

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **MID SUFFOLK DEVELOPMENT CONTROL COMMITTEE B** held in the Chamberlayne Hall, Blackbourne Community Centre, Blackbourne Road, Elmswell, Bury St Edmunds, IP30 9GY on Wednesday, 28 March 2018 – 09:30

### PRESENT:

Councillor: Kathie Guthrie (Chair)  
Roy Barker (Vice-Chair)

Councillors: Michael Burke  
Julie Flatman  
Barry Humphreys MBE  
Derek Osborne

John Field  
Jessica Fleming  
John Levantis  
Keith Welham

### Ward Members:

Councillor: Elizabeth Gibson-Harries  
Jill Wilshaw  
John Whitehead

### In Attendance:

Area Planning Manager (JPG/GW)  
Planning Lawyer (IDP)  
Principle Planning Officer (EF)  
Governance Support Officer (RC)

### 40 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

40.1 An apology of Absence was received from Councillors Wendy Marchant and Jane Storey.

40.2 Councillor John Field substituted for Councillor Wendy Marchant and Councillor John Levantis substituted for Councillor Jane Storey.

### 41 TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS

41.1 None Declared

### 42 DECLARATIONS OF LOBBYING

42.1 All members declared that they had been lobbied on application DC/18/00097.

### 43 DECLARATIONS OF PERSONAL SITE VISITS

43.1 Councillor Roy Barker declared a personal site visit for application DC/17/03799.

43.2 Councillor Keith Welham declared a personal site visit for application DC/18/00097.

**44 SA/17/15 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 31 JANUARY 2018**

44.1 It was resolved that the Minutes of the meeting held on 31 January 2018 were confirmed and signed as a true record.

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

45.1 None received.

**46 SA/17/16 SCHEDULE OF PLANNING APPLICATIONS**

In accordance with the Council's procedure for public speaking on planning applications a representation was made as detailed below:

**Schedule of Applications**

<b>Application Number</b>	<b>Representations From</b>
DC/17/04943	Elizabeth Leggett (Applicant)
1541/17	John Tuppen (Objector) Robert Pomery (Agent)
DC/17/03799	Richard Peatie (Bacton Parish Council) Simon Williams (Wyverstone Parish Council) Colin Ross (Agent)
DC/18/00097	Nicky Parsons (Agent)

46.1 Item 1

Application Proposal	DC/17/04943 Outline Planning Application (Access, Landscaping and Layout to be considered) for up to 7 No dwellings and new vehicular access.
Site Location	<b>HORHAM</b> - Land Opposite Manor Park, And Fronting Worlingworth Road, Horham, Eye, IP21 5EF
Applicant	Mr M Hawes & Mrs E Leggett

46.2 The Case Officer presented the application to the Committee noting that the application was up to 7 dwellings.

46.3 Members considered the representations made by the agent and the ward Member and debated the application on the issues including: the agricultural use of the existing field, the classification of the land and the layout of the site.

46.4 Councillor Jessica Fleming proposed that the application be approved but withdrew her proposal after receiving advice from the Area Planning Manager after he advised that the proposal was for Full Planning permission and would not be returned to the Committee for reserved matters.

46.5 Councillor Roy Barker proposed that the application be approved as detailed in the Officer Recommendation. Councillor Barry Humphreys MBE Seconded the motion.

46.6 By a unanimous vote

46.7 **RESOLVED**

**That authority be delegated to Corporate Manager - Growth & Sustainable Planning to GRANT PLANNING PERMISSION for subject to following conditions:**

- **Time Limit**
- **Approved Plans**
- **Reserved Matters time limit**
- **CIL 1000m<sup>2</sup> limit**
- **Highways - access**
- **Highways - manoeuvring and parking**
- **Highways - bin storage**
- **Heritage – Landscaping**
- **Tree protection measures**
- **Archaeology – Written Scheme of Investigation**
- **Archaeology – Site investigation and post investigation assessment**
- **Flood & Water – Surface water drainage scheme**
- **Flood & Water - Details of the implementation, maintenance and management of surface water drainage system**
- **Flood & Water – Sustainable Urban Drainage System**
- **Floor & Water – Construction Surface Water Management Plan**

46.8 Item 2

Application	1541/17
Proposal	Erection of office campus comprising 14no. office units within three buildings, complete with access and 103 car parking spaces.
Site Location	<b>CLAYDON</b> – Land to The South of Claydon Court Old Ipswich Road, Claydon, IP6 0BZ
Applicant	Mr Roberts, EL Construction Limited

46.9 The Case Officer presented the application to the Committee noting that no operating hours had been proposed by the applicant and would therefore be for the Committee to determine said operating hours.

- 46.10 Councillor John Field Declared a non-pecuniary interest in application as the County Councillor for the area and as a Governor at Claydon Primary School.
- 46.11 Members questioned the Case Officer and considered the representations made from the Objector, Agent and Ward Member.
- 46.12 Members debated the application on the issues including: the diverted right of way across the site and associated safety considerations, the design of the buildings, the car parking provision, and the ecology of the site.
- 46.13 Councillor Roy Barker proposed that the application be approved as detailed in the Officer Recommendation, with an added delegation to officers to seek a revised layout plan that accommodates the public right of way that is not on the highway used by vehicles to their satisfaction, that the Hours of operation be 7AM-7PM Monday to Friday and 7AM-1PM on Saturday with no operation on Sundays and bank Holidays, a scheme of energy efficiency, additional landscaping for frontage (including ends of buildings) and an informative note that reads as follows: Scheme of energy measures should seek to include solar panels, charging units and rainwater storage measures.
- 46.14 Councillor Barry Humphreys MBE seconded the proposal.
- 46.15 Members continued to debate the application on the issues including: the Public Right of Way, the energy efficiency of the site and the hours of operation.
- 46.16 The Proposer, with the agreement of the Secunder amended their proposal to change the operating hours to 7AM-7PM Monday to Saturday with no working on Bank Holidays or Sundays.
- 46.17 By a unanimous vote

46.18 **RESOLVED**

**That authority be delegated to the Corporate Manager - Growth and Sustainable Planning to grant planning permission, subject to the following conditions;**

**Delegate to officers to seek revised layout plan that accommodates public right of way that is not on the highway used by vehicles to their satisfaction and thereafter approve development subject to the conditions as recommended and the additional conditions and notes.**

- 1) Standard Time Limit Condition.**
- 2) Approved Plans**
- 3) Sustainability**
- 4) Surface water drainage and construction surface water management plan (all as requested by SCC Flood and Water team)**
- 5) Ecological mitigation and enhancement measures, as per chapter 5 of Ecology Survey**
- 6) Lighting design to be submitted**

- 7) Details of fire hydrants
- 8) Retention of boundary hedgerows in accordance with site layout plan
- 9) Details of Materials
- 10) Details of screen walls and fences
- 11) Construction Management Plan (Inc. construction hours, constructor parking, dust control and prohibition of burning)
- 12) Landscaping
- 13) Foul Water Strategy
- 14) As required by LHA (including visibility splays and access layout in accordance with plan IT1794/SK/01)
- 15) Hours of operation: 7AM-7PM Mon-Sat with no working Sundays or Bank Holidays
- 16) Scheme of energy efficiency measures to be agreed
- 17) Additional landscaping for frontage (including ends of buildings)
- 18) B1 use only (for the avoidance of doubt, Officer additional condition)

**Informative Note: Scheme of energy measures should seek to include solar panels, charging units, and rainwater storage measures.**

46.19 Item 3

Application Proposal	DC/17/03799 Application for Outline Planning Permission (Access to be considered) – Erection of up to 50 dwellings, construction of estate roads and car parking, provision of open space, including the provision of grass and 3G football pitches, landscaping, and construction of access to Wyverstone Road (following demolition of existing buildings).
Site Location	<b>BACTON</b> – Former Bacton Middle School (In the Parish of Wyverstone), Wyverstone Road, Bacton, Stowmarket, IP14 4LH
Applicant	Suffolk County Council

46.20 The Case Officer presented the application to the Committee outlining the change of use of the site and the recommendation in the paper.

46.21 The Case Officer responded to Members questions including: the possibility of a school on the site, the possibility of archaeological discoveries, the response from Historic England and the principle of development, and the Affordable Housing Provision.

46.22 The Committee listened to the representations from The Parish Councils and the Agent.

46.23 The Chair adjourned the meeting between 11:50 and 12:03 to seek Legal and Professional planning advice.

46.24 Upon restarting the meeting the Chair outlined that there were a number of areas that were unclear within the report regarding viability, affordable housing requirements, education and section 106 agreements and felt that

the application should be deferred for further Officer review.

46.25 Councillor Jessica Fleming proposed that the application be deferred for the reasons outlined by the Chair. Councillor Julie Flatman seconded the proposal.

46.26 By a unanimous vote

46.27 **RESOLVED**

**That the application be deferred to be reviewed in respect of viability and affordable housing requirements, education and Section 106 requirements.**

46.28 Item 4

Application Proposal	DC/18/00097 Submission of details under outline planning permission. Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline planning permission 3112/15 for Phase 2 comprising of 100 dwellings, estate roads, footpaths, parking, garaging, open space, play area, landscaping, and ancillary works.
Site Location	<b>STOWUPLAND-</b> Land Between Gipping Road and Church Road, Stowupland.
Applicant	Mr Jamie Wragg, Bloor Homes (Eastern)

46.29 The Case Officer presented the application to the Committee and clarified the housing mix for the application. The Case Officer responded to Members questions regarding ecological concerns, and whether any of the properties would overlook existing developments.

46.30 Members considered the representations from the Agent and the Ward Member.

46.31 Members' debated the application on the issues including: the possible removal of PD rights overlooking the existing developments, the layout of the development and the road access for Refuse vehicles.

46.32 Councillor Barry Humphreys MBE proposed that the application be approved as detailed in the Officer Recommendation with the addition of an informative note regarding road construction to enable waste refuse vehicles sufficient access. Councillor John Field seconded the motion.

46.33 By a unanimous vote

46.34 **RESOLVED**

**That authority be delegated to the Corporate Manager – Growth & Sustainable Planning to grant approval of reserved matters subject to conditions, including:**

**- Approved plans**

**And that an informative note be added to this permission reminding the applicant of the need to discharge conditions pertaining to the outline planning permission 3112/15.**

**Informative note: All roads shall need to be constructed to enable waste refuse vehicles sufficient access.**

The business of the meeting was concluded at 12.50 pm.

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Chair