

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, 26 April 2023

PRESENT:

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

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

Ward Member(s):

Councillors: Richard Meyer

In attendance:

Officers: Area Planning Manager (GW)
Planning Lawyer (IDP)
Planning Officers (AS / NM)
Governance Officer (AN)

Apologies:

Councillors: Andrew Stringer

97 APOLOGIES AND SUBSTITUTIONS

97.1 Apologies were received from Councillor Stringer.

97.2 Councillor Mansel substituted for Councillor Stringer.

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

98.1 Councillor Mellen declared an Other Registerable Interest for application number DC/22/05701 as the Suffolk County Councillor for Badwell Ash.

98.2 Councillor Muller declared an Other Registerable Interest for application number DC/23/00996 as a member of Stowmarket Town Council's Planning Committee that had given prior consideration to the application.

99 DECLARATIONS OF LOBBYING

99.1 None declared.

100 DECLARATIONS OF PERSONAL SITE VISITS

100.1 None declared.

101 SA/22/19 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 1 MARCH 2023

101.1 It was confirmed that the minutes of the meeting on the 1st March 2023 were confirmed and signed as a true record.

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

102.1 None received.

103 SA/22/20 SCHEDULE OF PLANNING APPLICATIONS

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

Application Number	Representations From
DC/22/05701	Jamie Martin-Edwards (Agent) Councillor Richard Meyer (Ward Member)
DC/23/00996	None.

104 DC/22/05701 LAND EAST OF, HUNSTON ROAD, BADWELL ASH, SUFFOLK

104.1 Item 7A

Application Proposal	DC/22/05701 Application for Approval of Reserved Matters following grant of Outline Approval DC/19/01554 - Submission of details for the erection of 52No dwellings, with associated landscaping, drainage, and ecological works
Site Location	BADWELL ASH – Land East of, Hunston Road, Badwell Ash, Suffolk
Applicant	Mulberry Homes

104.2 The Case Officer presented the application to the Committee outlining the proposal before Members including the location of the site, the constraints, the proposed site layout, the proposed housing mix, the landscaping plans,

the refuse strategy, the parking strategy, the materials plan, proposed storey heights, proposed elevations, connectivity to the site, the updated consultation responses as detailed in the tabled papers, and the Officer recommendation for approval.

- 104.3 The Case Officer responded to questions from Members on issues including: the proposed number of 2-bed market dwellings, housing density, retention of trees, the foul drainage water strategy, the consultation response from Anglian Water, protection measures for toads, footpath connectivity within the site, and the location of electrical pylons and power lines.
- 104.4 Members considered the representation from Jamie Martin-Edwards who spoke as the Agent.
- 104.5 The Agent responded to questions from Members on issues including: the orientation of the roofs, the inclusion of solar panels, protection measures for toads, the foul water drainage strategy, the functionality of proposed chimneys, whether the roads will be built to adoptable standards, and the route of overhead power lines.
- 104.6 Members considered the representation from Councillor Richard Meyer who spoke as the Ward Member.
- 104.7 The Ward Member responded to questions from Members on issues including: river quality and flooding.
- 104.8 Members debated the application on the following issues: the foul water drainage strategy, the consultation response from Anglian Water, faux chimneys, sustainable energy measures, conditions of restriction on occupation, protection measures for toads, and the National Planning Policy Framework (NPPF) Policy 174E.
- 104.9 The Area Planning Manager responded to further questions from Members on the foul water drainage strategy and the possibility of imposing conditions on Anglian Water.
- 104.10 A short break was taken between 10:44am and 10:54am to allow for discussion between the Area Planning Manager, the Planning Lawyer, and the Chair regarding the possibility of imposing conditions on the application.
- 104.11 The Planning Lawyer advised Members that the imposing of conditions on the foul water strategy and external companies, such as Anglian Water, did not fall under the Committee's scope when determining a Reserved Matters application but that an informative could be made if deemed necessary.
- 104.12 Members further debated the application on the following issues: the increase in development in Badwell Ash since the Outline application was approved in 2019, the capacity for foul water drainage, phasing of the Anglian Water infrastructure, and an additional informative.

104.13 Councillor Mansel proposed that the application be approved as detailed in the Officer's recommendation with the following informative:

- The delivery of Anglian Water infrastructure to be alongside the phasing of the development

104.14 Councillor Warboys seconded the proposal.

By a vote of 7 For and 1 Against

It was RESOLVED:

That authority be delegated to the Chief Planning Officer to APPROVE Reserved Matters, subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Reserved Matters Approved in Conjunction with Outline Planning Permission;**
- **Approved Plans and Documents;**
- **Submission of Further Landscape Details;**
- **Development in accordance with Ecological Report Recommendations;**
- **Electric Vehicle (EV) Charging details prior to commencement;**
- **Fire Hydrants prior to occupation.**

(Please see decision notice for those already imposed as part of Outline Planning Permission Ref: DC/19/01554)

With additional informative for the delivery of Anglian Water infrastructure to be alongside the phasing of the development.

105 DC/23/00996 UNIT 1B, GIPPING WAY, STOWMARKET, IP14 1RA

105.1 Item 7B

Application Proposal	DC/23/00996 Planning Application - Installation of 2no shopfront door sets and associated paving to frontage to Unit 1B
Site Location	STOWMARKET – Unit 1B, Gipping Way, Stowmarket, IP14 1RA
Applicant	Babergh and Mid Suffolk District Councils

105.2 A short break was taken between 11:21am and 11:35am before the commencement of application number DC/23/00996.

105.3 The Case Officer presented the application to the Committee outlining the proposal before Members including the location of the site, the existing site and floor plans, the existing and proposed elevations, the proposed floor plans, the additional informative as detailed in the tabled papers, and the

Officer's recommendation for approval.

105.4 The Case Officer responded to questions from Members on issues including: access to the property for those in wheelchairs.

105.5 Councillor Guthrie proposed that the application be approved as detailed in the Officer's recommendation.

105.6 Councillor Muller seconded the proposal.

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)**

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

- **Proactive working statement**
- **SCC Highways notes**
- **Support for sustainable development principle**

106 SITE INSPECTION

106.1 None declared.

The business of the meeting was concluded at 11:43am.

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Chair