

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 6 April 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  
Jessica Fleming  
Glen Horn  
Barry Humphreys MBE  
Dave Muller  
Derek Osborne \*

### **Green Group**

Councillor: Keith Welham

### **Liberal Democrat Group**

Councillor: Mike Norris

**Denotes substitute \***

### **Ward Members:**

**In attendance:** Senior Development Management Planning Officer (JPG)  
Planning Officer (GW)  
Senior Environmental Management Officer (NP)  
Senior Legal Executive  
Governance Support Officer (VL/KD)

### **SA68 APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

Councillor Derek Osborne was substituting for Councillor Jane Storey.

### **SA69 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST**

None declared.

### **SA70 DECLARATIONS OF LOBBYING**

None declared.

## SA71 DECLARATIONS OF PERSONAL SITE VISITS

Councillor Dave Muller declared that he knew the site for Application 2375/15 well as he lived nearby on the Cedars Park estate.

## SA72 QUESTIONS FROM MEMBERS

None received.

## SA73 SCHEDULE OF PLANNING APPLICATIONS

### Application Number      Representations from

0587/16                      Karen Coll (Applicant)

### Item 1

Application	2375/15
Proposal	Outline application with all matters reserved except access for erection of 52 dwellings and commercial use of land (4975 sqm) for B! (office only), A1 (Pharmacy only) and/or D1 (Doctor's Surgery only)
Site Location	<b>STOWMARKET</b> – Land to the south of Gun Cotton Way IP14 5UL
Applicant	Pigeon Investment Management Ltd

Councillor Dave Muller, Ward Member, advised that he lived locally and when the prevailing wind was from the sewage works the smell was disgusting, particularly in the summer months. The intended use of the site was for light industrial units and not residential properties. He noted that the footpath which cut into the site was a habitat for both adders, which were a protected species, and grass snakes. Although a doctor's surgery was needed in Stowmarket there were doubts as to whether there was any interest from the NHS regarding this, and a pharmacy was unnecessary as one was available at the Tesco store on the estate.

Councillor Barry Humphreys MBE, Ward Member, said he agreed with the previous comments and the Officer's assessment.

Members fully supported the Officer recommendation and considered the site unacceptable for residential development.

By a unanimous vote

**Decision – That authority be delegated to the Professional Lead – Growth and Sustainable Planning to refuse planning permission within the terms as set out below:**

That development would result in occupiers close to the sewage works and other operations and expose new residents to unacceptable high levels of odour, dust and noise to the detriment of residential amenity. Development would add an unnecessary form of restraint on the operation of the sewage works to the detriment of this key infrastructure installation. That development has failed to demonstrate that there would not be significant risk to surface water drainage and increased flood risk. And finally, no Section 106 obligation has been secured for affordable housing

## Item 2

Application	0587/16
Proposal	Erection of two 3 bed detached houses
Site Location	<b>STOWMARKET</b> – Heathervale, Combs Lane IP14 2NL
Applicant	Mr and Mrs P Coll

The Planning Officer drew Members' attention to the tabled papers which contained revised comments from the Senior Archaeological Officer, SCC stating that following receipt of additional information the condition requiring an archaeological investigation and assessment to be carried out was no longer required. Accordingly, an amended recommendation was also included.

Karen Coll, the applicant, said that the potential of turning the property into a family home and building on the proposed site in the future to provide homes for her children had influenced its purchase 14 years previously. The site had previously been a nursery and fish farm and various buildings had been demolished. The intention was to build good quality, efficient and sustainable homes and it would be a family project as both her husband and son worked in the construction industry. It was hoped to include ground source heat pumps, photovoltaic panels and additional insulation to that required under building regulations with these features being added to the existing property if possible.

Councillor Nick Gowrley advised that he was giving a joint Ward Member response on behalf of himself and Councillor Gerard Brewster. The site was pleasantly situated and capable of taking the proposed development which was well designed and fit well with the surroundings and would add character to the area. It was a sustainable location with local facilities only a pleasant walking or cycling distance away and although there was a 20m stretch of road with no footpath it was possible to walk along the field edge for this section. Economically the development would benefit the shops at Combs Ford. Although concerns had been expressed regarding possible contamination Councillor Brewster had known the site for 60 years and had no recollection of any landfill on the site.

Members found the application acceptable. Although the site was outside the Settlement Boundary it was previously developed land in a sustainable location. Many local facilities were within walking/cycling distance, as was a bus route to neighbouring towns. There was minor concern regarding the speed of traffic along the road and Officers were requested to write to the Highways Authority and request consideration be given to the erection of pedestrian warning signs.

By a unanimous vote

**Decision – That the Professional Lead – Growth and Sustainable Planning be authorised to grant planning permission subject to the following conditions:**

- Standard time limit
- Approved plans
- Provision visibility splay
- Provision parking and turning area prior to first occupation
- Implementation and retention of photovoltaic cells and air source heat pumps
- Landscaping scheme and implementation

- Obscure glaze en-suite window, landing window and secondary window to bedroom two on plot two
- Biodiversity measures
- Materials to be agreed

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Chairman