

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on Wednesday 23 November 2016 at 09:30 am

**PRESENT:** Councillor Kathie Guthrie – Chairman – Conservative and Independent Group  
Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

### **Conservative and Independent Group**

Councillor: Julie Flatman  
Derrick Haley\*  
Barry Humphreys MBE  
John Levantis  
Dave Muller

### **Green Group**

Councillor: Keith Welham

### **Liberal Democrat Group**

Councillor: Mike Norris

### **Denotes substitute \***

**In attendance:** Senior Development Management Planning Officer (JPG)  
Senior Planning Officer (GW)  
Planning Officer (LW)  
Governance Support Officers (VL/GB)

### **SA110 APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

Councillor Derrick Haley was substituting for Councillor Jane Storey. An apology for absence was received from Councillor Jessica Fleming.

### **SA111 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST**

Councillor Roy Barker declared a non-pecuniary interest in relation to Application 3270/16 by reason of using local amenities in a private capacity.

### **SA112 DECLARATIONS OF LOBBYING**

There were no declarations of lobbying.

### **SA113 DECLARATIONS OF PERSONAL SITE VISITS**

There were no declarations of personal site visits.

## SA114 MINUTES

The Minutes of the meeting held on 28 September 2016 were confirmed and signed as a correct record.

## SA115 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION PROCEDURE

None received.

## SA116 QUESTIONS FROM MEMBERS

None received.

## SA117 SCHEDULE OF PLANNING APPLICATIONS

Application Number	Representations from
3270/16	Richard Peaty (Parish Council) Paul Gibbons (Objector) Phil Cobbold (Agent for the Applicant)
3146/16	Allan Fowler (Objector) Phil Cobbold (Agent for the Applicant)

### Item 1

Application Proposal	4071/16 Variation of Condition 5 following grant of planning permission 0958/16
Site Location Applicant	<b>STOWMARKET</b> – 9 Finborough Road, IP14 1PN Mr Netton

Application 4071/16 had been withdrawn by the Applicant prior to commencement of the meeting.

### Item 2

Application Proposal	3270/16 Application for Outline Planning Permission for residential development, associated highway, car parking and open space including access and layout
Site Location Applicant	<b>BACTON</b> – Land adjacent Wyverstone Road, IP14 4LH Laurence Homes (Eastern) Ltd

Following the Officer presentation, the meeting was adjourned briefly to allow a latecomer who wished to speak as Objector to discuss speaking arrangements with the registered objector. The parties agreed that a single speaker would represent the objectors.

Richard Peaty, speaking on behalf of the Parish Council, commented that access routes to the school, pub and other local amenities could be hazardous as the footpath crossed the highway in various places and asked if consideration could be given to a condition requesting a contribution for footpath improvements.

Paul Gibbons objected to the proposal on the grounds of perceived high density of the proposal, high housing growth in Bacton, lack of capacity at the local doctors' surgery and school, potential effect on the wildlife and adverse impact on the countryside landscape of Bacton. In accordance with the Council's Charter on Public Speaking at Planning Committee, Mr Gibbons responded to questions put to him by Members, including in relation to the evidence quoted in his representation.

The meeting was then adjourned between 10:00 am and 10:10 am to resolve a matter of public disturbance in the Council Chamber.

The meeting continued and the opportunity for Mr Gibbons to add further comments was provided given the previous interruption and a further opportunity for questions from Members was also provided. Mr Gibbons referred to visual impact of the proposal and Members had no further questions

Phil Cobbold, speaking on behalf of the Applicant, commented that the proposal was a result of the pre-application advice. It would be in a sustainable location and address housing shortage in the local area. In accordance with the Council's Charter on Public Speaking at Planning Committee, Mr Cobbold responded to questions put to him by Members on related matters, including in relation to the attenuation pond, the proposal layout and affordable homes.

Officers clarified matters raised by the Objector, including in relation to the proposed density. Officers also highlighted all footpaths and crossing points available between the site and local services, including shop, school, pub and garage.

Councillor Jill Wilshaw, Ward Member for Bacton and Old Newton, commenting in writing, asked Members to consider building bungalows along the part of the proposed development that would border with the existing bungalows in Earlsbrook in order to preserve their privacy. Councillor Wilshaw also highlighted the points raised by local residents and asked that they be mitigated as far as possible.

During the debate that ensued Members considered the comments received from the statutory consultees. Members agreed that the proposal was in a sustainable location and would provide much-needed housing. Members also asked that at the Reserved Matters stage consideration be given to the proposed dwellings neighbouring the existing bungalows in Earlsbrook also being bungalows in order to protect residential amenity. Members also asked that when it comes to agreeing Reserved Matters due consideration be given to building one and two-bedroom dwellings allocated for affordable housing.

While Members sympathised with the views of those objecting to the proposal, they considered that on balance the Outline Application was acceptable and would provide much-needed housing. A motion to approve the Officer recommendations was then moved by Councillor Barry Humphreys and seconded by Councillor Roy Barker.

By a unanimous vote

## **Decision –**

- (1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Professional Lead – Growth and Sustainable Planning to secure**
  - 35% Affordable housing
- (2) That the Professional Lead – Growth and Sustainable Planning be authorised to grant Outline Planning Permission subject to conditions including:**
  - Time limit
  - Reserved matters
  - Approved plans
  - Fire hydrants
  - Archaeology scheme and implementation
  - Land contamination strategy and remediation
  - Soft landscape masterplan
  - Design code
  - Soft landscaping
  - Hard landscaping
  - External lighting
  - Tree protection
  - Foul water strategy to be agreed
  - Estate roads and footpaths to be agreed
  - Carriageway and footway prior to occupation
  - Manoeuvring and parking of vehicles provided
  - Prior to access being constructed the ditch beneath shall be piped or bridged, details to be agreed
  - Surface water drainage scheme to be agreed
  - Details of implementation, maintenance and management of surface water drainage to be agreed
  - Details of all Sustainable Urban Drainage System components and piped networks have been agreed
  - Construction surface water management plan to be agreed
  - Construction management including working hours to be agreed
- (3) That in the event of the Planning Obligation referred to in Resolution (1) above not being secured that the Professional Lead – Growth and Sustainable Planning be authorised to refuse planning permission on appropriate grounds.**

## **Item 3**

Application	3146/16
Proposal	Erection of a detached dwelling, formation of parking area and vehicular access
Site Location	<b>CODDENHAM</b> – Land at Orchard Way, School Road, IP6 9PS
Applicant	Mrs T Simpson

Following a presentation with photographs by the Planning Officer, Senior Development Management Planning Officer advised that the site plan, as provided by the Council, on page 91 in Report SA/23/16 should be disregarded. The location plan provided by Moss Architectural Design on page 92 was the amended plan to take into consideration.

Allan Fowler, speaking as an Objector, referred to a potential effect of the proposal on the local highway and parking matters, loss of the bank and hedge and effect on the residential amenity by way of overlooking. Mr Fowler asked Members to consider visiting the site in order to assess the potential implications arising from the proposed development.

Phil Cobbold, speaking on behalf of the Applicant, commented that the proposed development would be in keeping with the setting and cause no harm to heritage assets. He also commented that the proposal site was within a 20 mph zone and would have no adverse effect in terms of highway matters.

During the debate Members considered that the proposed design was acceptable but the highways matters should be assessed in more detail, taking into account the road layout, proposed parking and vehicle turning layout. Following further clarification by Senior Development Management Planning Officer, Members considered that a site visit would allow them to assess the highways matters and a motion for a site inspection was moved by Councillor Derrick Haley and seconded by Councillor Kathie Guthrie. Members asked that a Highways Officer be present at the reconvened Committee meeting to respond to Members' questions.

By 8 votes to 1

**Decision** – That a site inspection be held on a date to be confirmed. Further that a Highways Officer be requested to attend a subsequent Committee meeting in order to respond to Members' questions.

Note: Following Officer presentation on Application 3270/16, the meeting was adjourned briefly in order to allow the objectors to discuss and decide on speaking arrangements.

The meeting was adjourned between 10:00 am and 10:10 am to resolve a matter of public disturbance in the Council Chamber.

The business of the meeting concluded at 11:15 am.

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Chairman