

# Development Control Committee



*St Edmundsbury*  
BOROUGH COUNCIL

**Minutes** of a meeting of the **Development Control Committee** held on **Thursday 1 June 2017** at **10.00 am** at the **Conference Chamber, West Suffolk House**, Western Way, Bury St Edmunds IP33 3YU

Present: **Councillors**

Carol Bull  
John Burns  
Terry Clements  
Jason Crooks  
Robert Everitt  
Susan Glossop  
Ian Houlder  
Ivor Mclatchy

Alaric Pugh  
David Roach  
Andrew Smith  
Peter Stevens  
Jim Thorndyke  
Julia Wakelam  
David Nettleton

**By Invitation:**  
Clive Pollington

Barry Robbins

## 315. **Election of Chairman for 2017/2018**

This being the first meeting of the Development Control Committee since the Authority's Annual Meeting in May 2017, the Business Partner (Litigation/Licensing) opened the meeting and asked for nominations for the Chairman of the Committee for 2017/2018.

Councillor Peter Stevens nominated Councillor Jim Thorndyke as Chairman and this was seconded by Councillor Carol Bull.

There being no other nominations, the motion was put to the vote and with the vote being unanimous, it was

### **RESOLVED:**

That Councillor Jim Thorndyke be elected Chairman for 2017/2018.

Councillor Thorndyke then took the Chair for the remainder of the meeting.

## 316. **Councillor Angela Rushen**

Prior to continuing with the business on the agenda, the Chairman paid tribute to former Borough Councillor Angela Rushen who had recently passed away.

The Chairman spoke fondly of Councillor Rushen, who had served as Vice Chairman of the Development Control Committee, and asked all those present to observe a one minute silence in her memory.

**317. Election of Vice-Chairmen for 2017/2018**

Councillor Peter Stevens nominated Councillor Carol Bull as Vice Chairman and this was seconded by Councillor Julia Wakelam.

Councillor Robert Everitt nominated Councillor David Roach as Vice Chairman and this was seconded by Councillor John Burns.

There being no other nominations for the two Vice Chairman positions, the motions were jointly put to the vote and with the vote being unanimous, it was

**RESOLVED:**

That Councillors Carol Bull and David Roach be elected Chairmen for 2017/2018.

**318. Apologies for Absence**

Apologies for absence were received from Councillor Paula Fox.

**319. Substitutes**

There were no substitutes present at the meeting.

**320. Minutes**

The minutes of the meeting held on 3 May 2017 were confirmed as a correct record and were signed by the Chairman.

**321. Planning Application DC/17/0354/HH - 5 West Road, Bury St Edmunds (Report No: DEV/SE/17/023)**

**Householder Planning Application - (i) single storey side extension (ii) raising of rear lean-to roof height (iii) 2 metre high timber gate and fence to side (iv) replacement front door and 2no. replacement front windows and (v) 2no. rooflights in rear elevation**

This application was originally referred to the Development Control Committee on 3 May 2017 following consideration by the Delegation Panel; the application had been presented before the Panel at the request of Councillor David Nettleton, one of the local Ward Members (Risbygate). A Member site visit was held prior to the May meeting.

At the May Committee meeting a number of Members had cited concerns with the application in relation to Policy DM24 and the impact on neighbours' amenity; particularly with regard to the side extension element of the development and the impact this would have on the shared access.

Accordingly, the Committee had resolved to defer consideration of the application in order to enable Officers to work with the applicant to seek improvements to the scheme where possible, in order to try and reduce the impact on the neighbours' amenity.

Following the deferral amended plans had been submitted by the applicant which reduced the width of the single storey side extension to a maximum of 1.322 metres at the rear, tapering to 1.225 metres at the front. This resulted in a continuous gap of 0.85 metres to the side boundary (an increase in gap from 0.75 metres in the original plans).

Bury St Edmunds Town Council continued to raise no objection and Officers were still recommending that the application be approved subject to conditions, as set out in Paragraph 18 of Report No: DEV/SE/17/023.

Speakers: Samantha Reed (neighbour) spoke against the application  
Councillor David Nettleton (Ward Member) spoke against the application

The Committee largely continued to raise concerns with the application despite the amendment which had been made to the plans.

Councillor Julia Wakelam again made reference to Policy DM24 and the impact on neighbours' amenity. Councillor Wakelam did not consider that the amended plans had in any way addressed this issue and proposed that the application be refused because of this. This was duly seconded by Councillor Alaric Pugh.

Other Members also spoke against the application, with a number making comments with regard to the design of the scheme, which they considered inappropriate for the property, being within a Conservation Area.

Following which Councillor Wakelam asked to amend her motion for refusal to include the design element as a second reason, alongside the loss of amenity. Councillor Pugh as seconder of the motion also supported this addition.

The Principal Planning Officer explained that should Members vote to refuse the application this would not need to be subject to a risk assessment and would, therefore, not be a 'minded to' resolution.

The Officer also made the Committee aware that the Council's Conservation Officer was content with the design scheme, and that the impact on amenity was difficult to defend in terms of the degree of impact the proposal would have.

Upon being put to the vote and with 11 voting for the motion, 2 against and with 2 abstentions, it was resolved that

### Decision

Planning permission be **REFUSED** for the following reasons:

1. The proposal's impact on the character and appearance of the host dwelling and the wider area; and

2. The impact on the neighbours' amenity caused by the side extension element of the development.

322. **Planning Application DC/17/0397/OUT - Land Adjacent to 3 The Hill, Front Street, Ousden (Report No: DEV/SE/17/024)**

**Outline Planning Application (Means of Access and Layout to be considered) - 1no. dwelling (following demolition of existing workshop)**

This application was referred to the Development Control Committee with the agreement of the Chairman/Vice Chairmen, following consideration by the Delegation Panel and a subsequent request by the Ward Member.

The Parish Council supported the scheme and the contribution they considered it would make to the village. This was contrary to the Officer recommendation of refusal, for the reasons set out in Paragraph 50 of Report No: DEV/SE/17/024.

A Member site visit was held prior to the meeting and a supplementary paper had been circulated setting out further representations received since publication of the agenda.

For the benefit of the Committee, and in order to provide context, the Planning Officer within his presentation made reference to the history of the site alongside recently determined applications of a similar nature.

Speakers: Mr Paul Leeves (resident) spoke in support of the application  
Councillor Geoffrey Ingham (Ousden Parish Council) spoke in support of the application  
Councillor Clive Pollington (Ward Member for Wickhambrook) spoke in support of the application  
Ms Rona Kelsey (agent) spoke in support of the application

A number of Members spoke in support of the application, giving weight to the support voiced from the local community and Parish Council.

Councillor Peter Stevens spoke in favour of the development and stated that the defined settlement boundary and policy DM27 was in danger of stifling Ousden's growth. Accordingly, he moved that the application be approved and this was duly seconded by Councillor John Burns.

The Principal Planning Officer responded to some of the comments made by Members and explained that the proposal was contrary to the Development Plan. However, Officers' advice was that if Members felt that the proposal was sufficiently well related to the cluster of the settlement boundary that it fell within the spirit of Policy DM27, then this would mean that Officers, whilst still of the view that this was a refusal, would not require the 'minded to' process. The Officer also stated that the impact of the development on the landscape was a subjective matter, which was for the Committee to judge as it saw fit.

Upon being put to the vote and with 13 voting for the motion and 2 against, it was resolved that

Decision

Planning permission be **GRANTED**.

323. **Planning Application DC/16/0788/FUL - Street Farm Barns, Low Street, Bardwell, Bury St Edmunds (Report No: DEV/SE/17/025)**

**Planning Application - 2 no. detached dwellings and garages (following demolition of barns and store buildings)**

This application had been referred to the Development Control Committee because the proposal was contrary to locally adopted planning policies.

Officers were recommending that the application be approved, subject to conditions, as set out in Paragraph 73 of Report No: DEV/SE/17/025.

Speaker: Mr Paul Scarlett (agent) spoke in support of the application

Councillor Andrew Smith advised the meeting that he had considered the planning application previously when it was brought before Ousden Parish Council, prior to him being elected to St Edmundsbury Borough Council. Councillor Smith stressed that he would maintain an open mind when considering the item.

Councillor Smith also remarked upon the proactive way in which the agent had engaged with the Parish Council and gave thanks for this.

Councillor Terry Clements declared a personal interest in this item and left the meeting prior to the vote being taken due to the Case Officer, as part of his presentation, advising the Committee on Class Q Permitted Development Rights in connection with the application.

Councillor Clements' private residence had been subject to Class Q Permitted Development and his planning application had been considered by the Development Control Committee in 2014. So in order to avoid any perceived conflict on his part he declared and withdrew from the meeting.

Councillor Smith raised a question with regard to boundary treatments as this was an element of the application that the Parish Council had made reference to. The Senior Planning Officer explained that conditions had been included to cover this and the Parish Council could be consulted in connection with these.

Councillor Peter Stevens moved that the application be approved, as per the Officer recommendation, and this was duly seconded by Councillor Ian Houlder.

Upon being put to the vote and with the vote being unanimous, it was resolved that

Decision

Planning permission be **GRANTED** subject to the following conditions:

1. Time Limit
2. Approved drawings
3. Submission of samples of Materials
4. Details of hard and soft Landscaping
5. Provision of access
6. Submission of bin storage areas
7. Provision of parking areas
8. Provision of visibility splays
9. Land contamination scheme of investigation
10. Land contamination verification report
11. Land contamination remediation works
12. Details of boundary treatments.

The meeting concluded at 11.30 am

**Signed by:**

**Chairman**

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