

MID SUFFOLK DISTRICT COUNCIL

Minutes of the **DEVELOPMENT CONTROL COMMITTEE 'A'** held at the Council Offices, Needham Market on Wednesday 11 January 2017 at 9:30 am

PRESENT: Councillor: Matthew Hicks (Chairman)
Gerard Brewster
David Burn
John Field
Lavinia Hadingham
Diana Kearsley
Sarah Mansel
Lesley Mayes
David Whybrow

Ward Member:

In Attendance: Senior Development Management Planning Officer (JPG)
Senior Planning Officer (GW)
Development Management Planning Officer (RBiggs/RBishop)
Business Partner – Planning
Governance Support Officer (VL/HH)

NA122 APOLOGIES/SUBSTITUTIONS

An apology for absence was received from Councillor Anne Killett.

NA123 DECLARATIONS OF INTEREST

There were no declarations of interest.

NA124 DECLARATIONS OF LOBBYING

It was noted that Members had been lobbied on Application 3872/16.

NA125 DECLARATIONS OF PERSONAL SITE VISITS

There were no declarations of personal site visits.

NA126 MINUTES OF THE MEETING HELD ON 7 DECEMBER 2016

Report NA/01/17

The Minutes of the meeting held on 7 December 2016 were confirmed as a correct record.

NA127 PETITIONS

None received.

NA128 QUESTIONS FROM THE PUBLIC

None received.

NA129 QUESTIONS FROM COUNCILLORS

None received.

NA130 SCHEDULE OF PLANNING APPLICATIONS

Report NA/02/17

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>
3872/16	Andrew Vessey (Objector) Owen Le Roy (Supporter) Peter Davidson (Applicant)

Item 1

Application Number:	3872/16
Proposal:	Hybrid application comprising: application for full detailed Planning Permission for the erection of a new Baptist Chapel, car parking and access and an application for Outline Planning Permission for up to 18 no residential units (revised scheme to application 0846/15)
Site Location:	FRESSINGFIELD – Land south west of School Lane, IP21 5PZ
Applicant:	The Trustees of Fressingfield Baptist Chapel

Andrew Vessey, an objector, said that there were still three primary areas of concern: the removal of the area of natural woodland where wildlife was increasing; the primary school which had been built on its own cul-de-sac would now become a roadside building with increased dangers from traffic and pollution; and the proposed Chapel was out of scale to the surroundings. The proposed space for sports provision was unnecessary as the village already had adequate indoor and outdoor facilities. The needs of the Chapel could be provided within its existing site.

Owen Le Roy, a supporter, said the Chapel was also a resource for other meetings and activities. The building had been erected in 1835 and added to over the years and there was now insufficient space to accommodate its increasing use with some activities having to be held off site and no room for expansion. There was also insufficient parking and poor access for the elderly. The car park could be used for parents dropping children off art school and this would mitigate the dangerous on road parking.

Peter Davidson, speaking for the applicant, said he felt the previous reasons for refusal had now been addressed and there was a recommendation for approval by

the Planning Officer. Land was available to provide replacement woodland which would be maintained and be an improvement to the existing area of trees.

Councillor Lavinia Hadingham, Ward Member, said she fully supported the proposal. The Baptist Chapel did much in the village and surrounding area and was used by all ages. The existing Chapel was full most Sundays and could not accommodate those wishing to attend on special occasions. The car park would be of great benefit to the school and mitigate the current on road parking.

During the debate Members requested and received clarification regarding various issues including:

- The ridge and eaves height of the building in comparison to surrounding dwellings
- Contractors working hours
- Distance from Chapel building to the site boundary
- Ancillary uses of the Chapel
- Change of use of the playing field land to footpath

Members found the application satisfactory but requested an additional condition requiring that the replacement woodland meet the DEFRA offsetting metric. A motion to approve the recommendations was proposed and seconded by Councillors David Whybrow and John Field respectively.

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:

- The creation of the replacement woodland and details of its long term management
- Offset woodland shall meet DEFRA offsetting metric
- 35% Affordable Housing
- The new footway link with Sancroft Way.

(2) That the Professional Lead - Growth and Sustainable Planning be authorised to grant Full Planning Permission subject to conditions including:

Full Planning Permission for the Baptist Chapel

- Time Limit for commencement
- Accord with approved plans
- Construct in accordance with Tree Protection measures
- Retain boundary hedgerows and trees
- Prior to commencement of development agree written scheme of investigation for archaeological works
- Prior to occupation complete and agree site investigation and post investigation assessment

- Prior to commencement agree Sustainability and Energy Strategy
- Prior to commencement agree details of estate road and footpaths
- Construct carriageway and footways prior to occupation
- Use shall not commence until parking and manoeuvring area provided and thereafter retained
- Agree details of external equipment such as air source heat pumps, kitchen extraction and ventilation systems prior to their installation
- Prior to commencement of development lighting strategy to be agreed in order to protect neighbour amenity and biodiversity
- Prior to commencement permeability tests to be completed and detailed surface water drainage system submitted and agreed
- No hard standing to be constructed prior to installation of the surface water drainage strategy has been implemented
- Development shall be constructed, completed and overseen in accordance with the Construction Environmental Management Plan and Ecology Reports
- Enhancement measures to be implemented in accordance with the Ecology Reports, Habitat Creation and Construction Environmental Management Plan
- Prior to commencement (including site clearance) details of Landscape and Ecological Management Plan (LEMP) to be submitted and agreed.
- Prior to commencement details of hard and soft landscaping including boundary treatments
- Implementation of hard and soft landscaping and replacement of dead or dying landscaping
- Prior to occupation position of fire hydrants to be agreed and installed accordingly
- The footway link to Sancroft Way shall be made available prior to the occupation and retained to allow public access.
- Prior to works above slab level, precise details of the external materials to be agreed
- Construction working hours to be 08:00 to 18:00 Monday-Friday and 08:00 to 13:00 Saturdays. No working on Sundays or Bank Holidays
- Construction Management Plan to be agreed and implemented accordingly
- Chapel to be used solely as Chapel including the ancillary uses of the coffee shop and sports hall. It shall not be used for any other use within Class 02 benefit from have permitted development rights to change use.
- No gates to be installed to the car park

Outline Planning Permission – New Dwellings

- Time limit for submission of Reserved Matters and commencement
- In accordance with approved plans
- Concurrent with submission of Reserved Matters, details of tree protection measures to be agreed and implemented
- Retain boundary trees and hedgerow
- Prior to commencement of development agree written scheme of investigation for archaeological works
- Prior to occupation complete and agree site investigation and post investigation assessment
- Prior to commencement agree details of estate road and footpaths
- Construct carriageway and footways prior to occupation
- Prior to commencement of development lighting strategy to be agreed in order to protect neighbour amenity and biodiversity

- Prior to commencement permeability tests to be completed and detailed surface water
- drainage system submitted and agreed
- No hard standing to be constructed prior to installation of the surface water drainage strategy has been implemented
- Development shall be constructed, completed and overseen in accordance with the Construction Environmental Management Plan and Ecology Reports
- Enhancement measures to be implemented in accordance with the Ecology Reports, Habitat Creation and Construction Environmental Management Plan
- Prior to commencement details of Landscape and Ecological Management Plan (LEMP) to be submitted and agreed
- Prior to commencement details of hard and soft landscaping including boundary treatments
- Implementation of hard and soft landscaping and replacement of dead or dying landscaping
- Prior to occupation position of fire hydrants to be agreed and installed accordingly
- The footway link to Sancroft Way shall be made available prior to the occupation
- Prior to works above slab level, precise details of the external materials to be agreed
- Construction working hours to be 08:00 to 18:00 Monday-Friday and 08:00 to 13:00 Saturdays. No working on Sundays or Bank Holidays
- Construction Management Plan to be agreed and implemented accordingly
- Details of proposed materials

(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 2

Application Number: **3933/16**
 Proposal: Extensions and alterations
 Site Location: **ELMSWELL** – Street Farm Day Nursery, Station Road, IP30 9HD
 Applicant: Mrs L Pratt

It was noted that the application was not referred to Committee as the applicant was Mid Suffolk District Council but because the agent for the applicant was currently acting as a consultant for the Council on another application.

Councillor John Levantis, Ward Member, commenting by email said that he supported the application.

Councillor Sarah Mansel, Ward Member, said that whilst she supported local business growth she could not support the application due to the adverse impact on road safety. Although parents did currently park at the rear of the building some also parked on the road and she felt that by moving the entrance door to the front of the building this would encourage others to do so. This rise in on road parking would increase congestion particularly when the level crossing gates were

closed and she could not agree with the SCC Highways opinion that this would not impact on vehicle volume or highway safety.

Some concern was expressed regarding the proposed front extension and whether the general building line would be brought forward; the lack of comments from the Heritage Officer regarding the impact on the adjacent listed building; and the impact on traffic of increased on road parking. A motion to defer the application for receipt of comments from the Heritage Officer was proposed but not seconded.

In general Members found the application acceptable and noted that the building line was varied along the road, parking would still be available for parents in the rear car park and that the Highways Authority had no objections. A motion for approval was proposed by Councillor David Whybrow and seconded by Councillor Matthew Hicks.

By 6 votes to 2

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

1. Action required in accordance with a specific timetable: commencement time limit

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. Listing of approved plans and documents

The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing 3692-01 Site Plan at scale 1:1250 received 20th September 2016 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Drawing 3692-01 Site Plan at scale 1:1250 received 20th September 2016

Drawing 3692-02 Topographical Survey (by others) As Existing at scale 1:200 received 20th September 2016

Drawing 3692-03A Measured Survey at scale 1:100 received 20th September 2016

Drawing 3692-04D Scheme Design at scale 1:100 received 20th September 2016

Drawing 3692-05C Topographical Survey (by others) As Proposed at scale 1:200 received 20th September 2016

3. Action required in accordance with a specific timetable: agreement of materials

No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation

Reason – To secure an orderly and well-designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area

Item 3

Application Number: **4297/16**
Proposal: Application for modification of a Section 106 Planning Obligation of planning permission 0210/15
Site Location: **GREAT BLAKENHAM** – Land between Kingfisher Drive and Chequers Rise, IP6 0NG
Applicant: Mid Suffolk District Council

Councillor John Field, Ward Member, advised that although he had no objection to the change in tenure of the affordable units he was concerned that the proposed shared ownership units would only be restricted to those with a local connection for one month. Local support for the scheme had been largely based on the fact the dwellings were all for people with a local connection and he felt this proposal went back on the assurances given at that time that this would be the case. He said he could support the proposal if the timeframe for local connection was extended.

Officers advised that the one month local connection period was on the advice of the specialist estate agents that was to be used to market the properties.

Members were generally satisfied with the proposed change to shared ownership but felt the local connection restriction of one month was not acceptable. It was considered that a 90 day restriction was more appropriate and a motion to approve the recommendation, subject to an amendment for an extension to the timeframe

for local connection to 90 days was proposed by Councillor Lavinia Hadingham and seconded by Councillor Gerard Brewster.

By 5 votes to 1 with 2 abstentions

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:

- Affordable housing – aa shared ownership and 12 affordable rental with timeframe for local connection extended to 90 days
- Zebra crossing £50,000
- Education contribution £73,086
- Open space and social infrastructure £97,475
- Provision and management of on-site public open space
- Legal and monitoring costs

(2) That the Professional Lead – Growth and Sustainable Planning be authorised to grant modification of the agreement

The business of the meeting was concluded at 12.10 p.m.

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Chairman