

PLANNING & DEVELOPMENT COMMITTEE

MINUTES

WEDNESDAY 1 JULY 2020
VIRTUAL MEETING
9.30 AM

Present: Councillors S Connelly (Vice-Chair), P Gardiner (Chair), C Jones, C Kreidewolf, A Rae, B Rudkin, P Smart, L Trenchard, B Hall, E Harsant, O Holmes, K Cracknell (Substitute) and T Grant (Substitute)

11. **Apologies for Absence**

Apologies for absence were received from Councillor Gage and Councillor Studd.

12. **Unconfirmed Minutes of Previous Meeting**

RESOLVED:

that the Minutes of the meeting held on 3 June 2020 be signed as a true record.

13. **To Confirm or Vary the Order Of Business**

RESOLVED:

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

14. **Declarations of Interest**

Councillor Kreidewolf, being the Chair of the applicant company, declared an interest in Item 2 (IP/20/00299/FUL) and left the room during the consideration of this item.

Councillor Holmes, being known to the applicant, declared an interest in Item 1 (IP/19/01140/FUL) and left the room during the consideration of this item.

15. PD/20/03 Planning Applications - General Information

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

The applications were considered in the order set out on the Agenda.

16. PD/20/03 Item 1 - Application IP/19/01140/FUL

Ward: GIPPING

Proposal: Erection of four storey office building (Class B1).

Address: Car Parking Area, The Maltings, Princes Street

Applicant: Pertwee Park Ltd.

Agent: Mr Michael Smith, JCN Design & Planning

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

The report was updated to include a further condition: Finished floor level of upper ground floor shall be set no lower than what is required in terms of the flood risk assessment submitted.

Mr Michael Smith, agent for the application, spoke in support of the proposals:

- Site not allocated for development in the Local Plan.
- Site was accessible for sustainable forms of transport.
- Office use in this area deemed to be acceptable.
- Scheme addressed the public realm.
- Scheme provided good separation from listed building.
- Existing car park played no role in the setting of the listed building.
- Proposed building sat at an angle to allow views of the listed building.
- Large standalone buildings form part of the character of the area.
- The height of the proposal bridged the gap between the Maltings and the Crown Court.
- Proposed building did not compete with listed building in terms of appearance.
- Proposal provided soft landscaping to enhance biodiversity.
- Proposed building would be energy efficient in compliance with policy.
- Applicant has worked closely with officers and highways and has taken into account comments made at Conservation and Design Panel.
- Proposal would provide new jobs.

RESOLVED:

- A) The completion of a legal agreement under the provisions of Section 106 of the Town and Country Planning Act (1990) dealing with the following matters:**
- (i) To prevent service vehicles from loading and unloading directly from the public highway, a S106 contribution of £11,500 is required to enable the County Council to progress a scheme to review loading restrictions locally. This will include West End Road, Chancery Road and Princes Street, as the current application will impact on delivery arrangements for The Maltings building.**
- B) Planning conditions in accordance with those set out below (briefly):-**
- 1. Development to be in accordance with plans.**
 - 2. Details to be submitted and approved:- Secure covered cycle storage and PTW storage details; Details of storage lockers and shower facilities; External lighting, and CCTV coverage; Stairlift details (from West End Road); Fire hydrant; Landscape management and maintenance scheme; Renewable or low-carbon energy provision. All agreed details to be provided prior to occupation.**
 - 3. Details of external materials to be provided and agreed in advance and implemented.**
 - 4. Provision of the hard and soft landscaping scheme as shown on drawing no. JCN/1601/19A prior to first use of the building.**
 - 5. Site access to be laid out and completed in all respects in accordance with submitted drawing number P-11.**
 - 6. Provision of loading, unloading manoeuvring and parking of vehicles including secure cycle storage and electric vehicle recharging infrastructure to be submitted to and approved in writing.**
 - 7. Areas to be provided for storage of refuse and recycling bins as shown on submitted drawing number P-11 to be provided.**
 - 8. Gates to be set back a minimum distance of 10 metres away from the public highway and shall open only into the site and not over any area of the highway.**
 - 9. Submission of a construction management plan.**
 - 10. Before the development is occupied details of 1) a Deliveries Management Plan, 2) a Car Park Management Plan and 3) a Refuse Collection Management Plan to be submitted.**
 - 11. Submission, agreement, and implementation of a travel plan.**

12. **Submission of a scheme that includes the components to deal with the risks associated with contamination of the site (Phase 2 Contaminated Land Assessment).**
 13. **Submission of a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation to be submitted.**
 14. **No development to take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to be submitted.**
 15. **Reporting of contamination not previously identified if found to be present at the site.**
 16. **Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority.**
 17. **Submission of Pre-commencement Written Scheme of Archaeological Investigation.**
 18. **No buildings shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved.**
 19. **No development to commence until details of the strategy for the disposal of surface water on the site have been submitted to and approved.**
 20. **No development to commence until details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved.**
 21. **The upper ground floor office finished floor levels shall not be lower than 5.6 above Ordnance Datum (AOD).**
- C) That, in the event that a Section 106 Agreement has not been satisfactorily completed within a period of 6 months (or other time frame to be agreed) from the date of this delegated decision, the Head of Development refuse planning permission on the grounds that the measures necessary to make the development acceptable have not been secured contrary to policy DM17 of the Ipswich Core Strategy and Policies DPD Review (2017).**

INFORMATIVES:

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

2. Comments from Suffolk Constabulary.

Councillor Kreidewolf left the meeting.

17. PD/20/03 Item 2 - Application IP/20/00299/FUL

Ward: WHITTON

Proposal: **Erection of single storey restaurant/takeaway unit (within Use Classes A3/A5) with drive-through facility, outdoor seating area, 2 grill bays, associated hard and soft landscaping and 7 lighting columns. Alterations to car parking layout to provide an additional 3 car parking spaces and retention of 3 ANPR cameras.**

Address: Land North of Bury Road, Anglia Parkway South

Applicant: Ipswich Borough Assets Limited

Agent: Mr Daniel Hyde, Freeths LLP

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

Mr Daniel Hyde, agent for the application, spoke in support of the proposals:

- Proposals would complement offer at retail park
- Officers provided comprehensive report, but 2 areas of concern: landscaping and highway matters
- Lack of landscaping plan was done purposefully as landscaping would be considered across the entire park
- There would be a net gain in biodiversity, with 10 blackthorn trees to be planted to west of site
- Transport Assessment identified 47% of parking taken up, expected to be 50% when unit opens
- Linked trips were expected
- Proposals would have a limited highway impact

Councillor Jones proposed that an informative be added to advise the applicant that 8 replacement trees should be provided specifically on the application site as part of the wider landscaping scheme for the remainder of the site, and this was agreed.

Councillor P Smart requested that the hours of operation as indicated in the report be secured by condition if other similar sites within the general area also had the hours of operation secured by condition. It was agreed to delegate the decision as to whether to apply an additional planning condition relating to operating hours (in accordance with other units) to Officers.

RESOLVED:

Grant of planning permission subject to the following conditions (briefly): -

1. **Development in accordance with the approved plans.**
2. **Details of parking layout to show provision for powered two wheeled vehicles, cycle parking, electric vehicle charging points and future provision for electric vehicle charging points, to be provided before first use.**
3. **Details of hard and soft landscaping to show fencing for external seating area, bollards and additional trees and shrubs, to be provided before first use.**
4. **Details of external litter bins and external lighting, to be provided before first use.**
5. **Restriction of permitted development rights – no change of use to Class A1 shops.**

INFORMATIVES:

1. **Ipswich Borough Council supports the use of automatic sprinkler systems.**
2. **Comments from Suffolk Constabulary.**
3. **Landscaping scheme to provide 8 trees on the application site.**

18. PD/20/03 Information for Councillors

- 18.1. Councillor Jones highlighted that the Planning Inspector had made reference to the North East Character Area Ipswich Urban Characterisation Study within his deliberation of the Bixley Road appeal and had also supported that trees of biodiversity value should be retained in line with Policy DM10 in the Council's Local Plan.

RESOLVED:

that the information for Councillors be noted.

The meeting closed at 10.58 am

Chair