

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on Wednesday 21 December 2016 at 09:30 am

**PRESENT:** Councillor Kathie Guthrie – Chairman – Conservative and Independent Group

### **Conservative and Independent Group**

Councillor: Julie Flatman  
Jessica Fleming  
Barry Humphreys MBE  
John Levantis  
Dave Muller  
Jane Storey

### **Green Group**

Councillor: Keith Welham

### **Liberal Democrat Group**

Councillor: Mike Norris

### **Denotes substitute \***

**In attendance:** Senior Development Management Planning Officer (JPG)  
Planning Officer (SB/LW/SS)  
Interim Deputy Monitoring Officer (PD)  
Governance Support Officers (VL/GB)

### **SA118 APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

Apology for absence was received from Councillor Roy Barker.

### **SA119 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST**

There were no declarations of interest.

### **SA120 DECLARATIONS OF LOBBYING**

There were no declarations of lobbying.

### **SA121 DECLARATIONS OF PERSONAL SITE VISITS**

There were no declarations of personal site visits.

**SA122 MINUTES**

The Minutes of the meeting held on 23 November 2016 were confirmed and signed as a correct record.

**SA123 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

None received.

**SA124 QUESTIONS FROM MEMBERS**

None received.

**SA125 QUESTIONS FROM COUNCILLORS**

None received.

**SA126 SCHEDULE OF PLANNING APPLICATIONS**

<b>Application Number</b>	<b>Representations from</b>
2194/16	Phil Cobbold (Agent for the Applicant)
4114/16	Phil Cobbold (Agent for the Applicant)
4335/16	Phil Cobbold (Agent for the Applicant)

Item 1

Application	2194/16
Proposal	Erection of two detached dwellings with garages. Extension to graveyard and provision of nature garden for primary school
Site Location	<b>RATTLEDEN</b> – Land on the west side of Rising Sun Hill, IP30 ORL
Applicant	Messrs Clarke and Tasker

Councillor Penny Otton, Ward Member for Rattlesden, commented that the junction was difficult to turn left from and the crossing could be made safer for the school children to cross. Councillor Otton asked Members to consider whether improvements could be achieved via CIL .

In response to the Ward Member's representation Senior Development Management Planning Officer explained that allocation of the CIL money was not for consideration by the Development Control Committee. CIL funds to make improvements to the infrastructure would need to be applied for and the process could be discussed outside the meeting.

Following a discussion on various related matters, a motion to approve the officer recommendation subject to the appropriate conditions outlined in the report was moved by Councillor Barry Humphreys and seconded by Jessica Fleming.

By a unanimous vote

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

- Standard time limit
- To be in accordance with submitted documents
- Highway conditions
- Landscaping/boundary details and details of changes in ground levels
- Details of materials
- Details of joinery – windows and doors, eaves and verges
- Archaeology investigation and assessment
- Removal of permitted development rights for garden structures

Item 2

Application           4114/16  
Proposal               Erection of detached dwelling  
Site Location        **WETHERDEN** – Little London Farm, Elmswell Road, IP14 3LQ  
Applicant             Mr and Mrs Potter

Phil Cobbold, speaking on behalf of the Applicant, commented that the proposed development had been sympathetically designed in keeping with its setting and would cause no harm to the designated heritage asset. He noted that the proposal site was in a sustainable location, close to Elmswell and Wetherden and their amenities. 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 site egress and the right of way.

Councillor Rachel Eburne, Ward Member for Haughley and Wetherden, informed that the Parish Council had considered the Application at their recent meeting and had not commented on it either way. Councillor Eburne observed that the proposed design appeared sympathetic in relation to its setting and no adverse comments had been received from the local residents. The site's sustainability could be further improved if an informal footpath could be adopted in the future.

During the debate Members considered various related matters, including the location of the proposal site in relation to the built-up boundaries, its distance away from the designated heritage asset and neighbour representations. Councillor Jane Storey considered that the proposed development would not result in harm to the setting of the designated heritage asset and that the location was sustainable. Therefore notwithstanding the officer recommendation and Heritage Officer recommendation that planning permission be refused, Councillor Storey proposed that the planning application be approved. The motion was seconded by Councillor Jessica Fleming.

The Senior Development Management Planning Officer and Interim Deputy Monitoring Officer addressed points raised by Members during the debate in relation to sustainability and heritage aspects and clarified application of the relevant planning policies, including CS1, CS2, CS5 and HB1, and the NPPF.

By 8 votes to 1

**Decision** – That Full Planning Permission be granted

Item 3

Application 4335/16  
Proposal Erection of five dwellings with garages  
Site Location **RATTLEDEN** – Land to the south east of Buff Rise, Rising Sun Hill, IP30 0RL  
Applicant Hartog Hutton Ltd

Members had before them the addendum detailing the additional representation received from Highway Authority. At the start of her presentation on the application, the Case Officer referred to the consultation response from Highways Authority and suggested conditions.

Phil Cobbold, speaking on behalf of the Applicant, commented that the proposed architectural design would be traditional, the site was in a sustainable and well-connected location and the development would contribute to provision of housing in the district.

Councillor Penny Otton, Ward Member for Rattlesden, observed that there were no objections to the proposal in principle. She asked Members to consider soft landscaping measures to mitigate the impact from the development on the wider countryside landscape.

During the debate Members considered relevant matters, including in relation to the boundary treatment to the rear of the proposed development and the lighting scheme and asked that an informative note be included with the conditions should planning permission be granted.

A motion to approve officer recommendation was moved by Councillor Jane Storey and seconded by Councillor Mike Norris.

By a unanimous vote

**Decision** – That Full Planning Permission be granted subject to the conditions including additional highways conditions as detailed in the consultation response from Highway Authority:

- Time limit for implementation
- Approved documents
- Highways conditions as required
- Landscaping
- Timescale for landscaping
- Archaeology
- Ecology mitigation

Informative note: Careful consideration be given to low intensity lighting and soft landscaping scheme to the rear boundary.

The business of the meeting concluded at 11:10

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Chairman