

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **MSDC PLANNING** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 19 July 2023 at 09:30am

PRESENT:

Councillor: Sarah Mansel (Chair)
Lavinia Hadingham (Vice-Chair)

Councillors: Lucy Elkin Nicholas Hardingham
Terry Lawrence John Matthissen
David Penny Rowland Warboys

Ward Member(s):

Councillors: Terence Carter
Austin Davies

In attendance:

Guest(s): SCC Development Management Technical Manager (SH)

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

18 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

18.1 Apologies were received from Councillor Austin Davies.

18.2 Councillor David Penny substituted for Councillor Davies.

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

19.1 There were no declarations of interest by Members.

20 DECLARATIONS OF LOBBYING

20.1 All Members, except Councillor Penny, declared that they had been lobbied on application numbers DC/20/01716 and DC/22/06379.

21 DECLARATIONS OF PERSONAL SITE VISITS

21.1 There were no declarations of personal site visits.

22 MPL/23/05 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 21 JUNE 2023

22.1 The Governance Officer advised Members of some corrections which had made to the minutes as detailed:

Paragraph 9.6 the Ward Member for application number DC/23/01076 had been corrected to Councillor Jen Overett.

Paragraph 14.6 the spelling of Councillor Overett had been corrected.

It was RESOLVED:

That the minutes of the meeting held on 21 June 2023 were confirmed and signed as a true record.

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

23.1 None received.

24 MPL/23/06 SCHEDULE OF PLANNING APPLICATIONS

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

Application Number	Representations From
DC/20/01716	Julian West (Thurston Parish Council) Hannah Short (Applicant) Councillor Austin Davies (Ward Member)
DC/22/06379	Jamie Martin Edwards (Agent) Councillor Terence Carter (Ward Member)

25 DC/20/01716 LAND ON THE NORTH SIDE OF, NORTON ROAD, THURSTON, SUFFOLK

25.1 Item 7A

Application Proposal	DC/20/01716 AMENDED Hybrid Application: Erection of 112 dwellings (in. 43no affordable) together with associated access, infrastructure, landscaping and amenity space (applied for in full) and 9 self-build plots (applied for in outline with all matters reserved, access to be considered)
Site Location	THURSTON – Land on the North Side of, Norton Road, Thurston, Suffolk
Applicant	Linden (Thurston) LLP

- 25.2 The Case Officer introduced the Suffolk County Council Highways Development Management Technical Manager to provide an update on the Highways improvements at the application site.
- 25.3 The Development Management Technical Officer responded to questions from Members regarding whether the proposed pedestrian crossings had been completed, and whether there any trigger points for requiring pedestrian crossings based on occupancy levels.
- 25.4 The Chief Planning Officer provided further detail in relation to the delivery of the highways improvement works and pedestrian crossings at the adjacent developments.
- 25.5 The Case Officer introduced the application to the Committee outlining the proposal before members including: the previously granted outline permission and reserved matters applications, the proposed number of dwellings on site, the proposed layout, the design and location of the drainage basin, the position of the site in relation to adjacent developments, the objections received from Thurston Parish Council, the policies within the adopted Thurston Neighbourhood Plan, the proposed housing mix, the housing density, public transport provision in the area, sustainability and energy plans, the proposed landscaping plans, the existing S106 agreement, and the officer recommendation of approval as detailed in the officer report and tabled papers.
- 25.6 The Case Officer responded to questions from Members on issues including: the location of the housing mix and the location of affordable housing within the site, the location of the M4(3) compliant bungalows, the self-build plots, and the provision and location of play areas.
- 25.7 The Planning Lawyer and the Chief Planning Officer commented on the principles of the Hillside Supreme Court judgement and the implications of this on the application before Committee today.
- 25.8 The Case Officer responded to further questions from Members on issues including: the density of the development, the anticipated development times and ecological standards of the self-build plots, the possible noise generated by the pumping station, the landscaping plans and potential for harm to the existing hedgerow, the adequacy of the drainage plans, the design of the dwellings and distribution of green spaces including whether consideration had been given to cooling and resilience, and the timing of funding for the additional school places.
- 25.9 Members considered the representation from Julian West who spoke on behalf of Thurston Parish Council.
- 25.10 The Parish Council representative responded to questions from Members on issues including the agreed technical details of the electric vehicle charging points for public use.

- 25.11 Members considered the representation from Hannah Short who spoke as the applicant.
- 25.12 The Applicant responded to questions from Members on issues including: the carbon emissions levels and energy performance certification, details of how mitigating against overheating would be achieved, the play space provision particularly for older children and children with disabilities, the provision of M4(2) compliant bungalows on the site, and the provision of the proposed tiger crossings.
- 25.13 Members considered the representation from Ward Member Councillor Austin Davies, who joined the meeting virtually.
- 25.14 A break was taken from 11:26am – until 11:36am.
- 25.15 The Area Planning Manager responded to a question regarding the allocated numbers within the Joint Local Plan and the Thurston Neighbourhood Plan.
- 22.16 Members debated the application on issues including: the number of developments in Thurston, the potential traffic impact and highways issues, the housing density, the increased number of dwellings from the outline planning permission, the sustainability plan, the objections from the Parish Council, the character of the village.
- 22.17 The Case Officer provided clarification regarding the future ownership and management of the public open space.
- 22.18 Members continued to debate the application on issues including continuity of character, the public transport provision, the energy performance levels of the proposal, the higher proportion of smaller more affordable properties, the number of disability accessible market homes, and the housing need in the area.
- 22.19 The Case Officer provided further clarification to Members of the proposed Highways improvements including the timescales for completion and additional conditions which could be applied.
- 22.20 Members debated the Highways improvements including the funding and location of the improvements, and the implications on this development of the proposed Highways improvements at adjacent developments.
- 22.21 Councillor Warboys proposed that the application be approved as detailed in the Officer recommendation and the tabled papers, and with additional conditions relating to highways improvements.
- 22.22 Councillor Matthissen commented further on the Highways Improvements and CIL (Community Infrastructure Levy) contribution.
- 22.23 Councillor Hardingham seconded the motion.

22.24 The Area Planning Manager confirmed the proposed additional conditions.

22.25 Councillor Warboys and Councillor Hardingham accepted the additional conditions

By a vote of 5 votes for and 3 against

It was RESOLVED:

That the Committee delegates 'Authority' to the Chief Planning Officer to GRANT conditional HYBRID PERMISSION SUBJECT TO

a. The prior completion of a Section 106 Agreement to the CPOs satisfaction to secure the obligations described below (or as may be otherwise referred to in the report):

- **112 plots (all) will be provided on construction with air source heat pumps**
- **43 affordable plots will be provided on construction with pv**
- **Open market units will be offered with a pv addition option if selected by purchaser early enough to be accommodated in the building of that unit.**
- **Highway Improvements (MOVA Technology) - £50,000**
- **Education Land contribution - £19,410**
- **Education Build Cost (Primary) contribution- £252,435**
- **Education Build Cost (Early Years) contribution- £113,358**
- **Community Facilities contribution - £58,000**
- **Provision of new 'tiger' crossing to either Station Hill or Barton Road including beacons. (a tiger is controlled but is not button-operated – A tiger crossing provides two separate crossing points, one for pedestrians and the other for cyclists).**
- **Open space and woodland to be retained in perpetuity and the public to have access also in perpetuity.**
- **Self-build units to be 'self-build' only and not normal build.**
- **The developer to agree with the Council a Self-Build Site Design and Sustainability Principles Statement prior to the submission of any reserved matters relating to the self-build unit**
- **Provision of cycleway extension on east side of Pond Field Road**
- **Provision of a public ev charging terminal**
- **Provision of Residents' Travel Information Packs to 121 plots**
- **Provision of an on-site Parish Council Noticeboard incl. installation**
- **Provision of a public ev charging terminal**
- **Provision of 2 dog bins including waste collection**
- **The requirements of the existing S106 will remain binding and the above contributions/obligations will be secured in addition to those.**

AND

b. That the Section 106 agreement include express provisions and obligations [i] to safeguard those obligations attached to the original planning permission reference 5070/16 and any subsequent variations insofar as they

remain necessary to that other land and that development
[ii] to ensure that notice is given of the commencement of this permission
and that no reliance is placed upon the planning permission for this severed
phase thereafter

Recommended conditions are as follows:

FULL

- standard time limit
- implementation in accordance with approved drawings except where specified otherwise
- materials
- construction method statement
- boundary treatment
- 100% ev charging
- air source heating and attenuation details to 100% of dwellings
- removal of PD rights to extend and/or alter the roof, including those relating to the addition of storeys
- pv details for the 43 affordable dwellings details of optional pv offer to open market purchasers

and such other conditions as may be agreed by the Committee and/or the Chief Planning Officer as he deems appropriate

OUTLINE

- standard time limit
- reserved matters
- drainage details
- dwellings restricted to self-build
- removal of PD rights to extend and/or alter the roof, including those relating to the addition of storeys

and such other conditions as may be agreed by the Committee and/or the Chief Planning Officer as he deems appropriate.

And the following additional conditions:

- Agree screening to boundary of self-build plots if not implemented before adjacent units
- Tree and hedge protection methods to be agreed
- Play area details including provision for accessible play and including all ages to be agreed
- PV ducting to be agreed
- Scheme for M4(2) and M4(3) to be agreed
- Additional S106 requirements to include early provision of both tiger crossings, with contribution to be used for other highway works if previously implemented

- **MOVA contribution to be used for highway improvement works if MOVA technology previously contributed to by other development schemes.**

26 DC/22/06379 TRUCKEAST LIMITED, VIOLET HILL ROAD, STOWMARKET, SUFFOLK, IP14 1NN

26.1 Item 7B

Application Proposal	DC/22/06379 Application for Outline Planning Permission (Access points to be considered, Appearance, Layout, Landscaping and Scale to be Reserved) Town and Country Planning Act 1990 (as amended) - Erection of up to 65No. dwellings, including up to 22No affordable units, and construction of new vehicular access (following demolition of existing buildings).
Site Location	STWOMARKET – Truckeast Limited, Violet Hill, Stowmarket, Suffolk, IP14 1NN
Applicant	TruckEast Ltd

26.2 A break was taken from 12:28pm until 12:39pm, after application number DC/20/01716 and before the commencement of application number DC/22/06379.

26.3 The Case Officer introduced the application to the Committee outlining the proposal before Members including the location and layout of the site, the existing site plan, the indicative site plan including scale, the potential traffic impact, the housing mix, the access to the site and pedestrian crossing points, the proposed parking plan, and the officer recommendation of approval and detailed in the officer report.

26.4 The Case Officer responded to questions from Members on issues including: the design and layout of the site, the potential traffic impact, the biodiversity plans, the proposed number of Electric Vehicle (EV) charging points be provided, whether any street furniture would be included at the pedestrian crossing points, the securing of the permissive path, whether the construction management plan included demolition removal, whether any materials would be reused on site, The Town Council comments, and the market housing mix.

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

26.6 The Agent responded to questions from Members on issues including: the proposed energy efficiency measure for the site, and whether any consideration had been given to employment opportunities on the site.

26.7 Members considered the representation from Ward Member Councillor Terence Carter, who joined the meeting virtually.

- 26.8 The Ward Member responded to questions from members regarding accessibility of ground floor units.
- 26.9 The Case Officer responded to questions from Members regarding the provision units which could be converted to be M4 compliant, and liaison between the community, developer, and the Town Council.
- 26.10 Members debated the application on issues including: the proposed parking plans, the provision of accessible units, and the use of a previous brownfield site.
- 26.11 Councillor Hadingham proposed that the application be approved subject to the additional of conditions relating to accessible ground floor flats, the footpath link, and a community liaison group.
- 26.12 Councillor Warboys seconded the proposal.

By a unanimous vote

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:**
- **Primary education contribution of £370,158;**
 - **Early years education contribution of £130,644;**
 - **Traffic Regulation Order contribution of £11,500;**
 - **Delivery of Open Space within the development;**
 - **Management and maintenance of Open Space;**
 - **Affordable housing contribution of delivery of 22 on-site units.**
 - **Affordable housing mix to be secured concurrent with reserved matters**
 - **Affordable housing provider details to be provided.**
- (2) **That the Chief Planning Officer be authorised to GRANT Outline 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**
- **Outline commencement requirement. Reserved matters application to be made within 3 years, commencement on site to be made within 2 years of reserved matters approval.**
 - **Reserved matters application to include details of appearance, layout, landscaping, and scale.**
 - **Development to accord with illustrative drawings.**
 - **Scheme of demolition to be agreed, including timetable for demolition.**

- Scheme for further investigation, remediation, and verification of land contamination to be agreed and action prior to commencement.
- Fire hydrants to be provided in line with approved scheme.
- Sustainability details to be agreed.
- Access to be provided as shown and to be delivered prior to any other works.
- Visibility splays to be provided to the access.
- Means to prevent discharge of surface water from development onto the highway.
- Details of estate roads and footpaths to be agreed.
- No dwelling to be occupied until the estate roads and footpaths serving that dwelling have been provided to at least Binder level.
- Parking area details to be agreed including provision of electric vehicle charging points and cycle storage.
- Refuse storage and presentations areas to be agreed.
- Construction method statement to be agreed including routing and timing of deliveries using HGV.
- SuDS scheme to be submitted and agreed.
- Verification that SuDS scheme has been installed as agreed.
- Arboricultural protection scheme to be in place during works.
- Control of noise attenuation on site relating to dwellings, gardens, air source heat pumps or other plant to be agreed.
- No burning to take place on site.
- Set hours of construction work.
- Dust control scheme to be agreed.
- Ecology conditions as may be suggested by the Council's Ecological Advisor at Place Services.

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

- Pro-active working statement
- Highways informative
- Land contamination informative
- Anglian Water informatives
- SuDS informatives

(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 a timely manner that the Chief Planning Officer be authorised to refuse the application on appropriate grounds

And the following additional conditions:

- Housing mix to be agreed, including accessibility of ground floor flats
- Footpath link to be secured
- Community liaison group to be included in construction method statement condition

27 SITE INSPECTION

27.1 None requested

28 MPL/23/07 CONFIRMATION OF THE CONFIDENTIAL MINUTES OF THE MEETING HELD ON 21 JUNE 2023

28.1 It was **RESOLVED:**

That the confidential minutes of the meeting held on 21 June 2023 were confirmed and signed as a true record.

The business of the meeting was concluded at 13:45pm.

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Chair