

PLANNING & DEVELOPMENT COMMITTEE

MINUTES

WEDNESDAY 11 DECEMBER 2019
ORWELL ROOM - GRAFTON HOUSE
9.30 AM

Present: Councillors S Connelly (Vice-Chair), S Gage, P Gardiner (Chair), C Jones, C Kreidewolf, B Rudkin, B Studd, B Hall, E Harsant, O Holmes, K Cracknell (Substitute) and L Richardson (Substitute)

78. Apologies for Absence

Apologies for absence were received from Councillor Armitage, Councillor Cook and Councillor P Smart.

79. Unconfirmed Minutes of Previous Meeting

79.1. Re: Minute 75: Councillor Gage commented that the 'physical suitability of pedestrian routes' should also have been included in the annual Travel Plan Review, and it was agreed that the minute be amended to reflect this.

RESOLVED:

that, subject to the above amendment, the Minutes of the meeting held on 13 November 2019 be signed as a true record.

80. To Confirm or Vary the Order Of Business

RESOLVED:

that the Order of Business be confirmed as printed on the Agenda.

81. Declarations of Interest

There were no declarations of interest.

82. PD/19/10 Planning Applications - General Information

In considering the applications the Committee took into consideration representations where indicated by the words “(REPS)” after the individual planning reference number.

The applications were considered in the following order:

Item 2 – IP/19/00910/FUL – 43A Woodbridge Road East
Item 3 – IP/19/00969/FUL – Aaron House, Finchley Road
Item 1 – IP/19/00901/FUL – 39 Princes Street

83. PD/19/10 Item 1 - Application IP/19/00901/FUL

Ward: ALEXANDRA

Proposal: Erection of fourth floor mansard extension to provide 3 apartments.

Address: 39 Princes Street

Applicant: Baldwin & Swalwell

Agent: Mr D Wife

The Development Management Team Leader presented the report illustrated by drawings and photographs.

RESOLVED:

Grant planning permission upon condition that (briefly):-

- 1. The development is to be constructed in accordance with the approved plans.**
- 2. Areas for storage of cycles and the wheeling ramps as indicated on the submitted plans to be provided and retained.**
- 3. Areas for storage of Refuse/Recycling bins as shown on submitted drawings to be provided and retained.**
- 4. Submission of a Pre-commencement Construction Management Plan for approval by the Local Planning Authority. The construction of the development shall be in accordance with the approved CMP.**
- 5. Submission of Pre-commencement photographic condition survey of the highways fronting and near to the site to be approved. Any repairs or damage to the highways as a result of the development to be repaired.**

6. Prior to occupation of the development, details of the long-term management of communal areas and refuse/recycling facilities to be submitted and approved by the Local Planning Authority. The development shall be managed in accordance with the approved details permanently.
7. Details to be submitted and approved by the Local Planning Authority:- External materials; Glazing and trickle vent detail; Full details of the installation of a mechanical heat-recovery ventilation system (MVHR) or similar system; Full details of a proposed air-cooling system or similar system.
8. Prior to occupation details of how the dwellings shall meet the necessary energy and water efficiency levels shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details.

INFORMATIVES:

1. Ipswich Borough Council supports the use of automatic sprinkler systems.

84. PD/19/10 Item 2 - Application IP/19/00910/FUL

REPS

Ward: BIXLEY

Proposal: Erection of two storey detached building to accommodate 4x single bedroom self-contained flats. Provision of car parking, courtyards/amenity areas and other external works.

Address: 43A Woodbridge Road East

Applicant: SDA Property Solutions

Agent: Mr Adrian Tricker

The Senior Planning Officer presented the report illustrated by drawings and photographs.

Mr Adrian Tricker spoke on behalf of the applicant in support of the application:

- Welcome positive response from Officers and consultees.
- Would provide 4 small units for which there was demand.
- Development would be sustainable, safe and secure.
- Proposals met adopted standards.
- No detrimental impact upon surroundings.

Councillor Carnall, Bixley ward Councillor, spoke on behalf of local residents and business owners against the proposals:

- Concern regarding impact upon adjacent businesses within Woodbridge Road East District Centre and associated services and jobs.
- Numerous objections have been received.
- Parking provision for the District Centre was not adequate.
- Difficulties with servicing District Centre and considerable congestion and detriment to highway safety.
- Proposal did not meet parking standards as no disabled or visitor parking provision.
- Businesses within District Centre would be at risk if customers unable to park nearby.
- Would detract from the overall character and quality of the area. The provision of amenity space was below standard, and the development was excessive in terms of its density, resulting in overdevelopment.
- Only minor changes were made to the previously withdrawn application.

Councillor Gage proposed that the application be deferred for a site visit and this was agreed.

RESOLVED:

Application deferred for a site visit.

85. PD/19/10 Item 3 - Application IP/19/00969/FUL

REPS

Ward: ST MARGARETS

Proposal: Demolition of existing dwelling and erection of six dwellings.

Address: Aaron House, Finchley Road

Applicant: Vision Housing Group

Agent: Mr Ben Willis

The Senior Planning Officer presented the report illustrated by drawings and photographs.

Councillor Jones proposed that informatives be added to request high quality landscaping in the terraced areas and suitable screening of the proposed bin storage areas at the front of the properties, and this was agreed.

RESOLVED:-

Grant full planning permission upon condition that (briefly):-

- 1. The development shall be constructed in accordance with the approved drawings.**
- 2. The hereby approved dwellings shall meet energy and water efficiency requirements, unless demonstrated neither feasible nor viable. Details to be provided and approved by the Local Planning Authority.**
- 3. A Demolition and Construction Management Plan shall be submitted and agreed by the Local Planning Authority prior to commencement of works. Subsequent demolition and construction shall be in accordance with the agreed plan.**
- 4. Details relating to boundary treatments, electric vehicle charging, cycle parking, bin storage and biodiversity enhancements shall be submitted and approved by the Local Planning Authority. The approved details shall be fully implemented before first occupation.**
- 5. Details of hard and soft landscaping, including to those vehicular areas shall be submitted for approval by the Local Planning Authority in advance of construction of these areas. The hard and soft landscaping shall be implemented in accordance with the approved plans.**
- 6. Contaminated Land and Demolition/Construction Management assessments shall be submitted and agreed by the Local Planning Authority before commencement of groundworks. Any necessary mitigation shall be fully implemented in accordance with the approved assessments.**
- 7. Details of external materials of the dwellings shall be submitted to and approved by the Local Planning Authority before external works commence.**
- 8. A photographic condition survey of the surrounding road and footpath network shall be submitted for approval prior to commencement of access works.**
- 9. No part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects with an entrance width of 4.5m and pedestrian visibility splays of 2m x 2m.**
- 10. Provision of bound surfacing in accordance with details previously agreed before first occupation.**
- 11. Details of means to prevent discharge of surface water drainage before access is first brought into use.**
- 12. Provision of approved vehicular areas before first occupation.**

INFORMATIVES:

1. Ipswich Borough Council supports the use of automatic sprinkler systems.
2. The provision of additional ducting to require further electric vehicle charging space in accordance with the Suffolk Guidance of Parking (2019) will be required.
3. The bin presentation areas will require appropriate enclosure on their frontages so that they can also be used as storage areas where necessary.
4. A suitably high-quality scheme of landscaping will be required in order to meet the requirements of condition 5 with any mature tree to be felled replaced on a two for one basis and using semi-mature specimens.

86. PD/19/10 Information for Councillors

- 86.1. The Development Management Team Leader commented on the dismissal of the appeal relating to 15 Warrington Road where the Planning Inspector had supported all of the reasons for refusal in the Council's decision and had considered that the tilted balance did not apply in this instance in line with footnote 6 of paragraph 11 of the NPPF. The Development Management Team Leader added that the outcome of this decision could be used in the statement of case of any similar appeals in the future.

RESOLVED:

that the information for Councillors be noted.

The meeting closed at 10.59 am

Chair