

Forest Heath District Council

**DEVELOPMENT
CONTROL
COMMITTEE**

5 MARCH 2014

DEV14/107

**Report of the Head of Planning and Regulatory
Services**

**PLANNING APPLICATION DC/13/0472/FUL - THE FORGE, 8 CHURCH ROAD,
MOULTON**

Synopsis:

Application under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT OFFICER

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Application Supporting Material:

3. Please see original report attached as Working Paper 1.

Planning History:

4. Please see original report attached as Working Paper 1.

Consultations:

5. Please see original report attached as Working Paper 1.

Representations:

6. Please see original report attached as Working Paper 1.
7. Moulton Parish Council, near neighbours and those who made representations relating to the original applications have been consulted on the additional drawings and any responses will be reported verbally at the meeting.

Policies:**Development Plan**

8. Please see original report attached as Working Paper 1.

Other Planning Policy

9. Please see original report attached as Working Paper 1.

Officer Comment:

10. As a result of the debate at the February meeting concern was expressed about the accuracy of the submitted plans particularly with regard to the height of the proposed dwellings and their relationship with surrounding properties. After the meeting the applicant was asked to revisit the plans and confirm that they were accurate in all respects.
11. The applicant has explained in further correspondence that the original street scene drawing was a straightened view of the site and surroundings and did not take into account the slight bend in the road which would allow oblique views of flank walls of adjacent dwellings. This has been addressed on the amended drawing. It has revealed a gap between the flank wall of plot 2 and No.6 Church Road measuring approximately 8 metres as opposed to 9.5 metres (as indicated on the originally submitted street scene drawing). The original, proposed site plan confirms that this gap which contains the access road to serve plots 1 -3 measures approximately 8 metres between the existing property at No. 6 Church Road and plot 2 as proposed.

12. A further plan has been submitted showing cross sections through plots 1 and 2. This demonstrates how the considerable level difference between the road and higher site level has been addressed by lowering the level of the site to keep ridge and eaves heights relative to those in the vicinity.
13. The estate railings to the front of plots 1 and 2 have been removed from the scheme and as a result condition 6 as recommended in the original report has been omitted.
14. This exercise has shown that the original plans submitted, in terms of the overall heights of the dwellings on the site frontage, are an accurate representation; however the revised plans and drawings have shown that the original drawings contained a discrepancy relating to the gap between the proposed plot 2 and No.6 Church Road of approximately 1.5metres. It is considered that this variation is not of a magnitude to be considered material in planning terms and justify any change in the recommendation to approve the application as set out in the original report.

Conclusion:

15. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework and the application is recommended for approval subject to the conditions set out below.

Recommendation

16. Grant Permission subject to the following CONDITIONS:

1. Time limit
2. Compliance
3. Archaeological Investigation
4. Completion of post investigation assessment
5. Details of materials
6. Recording of historic features on site
7. Details of windows in north and east elevations of plot 1 and the north and west elevations of plot 2 only
8. Details of new external doors on the north elevations of plots 1 and 2 only, and including the central gate
9. No mechanical and electrical extract fans, ventilation grilles, security lights, alarms, cameras, and external plumbing, including soil and vent pipe shall be provided on the exterior of the building until details of their location, size, colour and finish have been submitted to and approved
10. Access laid out and completed as shown
11. Parking and turning provided and retained as shown
12. Restrict Construction times
13. Details of boundary treatments to be agreed
14. Hard and soft landscaping to be agreed
15. Landscaping implementation
16. Scheme for provision of bird/bat boxes within the site
17. Implementation of recommendations within ecology report
18. Bat mitigation strategy

A unilateral Planning Obligation has been signed which secures £19,530.00 towards play and open space in accordance with the Council's adopted SPD.

Documents:

17.All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<http://planning.stedmundsbury.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MUPGRDPD03F00>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY

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