

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING REFERRALS COMMITTEE** held in the Virtual Teams Video Meeting on Wednesday, 16 September 2020 -09:30

PRESENT:

Councillor: Kathie Guthrie (Chair) and Matthew Hicks (Chair)

Councillors: James Caston Rachel Eburne
John Field Peter Gould
Lavinia Hadingham John Matthissen
Andrew Mellen Richard Meyer
David Muller BA (Open) MCM I Mike Norris
RAFA (Councillor)
Andrew Stringer Rowland Warboys

Ward Member(s):

Councillors: Harry Richardson

In attendance:

Officers: Chief Planning Officer (PI)
Planning Lawyer (IDP)
Principal Planning Officer (VP)
Governance Officer (CP)

51 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Apologies of Absence were received from Councillors Barry Humphreys MBE and Sarah Mansel.

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

None received.

53 DECLARATIONS OF LOBBYING

All Members of the Committee declared that they had been lobbied on application DC/19/02090.

54 DECLARATIONS OF PERSONAL SITE VISITS

Councillors Andrew Mellen and John Matthissen declared personal site visits to

application DC/19/02090.

55 RF/19/14 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 12 AUGUST 2020

The Governance Officer reported that a draft of the Minutes had been completed but had yet to be signed off. The Minutes of the meeting would be presented at the next meeting.

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

None received.

57 RF/19/15 SCHEDULE OF PLANNING APPLICATIONS

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

Application Number	Representations From
DC/19/02090	Derrick Haley (Thurston Parish Council) Stuart Carvel (Applicant) Cllr Harry Richardson (Ward Member) Cllr Wendy Turner (Ward Member (Via Email))

58 DC/19/02090 LAND TO THE EAST OF, IXWORTH ROAD, THURSTON, SUFFOLK

58.1 Item

Application: DC/19/02090

Proposal: Outline Planning Application (some matters reserved) – Erection of up to 210 dwellings and new vehicular access to include planting and landscaping, natural and semi-natural green space including community growing space(s), children's play area and sustainable drainage system (SuDS), to include 35% affordable housing.

Site location: **THURSTON-** Land to the East of, Ixworth Road, Thurston, Suffolk

Applicant: Gladman Developments Ltd

58.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the previous resolution from the committee being a minded to refuse decision from the meeting held on the 29 January 2020, the contents of the tabled papers, and the officer recommendation of approval as detailed in the committee report including the updated conditions in the tabled papers.

58.3 The Case Officer responded to Members questions on issues including: the proposed software used for controlling the traffic lights at the Bunbury Arms and the database it was based upon, the 35% Affordable Housing provision, the

healthcare provision in the area, the current status of the trees along Ixworth Road, and the proposed railway station access feasibility study.

- 58.4 The Case Officer responded to further questions from Members on issues including: possible use of CIL monies, that if the application was refused the funding for the MOVA software would not come forward.
- 58.5 A short comfort break was taken between 11:00 -11:10.
- 58.6 Members considered the representation from Derrick Haley, who spoke as the Parish Council representative.
- 58.7 The Parish Council representative responded to Members questions on issues including: the impact on the Neighbourhood Plan.
- 58.8 The Chief Planning Officer clarified that the Thurston Neighbourhood plan acknowledged that the District Council identified the strategic direction for housing growth.
- 58.9 Members considered the representation from Stuart Carvel who spoke as the Applicant.
- 58.10 The Applicant responded to Members questions on issues including: whether the funding for the MOVA system could be provided by a different development.
- 58.11 Members considered the representation from the Ward Member, Councillor Harry Richardson.
- 58.12 The Ward Member responded to Members' questions on issues including: other sites that were available in the area.
- 58.13 The Chair read out a statement from the Ward Member, Councillor Wendy Turner who was unable to attend the meeting.
- 58.14 Members debated the application on the issues including: the proposed Highways improvements, the density of the proposal, the settlement boundary, the Neighbourhood plan, the changes that have happened since the proposal was previously before Members, the delivery of infrastructure, the Council's current housing land supply, links from the site to the rest of Thurston, the proposed improvements to the railway station, the housing need in the area, the strategic infrastructure that was proposed.
- 58.15 Members continued to debate the application on the issues including: the weight associated with the Neighbourhood Plan, the CIL monies available for health provision, traffic management in the area, the proposed landscape buffers, the sustainability of the proposal.
- 58.16 The Chief Planning Officer clarified that the neighbourhood plan acknowledged the District Councils role in strategic housing delivery and how

the material considerations were still a key consideration for Committee Members and reminded Members of the additional conditions in the tabled papers.

58.17 The Case Officer advised Members that the development would not unduly at issues for the access to the railway station.

58.18 Councillor Dave Muller proposed that the application be approved as detailed in the officer recommendation with the additional conditions in the tabled papers. Councillor Kathie Guthrie seconded the motion.

58.19 In response to a question the Proposer and Seconder agreed to an addition to the recommendation as follows:

- That the delivery of pedestrian and cycle crossings be in place and installed prior to the first occupation of a dwelling.

58.20 Members continued to debate the application on issues including: the Government Housing targets, and the weight of the Neighbourhood Plan.

58.21 By 10 votes to 4 with no abstentions.

58.22 **RESOLVED**

1. The satisfactory and prior completion of a S106 Agreement to secure the matters set out below, Namely,

Please note: [text in italics is unchanged from 12 August 2020 report; and, Text not in italics is new for the 16 September 2020 report]

❖ *The need for a highway works phasing plan to be submitted to and approved by the Council as local planning authority before any development on site proceeds above slab height. That plan shall identify when each of the required highway works is to have been provided by reference to a prior to [tba] occupations within the residential development. The mechanics for delivery of those works shall be the subject of S278 Agreements with SCC as local highway authority. MSDC as local planning authority will require the development to conform with the Highway Works phasing plan thereafter and for phased occupations not to exceed the restrictions set out within that agreed Plan*

❖ *On-site delivery of 35% affordable housing as required by the Council's Housing Strategy Service*

❖ *Delivery of no less than two car club vehicles within the village*

❖ *Provision of a public electric charging point within the village*

❖ **Provision of urban gym trail facilities within the development**
❖ **Provision, transfer and maintenance of open space {the transfer of the land to be for £1 and to be offered via a cascade. First instance to MSDC who may offer it to a nominee and in the event that MSDC declines an offer of transfer then to a AMENDED RECOMMENDATION for 16 SEPTEMBER 2020 [for the avoidance of doubt you are advised that this recommendation now replaces the recommendation included in the report due to have been considered on 12 August 2020 and included below] management company who will manage the site on behalf of the developer in perpetuity with a proviso that the site shall be permanently available to all members of the public**

❖ **Provision of an additional commuted financial sum of £200,000 for play equipment including the possibility of wheel play within the open space and maintenance**

❖ **Travel Plan monitoring sum**

❖ **Payment of the Education contributions New primary school land cost : £67,288 New primary school build cost: £1,019,772**

❖ **Provision of a financial contribution of £30,000 towards a Thurston Railway Station Improvement feasibility study**

❖ **Provision of a financial contribution of £31,500 towards a discount cycle purchase voucher scheme to new occupiers of homes within the development**

❖ **Delivery of the package of the footway, cycleway and pedestrian/cycle crossings to an agreed timetable [details of which may be included within a S278 Highway Agreement]**

❖ **Provision of two new village notice boards within the development at locations to be agreed**

❖ **Provision of dog bins and a financial contribution towards their emptying locations to be agreed within the development**

❖ **Provision of a new 20m deep landscape buffer comprising native hedgerow species to be provided behind the visibility splay on the site's Ixworth Road frontage and the provision of a 20m deep landscape buffer on the sites eastern edge [adjacent to meadow Lane] incorporating the existing hedgerow. [details of which shall be included in a landscape management and delivery plan to be agreed prior to commencement of development]**

then,

2 The Chief Planning Officer be authorised to GRANT Outline Planning Permission subject to conditions that shall include those as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- **Reduced time limit for submission of reserved matters [to 2 years] and**

then 18 months to commence after approval of reserved matters

- **Reserved matters as submitted shall be based substantially on the illustrative layout drawings reference...and shall include cross sections**
- **No built form shall encroach into or upon any of the open space land shown on the illustrative drawing**
- **The development shall be served by a second vehicular access, details of which shall be agreed in writing with the Council as part of the first reserved matters submission and this access shall be restricted to emergency vehicles only.**
- **The open space provision shall not be less than shown on the illustrative layout [this area shall not include such area as is required to provide a SuDS solution to surface drainage. For the avoidance of doubt the open space area referred to shall exclude the notional area allocated for water storage purposes on the illustrative drawing.**
- **Total residential units shall not exceed 210**
- **Unit size shall be a matter for reserved matters**
- **Removal of householder permitted development rights**
- **Plans (Plans submitted that form this application)**
- **Parking to comply with Adopted Parking Standards**
- **Ecological Mitigation**
- **External materials [to include traditional vernacular such as clay tiles, stock bricks]**
- **Tree protection**
- **Provision of ev. charging points to all properties and sustainable construction**
- **Provision of a minimum of superfast/ broadband to all properties**
- **Construction Method Statement**
- **As required by SCC Highways**
- **As required by SCC Water & Floods and,**

3 Appropriate informatives

HOWEVER,

4 In the event of the Planning obligations or requirements referred to in Resolutions (1) and (2) above not being secured within 6 months then the Chief Planning Officer be authorised to refuse the application on appropriate grounds if he deems there is little or no prospect of the issues delaying the securing of (1) and (2) being resolved given a reasonable extension of time.

Additional points as detailed in the tabled papers:

- 1. Ecological mitigation to be within the S106 and not a condition**
- 2. A £30,000 contribution to platform improvement to be required within S106 [currently in latest recommendation]**
- 3. Built form not to encroach into the open space**
- 4. Buffer on the eastern boundary not to be less than 20m**
- 5. Concurrent with the submission of reserved matters a scheme for safe access to school to demonstrate east west connectivity for pedestrians and cyclists and to promote walking and cycling access to the station to be agreed having regard to the TNP delivered concurrently with the occupation of the development**
- 6. Proposed reserved matters shall be accompanied by evidence of dwelling mix and tenure and shall reflect the needs of younger and older people to accord with Policy 2 of the TNP and that such mix and tenure has taken account of discussion with TPC**
- 7. Archaeology conditions Informative. The housing mix shall also be informed by discussion with the Council's Housing Strategy Team and a minimum 3% of the overall number of units are likely to be required as bungalows.**

Additional conditions from the committee:

- That the delivery of pedestrian and cycle crossings be in place and installed prior to the first occupation of a dwelling.**

The business of the meeting was concluded at 12.37 pm.

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Chair