

MID SUFFOLK DISTRICT COUNCIL

Minutes of the Meeting of the **MID SUFFOLK DEVELOPMENT CONTROL COMMITTEE B** held at the Council Chamber, Mid Suffolk District Council Offices, High Street, Needham Market on Wednesday, 19 April 2017

PRESENT:

Councillors:	Kathie Guthrie – Chairman	Dave Muller
	Roy Barker – Vice-Chairman	Mike Norris
	Julie Flatman	Jane Storey
	Jessica Fleming	Keith Welham

In attendance: Senior Development Management Planning Officers (JPG/SS)
Legal Services Business Partner (JH)
Governance Support Officers (VL/HH)

162 **APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

An apology for absence was received from Councillors John Levantis and Barry Humphreys MBE.

163 **TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**

There were no declarations of interests.

164 **DECLARATIONS OF LOBBYING**

There were no declarations of lobbying.

165 **DECLARATIONS OF PERSONAL SITE VISITS**

There were no declarations of personal site visits.

166 **SA/06/17 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 22 FEBRUARY 2017**

Report SA/06/17

The minutes of the meeting held on 22 February 2017 were confirmed as a correct record with the following amendment:

Councillor Jane Storey declared a non-pecuniary interest in application 3469/16 in her capacity as Suffolk County Councillor for Woolpit and as an acquaintance of the landowner.

167 **SA/07/17 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 22 MARCH 2017**

Report SA/07/17

The minutes of the meeting held on 22 March 2017 were confirmed as a correct record subject to the following corrections:

Page 12, last paragraph to read: Garry Deeks, Vice Chairman of the Parish Council.

Page 18, Decisions, second bullet point: Bus Stop improvements £25,000

168 **SA/08/17 CONFIRMATION OF THE MINUTES OF THE PLANNING REFERRALS COMMITTEE MEETING HELD ON 22 FEBRUARY 2017**

Report SA/08/17

The minutes of the Planning Referrals Committee meeting held on 22 February 2017 were confirmed as a correct record.

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

None received.

170 **QUESTIONS BY THE PUBLIC**

None received.

171 **QUESTIONS BY COUNCILLORS**

None received.

172 **SA/09/17 SCHEDULE OF PLANNING APPLICATIONS**

Report SA/09/17

In accordance with the Council's procedure for public speaking on planning applications representations were made as detailed below:

Application Number	Representations From
0118/17	Mel Harvey (Applicant)
Application Number:	0118/17
Proposal:	Erection of detached one and a half storey dwelling and detached garaging (and associated works, including partial infilling of pond)
Site Location:	WETHERDEN – Ye Old Smithy, Elmswell Road IP14 3LL
Applicant:	Mrs Harvey

The Case Officer presented the application and pointed Members to an additional site map showing a better relationship of the site to Wetherden and Elmswell.

Members questioned the Case Offer on various issues including the partially infilled pond and the ecological impact caused by the reduction of the size of the pond and infill material. Some Members advised that overflow water from the pond had previously caused flooding on the highway and questioned whether additional infilling of the pond would increase the risk of flooding. The Case Officer responded that further ecological surveys were recommended and that a surface water drainage scheme could be included in the recommendations.

Mrs Mel Harvey, the applicant, informed Members that she and her partner had purchased the property over a year ago and the site had never been part of the garden area and was scrubland. It was not their intention to diminish the site by overdevelopment. and the application was for a sympathetic design . She felt an appropriate planting scheme would ensure the site and the pond maintained a natural habitat for wildlife. Mrs Harvey also said that there was enough space provided to enable a car to turn round and access the highway safely.

In response to questions regarding the overflow from the pond, Mrs Harvey said she had contacted Suffolk County Council Highways and asked them to unblock the drain in front of the site to enable the surface water to drain away into the appropriate ditches. She had also asked the neighbouring farmers to dig out the ditches.

Some Members felt that the size and shape of the pond had changed considerably. Mrs Harvey responded that she felt the site plans did not reflect the actual shape and size of the pond.

Following her representation Mrs Harvey left the meeting.

Councillor Rachel Eburne, Ward Member, said that residents in Wetherden had no objections to the additional dwelling on the site, but had raised concerns regarding the partially infilled pond and the subsequent increased risk of flooding on the highway.

Members debated the application and it was felt that there was not enough information provided regarding the ecological impact of the reduced pond and that further ecological surveys were required. Members also felt that suitable drainage would have to be provided on site to manage surface water drainage. A motion to defer the application for receipt of the ecological survey was moved and seconded. By a unanimous vote

Decision – Defer application for receipt of the ecological survey

The business of the meeting concluded at 10:40 am.

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Chairman