

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, 27 September 2023

PRESENT:

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

Councillors: Lucy Elkin
Colin Lay
Rowland Warboys
Nicholas Hardingham
David Penny

Ward Member(s):

Councillors: James Caston

In attendance:

Officers: Area Planning Manager (GW)
Planning Lawyer (CF)
Case officer (BC)
Governance Officer (CP)

52 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

52.1 Apologies were received from Councillor Austin Davies, Councillor Terry Lawrence and Councillor John Matthissen.

52.2 Councillor David Penny substituted for Councillor Davies.

52.3 Councillor Colin Lay substituted for Councillor Matthissen.

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

53.1 There were no declarations of interest declared.

54 DECLARATIONS OF LOBBYING

54.1 All Members, apart from Councillor Lay, declared that they had been lobbied in respect of application number DC/21/04711.

55 DECLARATIONS OF PERSONAL SITE VISITS

55.1 None declared

56 MPL/23/12 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 13 SEPTEMBER 2023

It was **RESOLVED**:

That the minutes of the meeting held on 13 September 2023 be confirmed and signed as a correct record.

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

57.1 None received.

58 MPL/23/13 SCHEDULE OF PLANNING APPLICATIONS

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

Application Number	Representations From
DC/21/04711	Caroline Wolton (Bramford Parish Council) Anne Raymond (Objector) Martin Crack (Supporter) Darren Cuming (Applicant) Councillor James Caston (Ward Member)

59 DC/21/04711 LAND NORTH OF, TYE LANE, BRAMFORD, SUFFOLK

59.1 Item 7A

Application	DC/21/04711
Proposal	Planning Application – Change of use from agricultural land to solar farm and construction of a solar farm (up to 49.9MW) with associated grid connection cable route, infrastructure and planting.
Site Location	Land North of Tye Lane, Bramford, Suffolk
Applicant	EDF Renewables

59.2 The Case Officer presented the application to the Committee outlining the proposal before Members including: the contents of the tabled papers including the updated recommendation, the location of the site, the site constraints, the agricultural land classification plan, the cumulative impact of surrounding proposed schemes, the proposed site access including planned safety improvements, the mitigation planting proposals, the expected electricity generation of the scheme, the potential for grazing use, and the officer recommendation of approval as detailed in the tabled papers along with the reasons for the recommendation.

59.3 The Case Officer responded to questions from Members on issues including: the current position of the proposed surrounding schemes and the timescale

for when they may be decided, the proposed hedging around the Public Rights of Way (PROW) and whether consultation had taken place with the community, the location of the planting, the design and style of the fencing, and the output capacity of the site as mentioned in the tabled papers and whether this means the size of the site is larger than it needs to be.

- 59.4 Members considered the representation from Caroline Wolton who spoke on behalf of Bramford Parish Council.
- 59.5 The Parish Council representative responded to questions from Members on issues including: the proposed landscaping plans along the PROWs, and the potential for community involvement in the planting scheme.
- 59.6 The Case Officer responded to a question from Members regarding the current position of the skylark mitigation proposal and whether it had been agreed and was sufficient.
- 59.7 Members considered the representation from Anne Raymond who spoke as an Objector.
- 59.8 Members considered the representation from Martin Crick who spoke as a Supporter.
- 59.9 Members considered the representation from Darren Cuming who spoke as the Applicant.
- 59.10 The Applicant responded to questions from Members on issues including: the potential noise produced by the inverter containers, the colour of the containers, the proposed size and scale of the site, the output capacity of the site and the expected electricity generation, the projected carbon savings, the distance between panels and potential for planting between the rows, the distance from the panels to adjacent residential properties, the expected number of traffic movements to the site during the operational phase, the benefits to the immediate community, and the community fund.
- 59.11 The Planning Lawyer confirmed to Members that the community fund would not form part of a Section 106 agreement and was not a material planning consideration.
- 59.12 Members considered the representation from Ward Member Councillor James Caston, who spoke against the application.
- 59.13 Members debated the application on issues including: the impact on the local community, the proposed screening and hedging plans including the size of the wildlife corridor, the adequacy of the planting mitigation, the size and scale of the scheme, the amount of energy generated by the scheme, the benefits of using non fossil fuels, the temporary nature of the scheme, and the biodiversity gains which could be achieved.
- 59.14 Councillor Hadingham proposed that the application be deferred to enable

officers to consider the possibility of reducing the area of the scheme, and the mitigation planting plan.

59.15 Councillor Elkin seconded the proposal.

59.16 The Area Planning Manager provided confirmation to Members regarding the conditions which could be applied in respect of landscaping and the scale of the site.

59.17 Members continued to debate the application on issues including the proposed planting plan, and the size of the scheme.

59.18 A break was taken from 7:10pm until 7:21pm to allow Officers to discuss potential amendments to the application with the Applicant.

59.19 The Area Planning Manager advised Members that there is no capacity to reduce the overall size of the site, however the siting and installation of panels could be amended and conditions applied.

59.20 Councillor Hadingham withdrew the proposal of deferral. This withdrawal was seconded by Councillor Elkin.

59.21 Members continued to debate the application on issues including: the precedent set by previous decisions and the Planning Inspectorate regarding solar farms, the impact on the local community, and support for rural industries.

59.22 Councillor Warboys proposed that the application be approved as detailed in the officer recommendation contained in the tabled papers and additional conditions.

59.23 Councillor Hardingham seconded the proposal subject to conditions relating to planting, landscaping and biodiversity.

59.24 The Area Planning Manager confirmed the following amended wording and additional conditions:

Delegate authority to the Chief Planning Officer to review and amend the location of panels with regards to Rutters Cottages, the quiet lane, footpath, Copenhagen Cottage and Tye View Cottage, including enhanced landscaping, and permissive path provision, in consultation with the Parish Council and neighbouring residents.

Then as per the recommendation in the tabled papers with the additional conditions:

- To agree colour and landscape screening of inverters
- CTMP condition in consultation with Parish Council

And amend condition 17 with advance planting to be agreed.

59.25 Councillor Warboys and Councillor Hardingham agreed to the additional conditions.

By a vote of 6 votes to 1

It was RESOLVED:

That authority be delegated to the Chief Planning Officer to review and amend the location of panels with regards to Rutters Cottages, the quiet lane, footpath, Copenhagen Cottage and Tye View Cottage, including enhanced landscaping, and permissive path provision, in consultation with the Parish Council and neighbouring residents, and to resolve skylark mitigation matters. Subject to those matters being resolved, the application is GRANTED planning permission and includes the following conditions and informatives (those listed, and others as may be deemed necessary*)

- 1. Standard time limit for commencement**
- 2. Temp PP 35 years plus removal and reinstatement if operation ceases for a period of 6 months or at the end of the 35 year life. Reinstatement scheme to be agreed including biodiversity review, mitigation and details of retained landscape planting including biodiversity review, mitigation and details of retained landscape planting**
- 3. Limitation on capacity of the development to 49.9MW AC with requirement to submit details of confirmed generation annually**
- 4. Approved Plans (Plans submitted that form this application)**
- 5. Access works, off site highway improvement works**
- 6. Arboricultural Survey and Impact assessment**
- 7. Repairs to any highway damage**
- 8. Off-site highway improvement works**
- 9. Archaeology**
- 10. Carry out in accordance with ecological assessment**
- 11. CEMP**
- 12. Construction management plan including deliveries, vehicle routing and working hours**
- 13. Fire safety strategy**
- 14. Glint and glare mitigation to be implemented and maintained**
- 15. HDD methodology for Miller's Wood to be agreed**
- 16. Information board strategy**
- 17. Landscape planting scheme, to include planting to northern boundary along footpath 8, long-term landscape compensation, and advance planting to be agreed**
- 18. Landscape management and implementation**
- 19. LEMP**
- 20. Lighting restriction (no external lighting to be operated)**
- 21. No burning of waste on site**
- 22. Noise assessment once operational**
- 23. Right of way information board strategy**
- 24. Surface water drainage strategy to be agreed, implemented and verified**
- 25. Skylark mitigation**
- 26. Soil management plan**

27. Visibility splays

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

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

And the following additional conditions:

- **To agree colour and landscape screening of inverters**
- **CTMP condition in consultation with Parish Council**

60 SITE INSPECTION

60.1 None received.

The business of the meeting was concluded at 7.33 pm.

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Chair