

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the **DEVELOPMENT CONTROL COMMITTEE 'A'** held at the Council Offices, Needham Market on Wednesday 9 November 2016 at 9:30 am.

**PRESENT:** Councillor: Lesley Mayes (Vice-Chairman in the Chair)  
Roy Barker \*  
Gerard Brewster  
David Burn  
John Field  
Lavinia Hadingham  
Diana Kearsley  
Anne Killett  
Sarah Mansel  
David Whybrow

Denotes substitute \*

**In Attendance:** Senior Development Management Planning Officer (JPG)  
Development Management Planning Officer (LE)  
Business Partner – Commercial (CW)  
Governance Support Officers (VL/GB)

### **NA104 APOLOGIES/SUBSTITUTIONS**

Councillor Roy Barker was substituting for Councillor Matthew Hicks.

### **NA105 DECLARATIONS OF INTEREST**

Members noted that in respect of Application 2776/16 Mid Suffolk District Council was the applicant and that in respect of Application 3570/16 the applicant was a Councillor and therefore known to everyone on the Committee.

### **NA106 DECLARATIONS OF LOBBYING**

There were no declarations of lobbying.

### **NA107 DECLARATIONS OF PERSONAL SITE VISITS**

There were no declarations of personal site visits.

### **NA108 MINUTES OF THE MEETING HELD ON 12 OCTOBER 2016**

#### **Report NA/21/16**

The Minutes of the meeting held on 12 October 2016 were confirmed as a correct record.

## NA109 MINUTES OF THE MEETING HELD ON 19 OCTOBER 2016

### Report NA/22/16

The Minutes of the meeting held on 19 October 2016 were confirmed as a correct record, subject to the start time of the meeting being amended to 12:00 noon.

## NA110 PETITIONS

None received.

## NA111 QUESTIONS FROM MEMBERS

None received.

## NA112 SCHEDULE OF PLANNING APPLICATIONS

### Report NA/23/16

In accordance with the Council's procedure for public speaking on planning applications a representation was made as detailed below:

<u>Planning Application Number</u>	<u>Representations from</u>
2776/16	Elliott Bragg (Havebury Housing Partnership)

#### Item 1

Application Number:	<b>2776/16</b>
Proposal:	Erection of 2 no. dwellings and 4 no. flats and associated parking. Installation of photovoltaic panels. Erection of screen walling and fencing. Alteration to vehicular access and new vehicular access to car parking
Site Location:	<b>LAXFIELD</b> – Land off Noyes Avenue IP13 8EB
Applicant:	Mid Suffolk District Council

During the course of the discussion on the application Officers provided clarification on various matters, including the location of heritage assets in relation to the proposal, location of air source heat pumps in relation to the proposed dwellings, arboricultural implications and visibility at the access.

In response to Members' questions Elliott Bragg, speaking on behalf of the applicant, drew Members' attention to the legislative background as outlined on page 9 of the report, under 'Code for Sustainable Homes', and commented on the design standards and energy efficiency levels that would be achieved to benefit the occupants and the Council.

Councillor Julie Flatman, Ward Member for Stradbroke and Laxfield, commented by email to express her support for the proposal, which would benefit local people.

By a unanimous vote

**Decision** – That authority be delegated to the Professional Lead (Growth and Sustainable Planning) subject to the expiry of the re-consultation period and provided no new material planning considerations are raised during that consultation period to Grant Full Planning Permission subject to:

- 1) The satisfactory completion of an Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 securing the properties for affordable rent
- 2) Planning Permission with conditions covering the following matters:
  - Time limit
  - As approved plans
  - Materials as specified with application unless agreed in writing by the Local Planning Authority at a later date
  - Visibility splays to be agreed and provided prior to first occupation
  - Parking and turning spaces to be functionally available and retained as such
  - Parking and turning spaces to be clearly marked on site
  - Boundary treatments and other means of enclosure to be installed before first occupation
  - Development to accord with AIA
  - Landscaping as specified with application and timescale for implementation
  - Noise level specification of air source heat pump units as submitted
  - Permeable surfacing materials to hard surfaces as specified with application unless otherwise agreed in writing by the Local Planning Authority at a later date
  - Removal of permitted development rights on dwellings and flats
  - Full details of bin store as specified within application unless agreed by the Local Planning Authority at a later date

Item 2

Application Number: **3570/16**  
Proposal: Retention of existing close boarded fence. Erection of amended fence line at 1.58m high (following partial removal of existing fence)  
Site Location: **WOOLPIT** – Eastview, Mill Lane IP30 9QX  
Applicant: Mrs J Storey

The Senior Development Management Planning Officer informed Members that the recommended conditions should be amended to include a 3-month time period to achieve the required visibility splay in a north westerly direction and a fence stain to be agreed and implemented within an agreed timetable. Following the presentation, the Senior Development Management Planning Officer replied to Members' questions, including in relation to the effect of the proposal on the Woolpit Conservation Area, the Heritage Officer's comments and highway safety matters.

By a unanimous vote

**Decision** – That Full Planning Permission be granted with the following conditions:

- Approved Documents
- Visibility splay of 2.4m x 17m in a north-westerly direction to be achieved within 3 months of the decision.
- Fence to stained in accordance with details to be agreed and in accordance with timetable to be agreed

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Chairman