on issues including: whether the spine roads will be adoptable, the landscaping scheme and future management plans, the permeability of driveways, the EV charging points, solar panel installation, the connectivity of the offsite cycleway to the existing highway, whether the existing footpath could be improved to become a cycleway, sustainability measures, the locations of the 2.5 storey dwellings within the site, the proposed number of bungalows, the number of triple parking spaces, and the number of dwellings with an excess parking allowance.
- 98.9 The Chair read out a statement from Ward Member Councillor Davies who was unable to attend the meeting.

98.10 Members considered the representation from Ward Member Councillor Richardson.

98.11 Members debated the application on issues including: the proposed number of properties on the development, the opportunity for future proofing developments, the responses received from statutory consultees, the adequacy of the cycle paths, the number of triple parking spaces, and the level of community engagement and improvements made to the proposal following the previous presentation to Committee.

98.12 Councillor Passmore proposed that the application be approved subject to additional conditions relating to the cycleways, triple parking, and permeable surfaces.

98.13 The Chief Planning Officer provided clarification regarding the application of conditions and confirmed to Members that the issues regarding cycleways and parking provision could be reviewed.

98.14 Members continued to debate the application on issues including: the parking provision including triple parking, the cycle path provision, off site connectivity, the proposed heating systems, and the installation of solar panels.

98.15 Councillor Passmore agreed to the following:

Delegate to Chief Planning Officer to review and negotiate:

- (A) the provision of shared cycle footway provision to create opportunity for cycling off road in the area of Mount Road and
- (B) to review and negotiate the layout of those plots with triple parking (except where in excess of standards) in order to materially reduce the number of plots where triple parking occurs

Subject to the conclusion of (A) and (B) that Reserved Matters be approved as per the recommendation in Tabled papers, and

Remove condition for LEAP position

Add condition Solar Panels provided prior to first occupation

Add condition requiring use of permeable surfaces where appropriate

98.16 Councillor Field seconded the proposal.

By a vote of 5 votes for and 1 against.

It was RESOLVED:

- (1) That the reserved matters of scale, layout, appearance, and landscaping are

approved subject to the following conditions:-

- **Approved Plans (Plans submitted that form this application)**
- **Further details as to the external appearance and enclosure to pumping station**
- **Construction Management Plan + include Parish Liaison commitment & working times**
- **Further details of air source heat pump attenuation**
- **Parish Liaison Plan**
- **External Materials full details**
- **Archaeology**
- **100% Electric vehicle charging**
- **Delivery of air source heat pump and pv commitments**
- **Minor adjustment to LEAP position and additional planting to its south**
- **Delivery trigger for the start and finish of construction of the 3m wide cycleway/footpath to be agreed**
- **Drawing attention to the associated S106, its triggers in respect of off-site highway improvements**
- **Further details of play equipment, gym trail equipment**
- **Further drawing showing removal of knee rail around from around attenuation basin and replacement with soft planting**
- **Further detail of inlets, outlets and head walls**
- **Notice to be displayed within play area site during construction of dwellings stating that the site will become a play area. That sign to remain in situ until play area is open for use**
- **As required by Committee**
- **As deemed reasonable by the Chief Planning Officer when issuing the decision**

Note commitment of DM Service to involve TPC in liaison plan preparation and to share draft Construction Management Statement and to encourage SCC to share S38/278 drawings with TPC

And

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

• Proactive working statement

And the following as agreed by Committee

Delegate to Chief Planning Officer to review and negotiate:

(A) the provision of shared cycle footway provision to create opportunity for cycling off road in the area of Mount Road and

(B) to review and negotiate the layout of those plots with triple parking (except where in excess of standards) in order to materially reduce the number of plots where triple parking occurs

Subject to the conclusion of (A) and (B) that Reserved Matters be approved as per the recommendation in Tabled papers, and

Remove condition for LEAP position

Add condition Solar Panels provided prior to first occupation

Add condition requiring use of permeable surfaces where appropriate

99 DC/20/05126 LAND SOUTH OF, MILL LANE, STRADBROKE, SUFFOLK

99.1 Application deferred by Officers.

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

100.1 Item 7C

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	WOOLPIT – Land at Lawn Park Business Centre, Warren Lane, Woolpit, IP30 9RS
Applicant	C & K Smith

100.2 A break was taken from 11:17am until 11:24am after application number DC/20/05894 and before the commencement of application number

DC/22/04002.

- 100.3 The Case Officer introduced the application to the Committee outlining the proposal before Members including: the previous decision of deferral of the application by Committee on 18 January 2023, the amendments made to the application since that decision, the letter of objection received since the publication of the agenda for this meeting, the location of the site, the site constraints, the planning history of the site, the proposed block plan, the potential harm to heritage assets, the vehicle tracking alignment plan, the proposed landscaping plan, the proposed Heavy Goods Vehicle (HGV) routing plan, the proposed lighting plan, access to the site, and the officer recommendation of approval as detailed in the report.
- 100.4 The Case Officer responded to questions from Members on issues including: whether there were permitted development rights for B1/B8 uses, the proposed colour scheme of the buildings, installation of solar panels, and the timing, intensity, and direction of the lights.
- 100.5 The Planning Lawyer confirmed that the classes of use detailed in the report were accurate.
- 100.6 Members considered the representation from Julia Ewans who spoke on behalf of Woolpit Parish Council.
- 100.7 Members considered the representation from Jamie Martin-Edwards who spoke as the Agent.
- 100.8 Members considered the representation from Councillor Sarah Mansel who spoke as the Ward Member.
- 100.9 Members considered the representation from Councillor Helen Geake who spoke as the Ward Member.
- 100.10 The Ward Members responded to questions from Members on issues including: whether traffic to the site travelled through the village of Woolpit.
- 100.11 The Area Planning Manager and the Case Officer responded to question on issues including: whether there were any restrictions in place in surrounding roads with regard to HGV's, and whether any enforcement action to ensure HGV drivers follow the suggested routes.
- 100.12 Members debated the application on issues including the lighting plan, and traffic concerns including the GHV routes and enforcement issues.
- 100.13 Councillor Passmore proposed that the application be approved subject to additional conditions relating to the colour scheme of the buildings, and a vehicle tracking scheme.
- 100.14 Councillor Meyer seconded the proposal.

By a vote of 4 votes for and 1 against.

It was RESOLVED:

That the authority of Development Control Committee be delegated to the Chief Planning Officer to GRANT Hybrid Planning Permission following agreement from the relevant consultees relating to ecology and landscaping and subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

Full Planning Permission:

- **Development to be commenced within 3-year time scale.**
- **Development to accord with submitted drawings.**
- **Use class confirmation – B8 storage with E(g) office (no change of use within B or E use classes).**
- **Limit to external storage height and location of storage.**
- **Car, HGV and cycle parking to be provided as shown.**
- **Provision of EV charging points.**
- **Archaeological investigation to be agreed and undertaken.**
- **Fire hydrants to be provided.**
- **SuDS landscaping and maintenance details.**
- **Sustainability details to be agreed.**
- **Lighting to comply with submitted details.**
- **Limit to external noisy works.**
- **Noise management plan to be submitted and agreed.**
- **Hours of work.**
- **Acoustic fencing to be erected.**
- **Bin storage details to be agreed.**
- **Details of security fencing to be agreed.**

Outline Planning Permission:

- **Outline commencement requirement. Reserved matters to be made within 3 years, commencement within two of reserved matters approval.**
- **Reserved matters details to include access, appearance, layout, landscaping and scale.**
- **Development to accord with indicative drawings.**

- Use class confirmation – B2 light industrial, B8 storage or E(g) office.
- Archaeological investigation to be agreed and undertaken.
- Fire hydrants to be provided.
- Sustainability details to be agreed.
- Lighting details, including light spill to be submitted.
- Noise details to be submitted.
- Hours of work to be agreed.

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

- Pro-active working statement
- Public Rights of Way informative
- Land contamination informative

And the following additional conditions as agreed at Committee:

- Colour to be agreed
- Scheme for vehicle tracking to be agreed

101 ELECTION OF CHAIR

101.1 Councillor Hicks left the meeting at 12:20pm.

101.2 In the absence of a Chair and Vice Chair, nominations were requested for the election of a Chair for the remainder of the meeting.

101.3 Councillor Mansel proposed that Councillor Meyer Chair the meeting.

101.4 Councillor Passmore seconded the motion.

By a unanimous show of hands

It was RESOLVED:

That Councillor Meyer would chair the meeting.

102 DC/22/04581 CAR PARK, WINGFIELD BARNS, CHURCH ROAD, WINGFIELD, IP21 5RA

102.1 Item 7D

Application	DC/22/04581
Proposal	Planning Application - Re-surface and landscape existing car park.
Site Location	WINGFIELD – Car Park, Wingfield Barns, Church Road, Wingfield, IP21 5RA
Applicant	Wingfield Barns CIC

102.2 The Case officer introduced the application to the Committee outlining the proposal before Members including: the reason for referral to the Committee, the location of the site, the proposed works to be undertaken, the site constraints, the existing and proposed plans, the surrounding landscaping, and the officer recommendation of approval as detailed in the report.

102.3 The Case Officer and the Planning Lawyer responded to questions from Members on issues including: the reasons why planning permission was required, and the condition relating to the surface materials.

102.4 Councillor Passmore proposed that the application be approved as detailed in the officer recommendation and with an additional condition relating to the permeable surface.

102.5 Councillor Field seconded the proposal.

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:

- **Standard time limit (3yrs for implementation of scheme)**
- **Approved Plans (Plans submitted that form this application)**
- **Landscaping**
- **Surfacing Materials to be agreed**
- **Strategy for disposal of surface water including management and maintenance to be agreed**
- **Construction surface water management plan to be agreed**

And with the following additional condition as agreed by Committee

Surfacing condition to confirm permeable surface and appropriate appearance

103 SITE INSPECTION

103.1 None received.

The business of the meeting was concluded at 12.32 pm.

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Chair