

Minutes of the Development Control Committee Meeting held on 14 September 2016 at 10:06 am in the King Edmund Chamber, Endeavour House, Ipswich.

Present: Councillors Peter Beer (Chairman), Jessica Fleming, Sandra Gage, Christopher Hudson, Graham Newman, Keith Patience, Bill Quinton, Steve Searle, Reg Silvester, Joanna Spicer and Andrew Stringer.

Also present: Councillor Len Jacklin.

Supporting officers present: Rebekah Butcher (Democratic Services Officer), Mark Barnard (Planning Officer), Emma Bethell (Principal Planning and Environment Lawyer) and Anita Seymour (Development Manager).

#### **9. Apologies for Absence and Substitutions**

Apologies for absence were received from Councillors Peter Byatt (substituted by Councillor Sandra Gage), Nick Barber, Richard Kemp and Michael Ladd.

#### **10. Declarations of Interest and Dispensations**

Councillor Peter Beer declared a non-pecuniary interest in Agenda Item 6: Proposed extraction of mineral for the creation of a Fishing Lake (approved under Babergh District Council Planning Permission 14/01092/FUL); Bentley Plants Ltd, Bergholt Road, Bentley, Ipswich, by virtue of the fact he was involved in an earlier planning decision at Babergh District Council.

Councillor Andrew Stringer declared a non-pecuniary interest in Agenda Item 8: Proposed retention of unit for pre-school/wraparound cover between 07:30-18:00 hours Mondays to Fridays throughout the year. Nursery provision 07:30-18:00 hours. Wraparound provision 07:45-18:00 hours; Combs Ford Primary School, Glemsford Road, Stowmarket, by virtue of the fact he had an outstanding invoice with Coombs Ford Primary School.

#### **11. Minutes of the Previous Meeting**

The minutes of the meeting held on 19 July 2016 were confirmed as a correct record and signed by the Chairman.

#### **12. Proposed western extension to Cavenham Quarry for the extraction, processing, sale and distribution of sand and gravel, revised silting operations and subsequent restoration; Cavenham Quarry, Marstons pit, Cavenham Heath, Cavenham, Bury St Edmunds**

The Committee considered a report at Agenda Item 4 which proposed a western extension to Cavenham quarry to allow phased extraction of some 1.1 million tonnes of sand and gravel from 11.2 hectares, revised silting operations,

and final restoration to Breckland Heath using indigenous materials. No materials would be brought into the site for restoration purposes.

The Committee noted a correction to the report at paragraph 2 on page 9:

2) The application related to Site 40 **23** of the Suffolk Minerals...'

Miss Abigail Molyneux, Consultant at PDE Consulting, addressed the Committee on behalf of the applicant and spoke in relation to agenda items 4 and 5. Miss Molyneux informed the Committee of Cavenham Quarry's long established history of mineral extraction and progressive restoration for biodiversity gain. She explained the application's proposals and confirmed that all existing controls to ensure protection of the neighbouring amenity would be maintained. Miss Molyneux confirmed that the nature of operations at the quarry were not proposed to change, and that existing operations would continue culminating in a sustainable long term restoration for the entire quarry. In conclusion, Miss Molyneux asked the Committee to support the officer recommendation.

**Decision:** On the proposition of Councillor Jessica Fleming, seconded by Councillor Reg Silvester, the Committee resolved that the application be granted subject to:

- a) Natural England confirming that they were satisfied that the mitigation measures set out in the Habitat Regulation Assessment addressed impacts in the Breckland Special Protection Area (SPA) and Breckland Special Area of Conservation (SAC);
- b) retention of a 'log book' to be kept on-site to monitor HGV ingress and egress from the western extension; and
- c) the conditions recommended in the report by the Director of Resource Management.

**Reason for decision:** Having regard to the provisions of the Development Plan and other material planning considerations, the Committee considered the proposed development was in accordance with the provisions of the Adopted Suffolk Minerals Site Specific Allocations Development document. This development provided for the removal of mineral reserves anticipated as required to meet the County apportionment of the forecast demand for Primary Aggregates as set out in the Adopted Suffolk Minerals Core Strategy Development Plan document. The proposals were therefore in accordance with Strategic Policies 1, 2 and 5 of the Adopted Suffolk Minerals Core Strategy 2008.

Members of the Committee considered that the short term impacts on important ecological features could be secured to mitigate these impacts and would be minimised such that the proposal was acceptable. In the long term, restoration to Brecks Heath would expand the area of this habitat on the quarry site which would have the potential to attract species of local and national conservation significance including stone curlew, a key SPA feature.

The Committee also considered that the HGV movement associated with the western extension should be recorded in order to monitor the traffic impact on the local road network.

Members supported the establishment of a quarry liaison group.

**Alternative options:** There were none considered.

**Declarations of interest:** There were none noted.

**Dispensations:** There were none granted.

**13. Proposed continued extraction of sand and gravel and subsequent restoration subject to variation of conditions 2, 7, 14, 31, 32, 33, 35 and 36 of planning permission F/14/1981 to allow changes to working practices in Area B and alternative restoration end dates; Cavenham Quarry, Marstons Pit, Cavenham Heath, Cavenham, Bury St Edmunds**

At Agenda Item 5, the Committee considered a report which sought approval for the variation of planning permission F/14/1981 to allow for alternative restoration end dates within existing areas A, B and C of Cavenham Quarry, to allow the temporary storage of soils, and undertaking of silting operations in Area B and changes to the restoration scheme in Area B to tie in with the proposed restoration of the western extension (Minute 12 above).

**Decision:** On the proposition of Councillor Jessica Fleming, seconded by Councillor Graham Newman, the Committee resolved that the application be granted subject to the conditions recommended in the report by the Director of Resource Management.

The Committee also agreed that a Liaison Group involving the local community and the Cavenham Quarry Site Operators should be established to cover the whole site.

**Reason for Decision:** Having regard to the provisions of the Development Plan and other material planning considerations, the Committee considered the proposed development was in accordance with the provisions of the Adopted Suffolk Minerals Site Specific Allocations Development document.

The Committee considered a Liaison Group would help communication between the operator and local residents.

**Alternative options:** There were none considered.

**Declarations of interest:** There were none noted.

**Dispensations:** There were none granted.

**14. Proposed extraction of mineral for the creation of a Fishing Lake (approved under Babergh District Council Planning Permission 14/01092/FUL); Bentley Plants Ltd, Bergholt Road, Bentley, Ipswich**

At Agenda Item 6, the Committee considered a report which sought approval for the extraction of 30,000 cubic metres of Hoggin (raised sand and gravel) from a 0.6-hectare site previously in horticultural use. The extraction would be to a depth of 5 metres.

The Committee noted the following amendment to the report at paragraph 7, Condition 5:

5) ‘... in the Written Scheme of investigation approved under condition 3 4...’

Councillor Gordon Jones, local member for Samford was unable to attend the meeting and sent his apologies. The Chairman read out a statement on his

behalf. Councillor Jones informed the Committee that although the parish council did initially object, they have raised no further comments or concerns.

**Decision:** On the proposition of Councillor Christopher Hudson, seconded by Councillor Graham Newman, the Committee resolved that the application be granted subject to the conditions recommended in the report by the Director of Resource Management.

**Reason for Decision:** The extraction was for a relatively short period of time and the Committee considered that the activities would not impact upon residential amenity.

**Alternative options:** There were none considered.

**Declarations of interest:** Councillor Peter Beer declared a non-pecuniary interest in Agenda Item 6 by virtue of the fact he was involved in an earlier planning decision at Babergh District Council.

**Dispensations:** There were none granted.

**15. Proposed change of use from Caretakers Bungalow to Early Year Provision at Dale Hall Primary School, Dale Hall Lane, Ipswich**

The Committee considered a report at Agenda Item 7 which sought approval for a change of use of a former caretaker's bungalow to an Early Years facility.

**Decision:** On the proposition of Councillor Christopher Hudson, seconded by Councillor Sandra Gage, the Committee resolved that the application be granted subject to:

- a) the applicant being advised that the Travel Plan would be worked on in conjunction with the adjacent Dale Hall Primary School; and
- b) the conditions recommended in the report by the Director of Resource Management.

**Reason for Decision:** The Committee considered:

- a) that joint working between the school and early years' facility could help with sustainable travel; and
- b) the proposed development was in accordance with the National Planning Policy Framework and would meet the Government's objectives of providing additional early years spaces in the local area. Impacts on residential amenity could be successfully mitigated.

**Alternative options:** There were none considered.

**Declarations of interest:** There were none noted.

**Dispensations:** There were none granted.

*Councillor Bill Quinton left the room during the above item, therefore did not take part in the vote for agenda items 7 and 8 (Minutes 15 and 16).*

**16. Proposed retention of unit for pre-school/wraparound cover between 07:30-18:00 hours Mondays to Fridays throughout the year. Nursery provision 07:30-18:00 hours. Wraparound provision 07:45-18:00 hours; Combs Ford Primary School, Glemsford Road, Stowmarket**

At Agenda Item 8, the Committee considered a report which sought approval to use an existing temporary classroom unit on the school site for pre-school and wraparound cover between 07:30 and 18:00 hours Monday to Friday throughout the year. Planning permission was required because of the extended hours of use, and the proposed use in the school holidays.

Councillor Steve Searle, local member for Stowmarket South, addressed the Committee. Councillor Searle stated that he had spoken with the Head Teacher, Mr Russell Clark, to discuss the application. The car park had been improved and there was a barrier raised to the car park in the mornings to give access to families. Only two families would be dropping off at 07:30 hours, however all other families would use the service after 08:00 and collect after 17:00 hours. Councillor Searle concluded informing the Committee he was happy to support this application.

**Decision:** On the proposition of Councillor Graham Newman, seconded by Councillor Steve Searle, the Members present and actually voting unanimously agreed that the application be granted subject to the conditions recommended in the report by the Director of Resource Management.

**Reason for Decision:** The Committee considered that the ability for children using the facility to be dropped off and collected from within the school grounds at the start and end of the day, and during school holidays, would reduce the impact of traffic on local residents. Given the modest scale of the nursery, it was considered any adverse impact on residential amenity would be very small and outweighed by the public benefits of this use on the school site.

The temporary classroom unit had recently been subject to comprehensive renovation work to extend its life and, in view of this investment, a consent for a ten-year period was considered appropriate by the Committee.

**Alternative options:** There were none considered.

**Declarations of interest:** Councillor Andrew Stringer declared a non-pecuniary interest in Agenda Item 8 by virtue of the fact he had an outstanding invoice with Coombs Ford Primary School.

**Dispensations:** There were none granted.

*Councillor Keith Patience left the room prior to the start of this item, therefore did not take part in the vote for agenda item 8 (Minute 16).*

**17. Urgent Business**

There was no urgent business.

*The meeting closed at 12.21 am.*

Chairman

