

PLANNING & DEVELOPMENT COMMITTEE

MINUTES

WEDNESDAY 13 NOVEMBER 2019
GIPPING ROOM, GRAFTON HOUSE
9.30 AM

Present: Councillors H Armitage, 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 Trenchard (Substitute)

69. Apologies for Absence

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

70. Unconfirmed Minutes of Previous Meeting

Resolved:

that the Minutes of the meeting held on 16 October 2019 be signed as a true record.

71. To Confirm or Vary the Order Of Business

Resolved:

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

72. Declarations of Interest

Councillor Gardiner, as the spouse of an Ipswich Hospital NHS Trust employee, declared an interest in Item 2 (IP/19/00722/FUL).

Councillor Holmes clarified that the representation he had submitted in relation to Item 1 (IP/19/00022/FUL) was to highlight that the photographs originally submitted were of

a different property; therefore, he did not need to make any declaration of interest in relation to this application.

73. PD/19/09 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 1 – IP/19/00022/FUL – 36 Westerfield Road

Item 2 – IP/19/00722/FUL – Ipswich Hospital NHS Trust, Heath Road

Item 3 – IP/19/00871/FUL – 24 Ransome Road

74. PD/19/09 Item 1 - Application IP/19/00022/FUL

REPS

Ward: ST MARGARETS

Proposal: Demolition of coach house and construction of new dwelling.

Address: 36 Westerfield Road

Applicant: Mrs E Richardson

Agent: Beanland Associates Architects Ltd

The Development Management Team Leader presented the report illustrated by drawings and photographs. A site visit was undertaken by Members of the Committee on 11 November 2019.

Mr Mike Van Slooten, spoke on behalf of the applicant in support of the application:

- The term ‘coach house’ was incorrect as the structure was built as a garage in 1927.
- Following approval for conversion, feedback from builders was that the conversion works would heavily compromise the building.
- Concern with regards to the overall quality of the conversion works and the environmental standards of such a conversion.
- Concern also with regards to the impact upon the protected tree from the basement works.
- Since planning permission was granted for conversion, parents’ health has deteriorated, and basement level would no longer be ideal for elderly parents.
- Proposed design was in keeping with existing building.
- Another consideration was the applicant’s desire to live in the new dwelling in the future.
- Quality of the development was of great importance.

Councillor I Lockington, St Margaret's ward Councillor, spoke on behalf of local residents:

- Committee papers referred to the lack of a 5-year housing supply. Permission had already been granted for a dwelling and therefore there would be no increase in the provision of dwelling houses.
- Garden/plot size not comparative to No.38 Westerfield Road.
- Impact of proposal on No.34 Westerfield Road not addressed in report.
- Garden sizes in general not comparative to existing plots.
- Existing dropped kerb to garage only granted planning permission due to elderly parents of previous occupants of No.36 Westerfield Road and then the property was sold.

RESOLVED:

Grant planning permission upon condition that (briefly):-

- 1. Development to be in accordance with plans.**
- 2. Details to be submitted and approved:- External materials; Windows and doors including roof-lights; Hard and soft landscaping scheme; boundary treatments; biodiversity enhancements; secure cycle storage; bin and cycle storage details and presentation areas; and drainage details.**
- 3. Dwellings to meet necessary energy and water use sustainability targets.**
- 4. Development to be undertaken in accordance with details to be agreed relating to tree protection measures and method of construction statement.**
- 5. Removal of permitted development rights for Classes A (extensions), B (additions to roof), C (other alterations to roof), D (porches) and E (outbuildings).**
- 6. Removal of permitted development rights for additional openings on the south elevation and south facing roof- slope.**
- 7. Submission of pre-commencement construction management strategy.**
- 8. Provision of manoeuvring and parking as per submitted drawing to be provided.**
- 9. Gates shall open only into the site.**

INFORMATIVES:

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

75. PD/19/09 Item 2 - Application IP/19/00722/FUL

Ward: BIXLEY

Proposal: Extensions and alterations to hospital buildings adjacent to South Wards and Emergency Assessment Unit to provide an Urgent Treatment Centre, relocated Emergency Department and clinical facilities. New entrance to South Wards, relocated Emergency Vehicle entrance and drop off/loading/parking area and realigned bus loop road; landscaping and ancillary works.

Address: Ipswich Hospital NHS Trust, Heath Road

Applicant: East Suffolk and North Essex NHS Foundation Trust

Agent: Mrs Natalie Makepeace

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

Mr Paul Fenton, Director of Estates and Facilities at East Suffolk and North Essex NHS Foundation Trust, spoke in support of the application:

- Following merger of Ipswich and Colchester Hospitals, a Sustainability Transformation Plan has been ongoing to determine how acute hospital and healthcare provision would be provided.
- As a result, significant investment would take place.
- Proposals would provide efficient and cost-effective services.
- The proposed Emergency Assessment Unit and Urgent Treatment Centre (UTC) were an important part in improving clinical services.
- Considerable consultation has been undertaken with the local community and LPA.
- New UTC would be GP lead, with the ability to triage and filter patients.
- Acute care would be assessed at the UTC.
- Location of UTC and Emergency Department aligned with long term plan for this unit to be more centrally located within the hospital site.
- Only part of the Garratt Anderson Centre was used for emergency treatment.
- Design reflects that of the Garratt Anderson Centre.
- Proposals would enhance public realm at front of the site.
- Parking and traffic unlikely to increase as effectively there would be no material increase in patients or visitors.
- Development could be accommodated in terms of existing parking on site.
- Proposal would provide improved accessibility from loop road, and improved safety and efficiency for buses and emergency vehicles.
- Works due to start in 2020.

Councillor Armitage raised safety concerns in relation to the reconfigured bus stops and drop-off bays and the potential conflict between ambulances and queuing buses.

Councillor Gage requested that bus timetables and real-time passenger information be provided on site, and also requested clear signage for pedestrians from the extremities of the site.

Councillor Jones proposed that an informative be added requesting that these concerns be addressed as part of the annual travel plan review for the Ipswich Hospital site, and this was agreed.

RESOLVED:

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

- 1. Development to be in accordance with the approved plans, including details of external materials and hard landscaping (including vehicle parking areas).**
- 2. The use shall not commence until the displaced parking and cycle/PTW provision has been made available for use.**
- 3. Details to be submitted and approved:- External windows and doors; CCTV details; Soft landscaping; and lighting columns; Details of the specification to be provided for secure cycle/PTW storage. All agreed details to be provided prior to occupation.**
- 4. Development to be constructed in accordance with the submitted Arboricultural Impact Appraisal.**
- 5. Replacement planting within 5-year period if soft landscaping removed or become seriously damaged or diseased.**
- 6. Submission of a pre-commencement Phase 2 Land Contamination Assessment.**
- 7. Any unidentified contamination (if found) to be reported to the Local Planning Authority.**
- 8. Renewable and low-carbon energy sources to be installed as per submitted Sustainability and Energy Statement, and thereafter retained as such.**
- 9. Submission of pre-commencement details of the strategy for the disposal of surface water on the site.**
- 10. Submission of pre-commencement details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site.**
- 11. Details of plant equipment and sub-station, including details of noise levels associated with the equipment and any proposed attenuation measures.**

INFORMATIVES:

1. **Suffolk Constabulary comments.**
2. **Suffolk Fire and Rescue comments.**
3. **Anglian Water comments.**
4. **Ipswich Borough Council supports the use of automatic sprinkler systems.**
5. **Travel Plan Review: The applicant is strongly urged that as part of the next review (or sooner) of the Ipswich Hospital Travel Plan, that consideration is given to providing users of the hospital site with bus timetables and real-time passenger information, and also clear signage for pedestrians accessing the hospital facilities from outside the hospital grounds in advance of the first occupation of the hereby approved development which includes a reconfiguration of various departments from within the wider hospital site. The Local Planning Authority will provide the Suffolk County Council Travel Plan Officer with the observations of the Planning & Development committee as detailed in this informative for consideration as part of the next review of the Travel Plan.**

76. PD/19/09 Item 3 - Application IP/19/00871/FUL

REPS

Ward: PRIORY HEATH

Proposal: Erection of detached one and a half storey dwelling on land severed from rear garden.

Address: 24 Ransome Road

Applicant: Mr and Mrs J Davis

Agent: Baqleh Architectural Services

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

RESOLVED:

Grant planning permission subject to the following conditions:-

1. **The development shall be in accordance with the approved drawings.**
2. **Provision of vehicular access (with an entrance width of 5 metres) and stopping up of redundant access before occupation.**

3. Means to prevent discharge of surface water onto the highway in accordance with approved details before first occupation.
4. Restrictions upon permitted developments relating to frontage gates, frontage boundary treatments, extensions, outbuildings and additional windows and roof-lights above ground floor level (on north and east elevations only).
5. Rear facing (north elevation) roof-lights to be installed 1.7 metres above finished floor level.
6. Provision of vehicular areas before first occupation.
7. Details relating to bin storage and presentation area, cycle storage, biodiversity measures, boundary treatments in accordance with approved details and to be provided on first occupation.
8. Prior to first occupation details of how the dwelling shall meet the necessary energy and water efficiency levels shall be submitted to and approved in writing by the Local Planning Authority.
9. Details of external facing materials before external works commence.
10. The developer shall report any unexpected contamination found during the construction of the development and provide an appropriate mitigation plan that deals with the contamination.

77. PD/19/09 Information for Councillors

77.1. The Development Management Team Leader reported that a number of applications had been received in relation to the installation of telecommunications apparatus that required prior approval from the Council; however, as the suggested sites were either in a Conservation Area, close to Listed Buildings or on key town centre streets, approval had been refused and these decisions had been appealed. The Development Management Team Leader added that similar applications had been made across the country, many of which had been refused.

Resolved:

that the information for Councillors be noted.

The meeting closed at 11.37 am

Chair