

PLANNING & DEVELOPMENT COMMITTEE

MINUTES

**WEDNESDAY 5 MARCH 2025
GIPPING ROOM, GRAFTON HOUSE
9.45 AM**

Present: Councillors Stephen Connelly, Kelvin Cracknell, Nic El-Safty, Peter Gardiner, Carole Jones, Colin Kreidewolf, George Lankester, Lynne Mortimer, Adam Rae, Jenny Smith, Sam Murray and Oliver Holmes

82. Apologies for Absence

Apologies for absence were received from Councillor Wilson.

83. Unconfirmed Minutes of Previous Meeting - 5 February 2025

RESOLVED:

that the Minutes of the meeting held on 5 February 2025 be signed as a true record.

84. To Confirm or Vary the Order of Business

RESOLVED:

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

85. Declarations of Interest

There were no declarations of interest.

86. PD/24/11 Planning Applications - General Information

In considering the applications, the Committee took into account representations made where indicated by the word 'REPS' after the individual planning reference number.

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

87. PD/24/11 Item 1 - Application IP/24/00004/FUL

REPS

Ward: BRIDGE

Proposal: Conversion of building and extension to side and roof to provide 24 dwellings together with associated development.

Address: 240 Wherstead Road

Applicant: Tammie Homes Ltd

Agent: Mr Ben Willis

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

Councillor Holmes commented on the sequencing of this application, which had been determined in August 2024 and had now returned with viability issues, which were probably known to the applicant in August but were now being considered as a discrete issue away from the main consent. Councillor Holmes added that the NPPF encouraged the front loading of viability matters in decision making.

The Senior Planning Officer highlighted that the NPPF stated that it was the responsibility of the applicant to raise any viability concerns. Each application was considered on its merits and the latest consideration of the application provided an appropriate level of detail to consider the wider issue of the public benefit of the development of this redundant problematic building.

Councillor Jones commented that the Committee had previously welcomed the development of this difficult site which was always going to be a financial challenge; the necessary viability procedures had been followed and a condition had been added to provide a viability review after the occupation of the 19th dwelling.

RESOLVED:

- A. Subject to receipt of mitigation and associated legal agreement with regard to Recreational Avoidance and Mitigation Strategy, grant planning permission subject to the following planning conditions (briefly): -**
- 1. Development to be in accordance with the approved drawings and the requirements of any succeeding conditions.**
 - 2. No development shall commence until details of access, visibility splays, highway condition survey, bus stop improvements, means of drainage, offsite highway works, new memorial bench, footpaths, highspeed broadband and retaining walls (onsite) have been submitted and approved.**

3. Details of boundary treatments (including gaps for wildlife and secure boundary treatment between site and adjacent track/land), electric vehicle charging points, secure and enclosed cycle parking, lighting (including pathways at rear and sides of building, cycle store, bin store amenity and parking areas), biodiversity measures, shared amenity areas, balconies including screening and measures to prevent access to roofs where necessary shall be submitted and approved before first occupation.
4. Development to be in accordance with recommendations of submitted Environmental Noise Assessment.
5. Detail of construction management plan to be submitted and approved before commencement, including dust mitigation and construction surface water management plan.
6. Development to be in accordance with contaminated land report, including watching brief and provisions for reporting of unexpected contamination.
7. Details of external facing materials and measures to prevent unacceptable loss of privacy to be submitted and approved before external elevational works commence.
8. Surface water drainage strategy shall be implemented with verification report within 28 days of practical completion.
9. Before commencement details of landscaping, including structural gabion wall, shall be submitted and approved, with provisions for planting and ongoing maintenance.
10. Before commencement of internal conversion works, details of energy and water efficiency measures and 15% of energy to be from decentralised and renewable or low carbon sources, unless demonstrated neither feasible nor viable, shall be submitted and approved.
11. 25% of new dwellings shall meet Building Regulations standard M4(2) in accordance with details to be approved prior to commencement of internal conversion works.
12. Before commencement of conversion works in relation to Unit 24, details of north and east facing fenestration shall be submitted and approved.
13. Development to be occupied in accordance with management plan, to be approved before first occupation.
14. Visibility splays to be in accordance with submitted drawings.
15. Access to be provided in accordance with submitted drawings before commencement of any other part of the development.
16. Details of surfacing adjacent to highway before first occupation.
17. Restrictive conditions regarding gradient of access.
18. Provision of vehicular areas (including electric vehicle charging), cycle parking and bin storage in accordance with submitted drawings before first occupation.
19. Upon first occupation of the 19th dwelling, a revised Viability Assessment of the development shall be submitted to the Local Planning Authority for further consideration of off-site infrastructure requirements and mitigation of the development's impacts, and the agreed viability position of the development shall be confirmed in writing by the Local Planning Authority prior to completion of the development.

INFORMATIVES:

1. In discharging condition 9 and applicant is advised to consider tree planting on the north and eastern boundaries of the site.
2. In discharging condition 18, disabled parking will be required within the car parking area.

88. PD/24/11 Item 2 - Application IP/24/00358/FUL

Ward: ALEXANDRA

Proposal: Continued use of surface car park.

Address: Car Park, Tacket Street

Applicant: National Car Parks Ltd

Agent: Mrs Rebecca Howard

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

Councillor Rae commented that the previous temporary consent had included a condition requiring site improvements including landscaping; the planting had been done but had not been maintained. Councillor Rae asked whether it was possible to grant consent for just 6 months to ensure that the required improvements were done.

Councillor Holmes commented that the site had been in continuous use for 50 years and was therefore not a temporary or meanwhile use as the use of the land as a car park had been established; consequently, the application should either be refused or granted a permanent approval. Councillor Holmes questioned whether 50 years as a 'temporary' use was contrary to the tests of reasonableness set out in the National Policy Practice Guidance and added that the applicant had used a string of temporary consents to avoid improving the site.

The Development Management Team Leader reported that the Local Validation List required a Housing Delivery Statement to be submitted for temporary car park applications on sites that were allocated for housing within the adopted Local Plan. This car park site was allocated for housing and a temporary car park consent had been recommended to encourage an application for housing to come forward, especially as an adjacent site (26-32 Carr Street) had just been granted consent for a residential development. Another temporary car park site on Slade Street had previously been refused but was overturned on appeal with a temporary consent granted by the Planning Inspector.

Councillor Jones commented that the site allocation was partly for short term parking and the car park was well used by local people visiting town centre businesses and the public would not understand why the use should be refused. Given the outcome of the appeal for the Slade Street car park, it was likely that a refusal of planning permission on this site would be overturned on appeal, potentially with costs.

Councillor Connelly questioned whether the previous Management Plan had been implemented as whilst some fences had been replaced, other issues had not been addressed, and added that the proposed conditions needed to be enforced.

Councillor Kreidewolf commented that although some of the site was allocated for short term parking, the ongoing temporary nature of the consent meant that the car park was not of the higher standard of a permanent car park and added that there should be a minimal acceptable standard for this recurring use.

Councillor Murray commented that the landscaping on the site was poor, and no attempt was made by the applicant to keep the site free of rubbish, which was important as this car park offered a first impression of the town to external visitors.

Councillor Gardiner commented that refusing the application would create a vacant site that could be at risk of anti-social behaviour.

Councillor Rae commented that in the appeal decision for the temporary Slade Street car park the Planning Inspector had granted what was to be the last temporary consent and asked whether it was possible to add a condition to prevent any further temporary consents being granted on this site.

The Development Management Team Leader commented with regards to further consents that each application had to be considered on its merits. If the site was to be left vacant, it was likely that it could be subject to anti-social behaviour given its location. In light of concerns raised about the ineffectiveness of the current Management Plan, the Development Management Team Leader suggested that condition 5 be amended to request that a new Management Plan be submitted, which would set out how often the site should be maintained including litter picking, to be approved by Officers in consultation with the Chair and Portfolio Holder. The Chair additionally proposed that the new Management Plan should be submitted within 3 months if planning permission was granted.

Councillor Lankester proposed that the application be approved subject to condition 5 being amended to request that a new Management Plan be submitted within 3 months, and this was agreed.

RESOLVED:

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

- 1. Use shall cease on or before 5th March 2027.**
- 2. Parking to be restricted to short-stay use (no more than 4 hours).**
- 3. Within 3 months, submission of details relating to soft landscaping and boundary treatment improvements and maintenance.**
- 4. Disabled parking spaces, cycle & power two-wheel storage spaces and electric recharging points to be retained as previously approved.**
- 5. The car park use shall operate within the confines of an Operational Management Plan to be submitted to and agreed in writing with the local planning authority within 3 months of the date of this permission. The Management Plan shall thereafter be implemented, and the Council shall**

be notified of works undertaken after each visit of the operatives undertaking the agreed scheme of maintenance.

89. PD/24/11 Item 3 - Application IP/25/00019/FPI3

Ward: ALEXANDRA

Proposal: Continued temporary use of site as a short-stay public car park for a further period of one year.

Address: St Peter's Dock Car Park, St Peter's Wharf

Applicant: Ipswich Borough Council

Agent: Mr Michael Newsham

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

Councillor El-Safty asked how many disabled parking bays would be provided and whether there would be any electric vehicle charging points on the site. The Planning Officer reported that there were 7 disabled parking bays, but no electric vehicle charging points were proposed.

Councillor Holmes concurred with the comments made by the Conservation & Design Officer that the continued use was undesirable, especially given the damage to the Waterfront Conservation Area. As the site was due to be developed within the next few months, there was little benefit to the public from this application. With regards to the assertion that if the site was left vacant it would attract anti-social behaviour, Councillor Holmes referred to the appeal decision of the St Margaret's Green Car Wash application and the Planning Inspector's view that the potential for anti-social behaviour had not been evidenced and therefore this matter should be given limited weight.

The Development Management Team Leader commented that different sites had to be assessed on an individual basis and reference had been made in other appeal decisions about vacant sites attracting anti-social behaviour. The hoarding on the St Margaret's Green site had not yet been removed as there had been concerns raised that an open site would be more prone to anti-social behaviour, and graffiti had now appeared on the hoarding.

Councillor Mortimer commented that this car park was now in a poor state of repair, but the temporary use was acceptable due to the imminent development on this site, and it was a useful car park for people accessing St Peter's Dock and Dance East.

Councillor Murray welcomed the potential redevelopment of this ugly site and highlighted that the surface was very poor, making it difficult to access for wheelchair users and people with prams, and asked whether the surface could be patted down.

Councillor Jones proposed that an informative be added to consider the poor condition of the surface, and this was agreed.

RESOLVED:

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

- 1. Use shall cease on or before 5th March 2026.**
- 2. Parking to be restricted to short-stay parking only (no more than 5 hours).**
- 3. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no direct means of vehicle access or egress shall be provided from/to College Street.**
- 4. The existing cycle, two-wheeler, PTW and disabled parking, and lighting provided shall be retained as approved under ref. IP/17/00614/CON.**

INFORMATIVES:

- 1. Adopted policy SP34 of the Local Plan states that temporary car parks will be expected to achieve the same level of quality as permanent ones and in this regard the Local Planning Authority expects that the condition of the surface of the hereby approved car park is reviewed and as far as possible made level to prevent the gathering of large puddles of rainwater.**

90. PD/24/11 Information for Councillors

- 90.1. The Development Management Team Leader highlighted the appeal decision received in relation to the Christchurch Cottage application (IP/23/00416/FUL) which would be reviewed by officers in conjunction with the recent refusal of application IP/24/00597/FUL to consider a way forward.
- 90.2. Councillor Kreidewolf commented that the outcome had not been communicated to the objectors. The Development Management Team Leader reported that the affected third parties of the appeal would have received a copy of the outcome from the Planning Inspectorate at the same time as the Local Planning Authority.

RESOLVED:

that the information for Councillors be noted.

The meeting closed at 10.51 am

Chair