

**TO: Members and Substitutes of the
Development Control Committee**

Our reference DL/
Your reference

**(Copy to recipients of Development
Control Committee Papers)**

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29 July 2016

Dear Councillor

**ST EDMUNDSBURY DEVELOPMENT CONTROL COMMITTEE - THURSDAY 4
AUGUST 2016**

I am now able to enclose, for consideration on the Thursday 4 August 2016 meeting of the St Edmundsbury Development Control Committee, the following reports that were unavailable when the agenda was printed.

**Agenda Item
No**

4. **Planning Application DC/15/0662/VAR (Pages 1 - 2)**

(i) Change of use of land to 9 hole pay and play golf course with changing room facilities and associated landscaping; (ii) erection of 26 timber lodges, manager's lodge and associated landscaping; and (iii) non-compliance with Condition 17 of planning permission E/89/2307/P and Condition 20 of planning permission E/97/2470/P relating to retention of existing vehicular access and without compliance with Condition 6 of planning permission SE/05/02293 to enable occupation of the holiday lets without bringing the golf course into use at Fornham Park, Fornham St. Genevieve for Dream Lodge Group.

Late papers to report **DEV/SE/16/52**

5. **Planning Application DC/15/2298/FUL (Pages 3 - 20)**

(i) Extension and alteration to Hopton Village Hall; (ii) Doctors' Surgery and associated car parking and the modification of the existing vehicular access onto Thelnetham Road; and (iii) residential development of 37 dwellings (including 11 affordable housing units) and associated public open space, including new village green, landscaping, ancillary works and creation of new vehicular access onto Bury Road at Village Hall, Thelnetham Road, Hopton for Pigeon Investment Management.

Late papers to report **DEV/SE/16/53**

6. **Planning Application DC/16/0103/FUL (Pages 21 - 26)**

Change of use from antiques centre (A1) to 9 no. self-contained flats (C3) at Clare Antiques, Malting Lane, Clare for Mr Christopher Marchant.

Late papers to report **DEV/SE/16/54**

David Long
Committee Administrator
for Head of HR, Legal and Democratic Services



Development Control Committee

4 August 2016

Committee Update Report

Item 4 – DC/15/0662/VAR – Fornham Park

1. Following the reconsultation on the latest amendments (which expires on 29.07.2016), some further representations have been received from Nos. 2 and 8 Parkland Green. They continue to raise the following concerns:
 - Covenants on the use of South Lodge Drive should be investigated
 - Reference to the Agent's email of 18.7.16 and the use of South Lodge Drive being 'reasonably safe' – there is no such thing – it is either compliant with road design and safety standards or it is not. A road safety audit should therefore be conducted.
 - Proposed usage of South Lodge Drive not clearly stated; forecast vehicle demand should be quantified and demonstrate that no adverse effects will arise at the roundabout.
 - Transport assessment has not been carried out.
 - Further pedestrian use of South Lodge Drive will create an intrusion; visual, noise and in relation to safety/security.
 - Visibility is limited along South Lodge Drive as residents reverse out creating a high risk of injury to any pedestrians/cyclists – particularly at night as there is no lighting on South Lodge Drive.
 - If South Lodge Drive becomes a permissive route for the public to use, who will be responsible for repairing it?
2. The Parish Council have provided the following comments:

'Fornham St Martin cum St Genevieve Parish Council offers No Objections to the amended application DC/15/0662/VAR and we can confirm that our previous submitted opinions and comments in relation to our last letter submitted to you, dated 13th June 2016, have not changed. We offer no further objections or comments in view of the site meeting held on Thursday 14th July 2016, and the agreement reached with the applicant regarding the pathway access and cycle path.'

Continues...

3. The Planning application (DC/16/1500/FUL) for the new access road is now valid and all the consultations / notifications have gone out and a site notice posted. The consultation period expires on 15th August. This application cannot be determined until after this date. To date one a letter of support has been provided from residents at The Agent's House and the Parish Council have no objections.
4. Following advice from Legal, it may not be possible to impose conditions 19 and 20 as set out in the committee report which relate to the new access. If these conditions don't pass all the tests set out in the National Planning Practice Guidance (NPPG); to ensure they are reasonable, necessary, enforceable, precise and relevant to planning and the development in question, then they cannot be imposed. A verbal update will be provided on this matter at the committee meeting.



Development Control Committee 4 August 2016

Committee Update Report

Item 5 – DC/15/2298/FUL – Village Hall, Thelnetham Road, Hopton.

1. Following discussions with the agent, revisions have been made to the recommended conditions, to allow for a phased approach to the development. In the interests of clarity, a complete list of the revised conditions is provided attached to this document.
2. A local representation has been received highlighting concerns over the capacity of the foul water and sewage network. These comments, received on 25th July, are available to view on the Council's website using the following link:

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NXR0RIPDLGD00>

The agent has advised that an update will be provided on this matter before Committee.

3. Attention is drawn to the following typing errors in the Committee Report:
 - At paragraph 4, The Doctor's Surgery will be 145 square metres not 15 square metres.At paragraph 157, the number of affordable housing dwelling proposed as affordable should read 11.

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Development Control Committee

4th August 2016

Item 5 – DC/15/2298/FUL – Revised Conditions

1. Time.

The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

2. Compliance With Approved Plans.

The development hereby permitted shall be carried out in complete accordance with the details shown on the following approved plans:

Ref:	Version	Document Type	Date
SUMMARY		Other Statements	16.11.2015
LOCATION PLAN	(0010) 013-035-003	Location Plan	16.11.2015
LANDSCAPE DESIGN STRATEGY		Other	16.11.2015
AFFORDABLE HOUSING	(0010) 013-035-005 rev A	Other	03.03.2016
PROPOSED LEVELS	(0010) 013-035-006 rev A	Other	16.11.2015
SITE LAYOUT	(0010) 013-035-001 rev A	Layout	16.11.2015
LANDSCAPE	1653 01G	Masterplan	03.03.2016
DOCTORS SURGERY	(0010) 013-035-DS01	Proposed Elevations & Floor Plans	16.11.2015
EXISTING VILLAGE HALL	(0010) 013-035-VH02	Ex Elevations & Floor Plans	16.11.2015

VILLAGE HALL	(0010) 013-035-VH01A	Proposed Elevations & Floor Plans	26.11.2015
LOCATIONS	(0010) 013-035-002B	Street Scene Elevations	26.11.2015
(No Nos.)	(No Nos.)(0010) 013-035-011	Street Scene Elevations	16.11.2015
(No Nos.)	(No Nos.)(0010) 013-035-012	Street Scene Elevations	16.11.2015
HOUSE TYPE 2A _3A	(0010) 013-035-021	Proposed Elevations & Floor Plans	16.11.2015
HOUSE TYPE 3AI _3B	(0010) 013-035-022A	Proposed Elevations & Floor Plans	26.11.2015
HOUSE TYPE 3C _4A	(0010) 013-035-023	Proposed Elevations & Floor Plans	16.11.2015
HOUSE TYPE 4AI _4B	(0010) 013-035-024A	Proposed Elevations & Floor Plans	26.11.2015
HOUSE TYPE 4C _4D	(0010) 013-035-025	Proposed Elevations & Floor Plans	16.11.2015
HOUSE TYPE 4E _4F	(0010) 013-035-026	Proposed Elevations & Floor Plans	16.11.2015
HOUSE TYPE 5A	(0010) 013-035-027	Proposed Elevations & Floor Plans	16.11.2015
HOUSE TYPE AF1, AH2 _AH2I	(0010) 013-035-028	Proposed Elevations & Floor Plans	16.11.2015
HOUSE TYPE AH3 _AH3I	(0010) 013-035-029	Proposed Elevations & Floor Plans	16.11.2015
GARAGES	(0010) 013-035-030	Garage Plans & Elevations	16.11.2015
CONTAMINATION TESTING PHASING PLAN	No nos.	Contamination Testing Phasing Plan	27.07.2016
UTILITIES AND SERVICE REPORT			26.11.2015
FRAMEWORK TRAVEL PLAN			26.11.2015
PHASE 1 ENVIRONMENTAL ASSESSMENT			26.11.2015
TREE SURVEY REPORT			26.11.2015
BREEDING BIRD SURVEY			26.11.2015
ECOLOGY REPORT			26.11.2015
FLOOD RISK ASSESSMENT			26.11.2015
TRANSPORT STATEMENT			26.11.2015
TREE PROTECTION	4062-d-2 rev B		26.11.2015

PLAN			
ACCESS AND HIGHWAYS	PL05 rev A		03.03.2016
PRELIM FOUL AND SURFACE WAT	PL06 rev C		03.03.2016
VILLAGE GATEWAY	PL07		22.03.2016

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Phased Development (Prior to Commencement)

No development shall take place until a scheme detailing the phased construction of the development has been submitted to the local planning authority and approved in writing. The development of each phase shall be carried out in accordance with the agreed scheme, subject to all other relevant conditions specified on this consent.

Reason: To ensure the satisfactory development of the site and delivery of the necessary infrastructure for each part of the scheme. This is a pre-commencement condition to enable a suitable phasing plan to be put in place at an early enough stage in the development process and to enable enforcement of subsequent conditions on this consent which specifically refer to phases of development.

4. Construction Method Statement (Prior to Commencement of Development within any phase)

Prior to the commencement of each phase of development, as agreed under condition 3, including any works of demolition pursuant to that phase, a Construction Method Statement for that phase of development shall be submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors.
- ii. loading and unloading of plant and materials.
- iii. site set-up including arrangements for the storage of plant and materials used in constructing the development and the provision of temporary offices, plant and machinery
- iv. the erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. hours of construction operations including times for deliveries and the removal of excavated materials and waste

- ix. noise method statements and noise levels for each construction activity including piling and excavation operations,
- x. access and protection measures around the construction site for pedestrians, cyclists and other road users including arrangements for diversions during the construction period and for the provision of associated directional signage relating thereto.
- xi. Hours of operations

Reason: It is considered necessary to impose a pre-commencement condition as the site is in close proximity to existing residential properties. It is therefore important to agree a construction method statement before works commence, to ensure that the impact of the proposed development on existing residential amenity is acceptable, in accordance with Policies DM2 and DM22 of the Joint Development Management Policies Document (February 2015).

5. Site Levels (Prior to the Commencement of Development within any phase)

Prior to the commencement of any phase of development as agreed under condition 3, cross sections/details indicating the proposed finished ground levels within that phase shall be submitted to and approved in writing by the Local Planning Authority and the works shall be completed accordingly.

Reason: To ensure that the details of the development are acceptable in the interests of amenity. This condition is pre-commencement to ensure that this is established at an early stage in the development, prior to any ground works taking place.

6. Contamination (Prior to the Commencement of Development in Area A)

Prior to the commencement of development in Area A, as shown on the phasing plan dated 27.07.16, the following components to deal with the risks associated with contamination within Area A shall each be submitted to and approved in writing by the Local Planning Authority:

- i. A site investigation scheme (based on the approved Preliminary Risk Assessment(PRA) within the approved Desk Study, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- ii. The results of a site investigation based on (i) and a detailed risk assessment, including a revised Conceptual Site Model (CSM).
- iii. Based on the risk assessment in (ii) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long monitoring and maintenance plan as necessary.

No occupation of any part of the permitted development within Area A shall take place until a verification report demonstrating completion of works set out in the remediation strategy (iii) for that area. The long term monitoring and maintenance plan in (iii) for that area shall be updated and be implemented as approved.

If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the development has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in line with the NPPF paragraphs 109, 120, 121, Environment Agency groundwater Protection: Principles and Practice (GP3) Policy CS2 (Sustainable Development) of the Core Strategy and Policy DM14 of the Joint Development Management Policy Document. This condition requires matters to be agreed prior to commencement since it relates to consideration of below ground matters that require resolution prior to further development taking place, to ensure any contaminated material is satisfactorily dealt with.

7. Contamination (Prior to the Commencement of Development in Area B)

Prior to the commencement of development in Area B, as shown on the phasing plan dated 27.07.16, the following components to deal with the risks associated with contamination within Area B shall each be submitted to and approved in writing by the Local Planning Authority:

- i. A site investigation scheme (based on the approved Preliminary Risk Assessment(PRA) within the approved Desk Study, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- ii. The results of a site investigation based on (i) and a detailed risk assessment, including a revised Conceptual Site Model (CSM).
- iii. Based on the risk assessment in (ii) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long monitoring and maintenance plan as necessary.

No occupation of any part of the permitted development within Area B shall take place until a verification report demonstrating completion of works set out in the remediation strategy (iii) for that area. The long term monitoring and maintenance plan in (iii) for that area shall be updated and be implemented as approved.

If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the development has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in line with the NPPF paragraphs 109, 120, 121, Environment Agency groundwater Protection: Principles and Practice (GP3) Policy CS2 (Sustainable Development) of the Core Strategy and Policy DM14 of the Joint Development Management Policy Document. This condition requires matters to be agreed prior to commencement since it relates to consideration of below ground matters that require resolution prior to further development taking place, to ensure any contaminated material is satisfactorily dealt with.

8. Highways – Deliveries Management Plan (Prior to any deliveries in connection with any phase)

All HGV traffic movements to and from the site over the duration of the construction period for each phase of the development as agreed under condition 3, shall be subject to a Deliveries Management Plan, for that phase, which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials for that phase commences. No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan. The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

9. Highways – Ditch Beneath Access (Prior to construction of the access)

Prior to the construction of the access from Bury Road, the ditch beneath the proposed access shall be piped or bridged in accordance with details which previously shall have been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter in its approved form.

Reason: To ensure uninterrupted flow of water and reduce the risk of flooding of the highway, in accordance with policy DM6 of the Joint Development Management Policies Document.

10. Highways – Access (Prior to other parts of the development)

No part of the development, other than that contained within the existing village Hall Site, accessed from Thelnetham Road, shall be commenced until the new Bury Road vehicular access has been laid out and completed in all respects in accordance with Drawing No. 1309-29 PL05 A; and with a minimum entrance width of 5.5 metres and has been made available for use. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and is brought into use before any other part of the development is commenced in the interests of highway safety.

11. Highways – Visibility Splays (Prior to first use of the access)

Before the approved access from Bury Road is first used, visibility splays shall be provided as shown on Drawing No. 1309-29 PL05 A with an X dimension of 2.4 metres and a Y dimension of 90 metres and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

12. Highways – Bin Storage (Prior to above ground construction within any phase)

Prior to any above ground construction taking place, on any phase of development as agreed under condition 3, details of the areas to be provided for storage of Refuse/Recycling bins and the timetable for their provision on site, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the approved details and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

13. Highways – Details of Estate Roads and Footpaths (Prior to above ground construction within any phase)

Prior to any above ground construction taking place within any phase of development as agreed under condition 3, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage) for that phase, shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

14. Highways – Details of Manoeuvring and Parking of Vehicles (Prior to above ground construction within any phase)

Prior to any above ground construction taking place within any phase of development as agreed under condition 3, details of the areas to be provided for the manoeuvring and parking of vehicles for that phase, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

15. Highways – Carriageways and Footways (Prior to occupation)

No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the detail which shall previously have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

16. Highways – Link Between Village Hall and Residential Development (Prior to above ground construction)

No above ground construction shall take place until full details of the pedestrian, cycle and emergency vehicle link between the village hall site and the rest of the development, including a timetable for its delivery,

have been submitted to the local planning authority and agreed in writing. All work shall be completed in accordance with the agreed details and the link shall remain available for its intended purpose for the lifetime of the development.

Reason: To ensure the appropriate links within the development are in place to allow proper circulation through the site, for the benefit of future occupants and in accordance with the Design Brief and policy DM2 of the Joint Development Management Policies Document 2015.

17. Highways – Traffic Calming Measures (Prior to occupation)

The occupation of the residential development authorised by this permission shall not begin until:

- a. the local planning authority has approved in writing a full scheme of works of improvement, including a timetable for delivery, to:

Provide traffic calming measures (including village gateway features and vehicle activated signs) on Bury Road and Thelnetham Road, Hopton as indicatively shown on drawing no. 1309-29 PL07; **and**

- b. The approved works shall be completed in accordance with the local planning authority's written approval and shall be retained thereafter.

Reason: To provide traffic calming in areas that suffer from excessive vehicle speeds in order to improve highway safety at these locations.

18. Highways – Bury Road improvements (Prior to occupation)

The occupation of the residential development authorised by this permission shall not begin until:

- a. the local planning authority has approved in writing a full scheme of works of improvement to:

Provide a footway along the frontage of the development on Bury Road as shown on drawing no. 1309-29 PL05 A; **and**

- b. The approved works have been completed in accordance with the local planning authority's written approval and have been certified in writing as complete on behalf of the local planning authority.

Reason: To provide a footway link to improve highway safety and encourage sustainable travel.

19. Highways – Residents Travel Information Pack (Prior to occupation)

Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Information Pack (RTIP). Not less than 3 months prior to the first occupation of any dwelling, the contents of the RTIP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus timetable information, car sharing information and a multi-modal travel voucher.

Reason: To encourage the use of sustainable modes of travel in accordance with policy DM2 of the Joint Development Management Policies Document 2015.

20. Archaeology – Programme of Work (Prior to commencement of development)

No works on site involving any ground disturbance shall take place within the village hall site to the north of 'Sarasons Field' until the implementation a programme of archaeological work has been secured in accordance with a Written Scheme of Investigation which first shall have been submitted to and approved in writing by the Local Planning Authority.

The Written Scheme of Investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To enable any remains of archaeological significance to be investigated and recorded in accordance with policy DM20 of the Joint Development Management Policies Document.

21. Archaeology – Site Investigation and Post Investigation Assessment (Prior to occupation)

No building on the village hall site north of Sarsons Field shall be occupied or otherwise used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 19 above and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To enable any remains of archaeological significance to be investigated and recorded.

22. Foul Water Strategy (Prior to commencement of development)

No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy.

Reason: To prevent environmental and amenity problems arising from flooding. The strategy is required prior to the commencement of development to ensure that any necessary infrastructure is identified at an early stage in the development process.

23. Drainage (Prior to commencement of development)

No development shall commence until a Flood Risk Assessment, to include a surface water drainage strategy (construction phase and post construction phase) for the site has been submitted to and agreed in writing by the local planning authority. This shall include details showing the means to prevent the discharge of surface water from the development onto the highway. The surface water drainage strategy shall be implemented as agreed and shall be managed and maintained thereafter for the lifetime of the development in accordance with the management and maintenance plan that forms part of the agreed surface water drainage strategy.

Reasons:- To prevent the development from causing increased flood risk off site over the lifetime of the development, to ensure the development is adequately protected from flooding, and to ensure that the principles of sustainable drainage are incorporated into the proposal thereby preventing any adverse effects on the water quality and quantity to the European site known as Weston Fen.

24. Open Space Phasing (Prior to above ground construction)

No above ground construction shall take place until, details of the proposed phasing for the provision of the onsite open space, and

connections to the external footpath network shall be submitted to the local planning authority and agreed in writing. On site open space shall be delivered in accordance with the phasing set out in accordance with the agreed details.

Reason: To ensure a timely delivery of usable onsite open space to prevent undue recreational pressures on the European site, in accordance with measures set out in relation to the Habitats Regulation Screening. This information must be secured prior to the commencement of development to ensure a reasonable timetable is secured at an early enough stage in the development to safeguard the European site known as Weston Fen.

25. Soft Landscaping – Proposed Planting Scheme (Prior to above ground construction)

Notwithstanding the submitted landscape masterplan (1653 01 F) and landscape design strategy, no above ground construction shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for the site drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within an extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To enhance the appearance of the development.

26. Soft landscaping – existing trees (Prior to equipment being brought on to site in connection with any phase)

The trees identified for retention in the Tree Survey and Arboricultural Impact assessment, shown on drawing number 4062-D-2, shall be protected in the manner specified on that plan and the associated Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement and Tree Protection Plan, (and the Local Planning Authority shall be advised in writing that the protective measures/fencing have been provided) before any equipment, machinery or materials, for each phase of development, are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed from the site.

Any retained trees removed, dying or becoming seriously damaged or diseased within five years of commencement shall be replaced within the first available planting season thereafter with planting of similar size and species.

Reason: To enhance the appearance of the development and to ensure that the most important and vulnerable trees are adequately protected during the period of construction.

27. Hard landscaping (Prior to above ground construction within any phase)

No above ground construction shall take place, on any phase of development, as agreed under condition 3, until full details of a hard landscaping scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example furniture, play equipment, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features); retained historic landscape features and proposals for restoration where relevant. The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

Reason: To enhance the appearance of the development.

28. Boundary Treatment (Prior to above ground construction within any phase)

No above ground construction shall take place within any phase of development, as agreed by condition 3, until details of the treatment of the boundaries within that phase have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted. The approved soft boundary treatments to be planted shall be done so within 12 months of the date of first occupation of the dwelling to which they relate. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted.

Reason: It is considered necessary to impose a pre-commencement conditions as the site is situated in close proximity to existing residential properties, and it is necessary to ensure that all opportunities for

boundary treatment are considered and finalised before construction works starts, in accordance with Policies DM2 and DM22 of the Joint Development Management Policies Document (February 2015).

29. External Materials (Prior to above-ground construction within any phase)

No above ground construction within each phase of development as agreed by in condition 3 shall take place until samples of the facing and roofing materials to be used within that phase have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory.

30. Water Consumption (Prior to occupation)

No individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.

Reason: In the interests of sustainability in accordance with policy DM7 of the Joint Development Management Policies Document 2015.

31. External Lighting (Prior to any installation)

Prior to the installation of any external lighting serving the village hall, doctors surgery or associated pedestrian and vehicular circulation areas, full details of that lighting shall be submitted to the local planning authority and agreed in writing. The lighting shall be installed in accordance with the agreed details.

Reason: To safeguard the amenity of nearby residential properties, in accordance with policy DM2 of the Joint Development Management Policies Document (February 2015).

32. Bat and bird boxes (Details prior to above ground construction and installation prior to occupation)

Prior to any above ground construction taking place, full details of bat and bird (House Sparrow and Starling) roost boxes shall be submitted to the local planning authority and agreed in writing. The agreed roost features shall be fully installed prior to occupation on any individual dwelling on which they are to be installed and there after be retained in their approved form.

Reason: To secure the appropriate biodiversity enhancements in accordance with policy DM12 of the Joint Development Management Policies document 2015.

33. Circular footpath (Details prior to commencement, implementation prior to occupation)

Prior to the commencement of the residential development, details of a circular walk, directing users away from the SAC, shall be submitted to the local planning authority and agreed in writing. These details shall include specifications and locations of proposed on site signage boards, directing users to the walk and details of proposed information leaflets to be distributed to occupiers of the dwellings.

The approved signage boards shall be fully installed onsite in accordance with the agreed details prior to first occupation of any of the dwellings. Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with the agreed information leaflet, detailing the circular walk.

Reason: To reduce recreational pressure to Weston Fen SAC in accordance with the Vision 2013 Habitats Regulation Assessment and The Hopton South Development Brief Habitats Regulations Assessment and in accordance with policy DM12 of the Joint Development Management Policies Document 2015. Given the primary importance of the need to secure this mitigation measure to safeguard the SAC, this condition is pre-commencement.

34. There shall be no live or amplified music or speech inside the Village Hall after 12:00 midnight Mon – Saturday and 22:00hrs on Sunday until 09:00hrs the following day.

Reason: In the interests of residential amenity.

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St Edmundsbury
BOROUGH COUNCIL

Development Control Committee

4 August 2016

Committee Update Report

Item 6 – DC/16/0103/FUL – Claire Antiques, Maltings Lane, Clare

1. Members attention is drawn to the e-mail below and attachments. The applicant has proposed an alternative option for refuse collection.

Dear Gary,

Apologies for the delay in sending you this new refuse layout. I have incorporated the fact that the land belonging to the applicant is angled, and so we would hold back on putting all the bins in this location, as it would involve having to enter land not belong to them during the refuse collection. We have therefore suggested that some of this angled area at the back is used for refuse and the area between the application site and number 5 is used for additional storage. This is tucked away behind the return on the building line so it will not block passing vehicles.

The members will notice during the site visit that a lot of residents on Malting Lane currently place their rubbish within this area for collection. This area of land in fact belongs to the applicant Chris Marchant and so it would be sensible to formulate a plan where everyone can all store their rubbish together. As the land owner, the applicant has the right place his refuse here, and to request that other residents remove their rubbish from this area. He does however want to seek the best option that will ensure that the area is kept attractive and the solution is manageable. I would have thought that a storage area further towards the rear for all residents will be the best option, as it will be further out of sight and all manageable in the same location.

I have been informed today that the Environmental team are going to come out to do a further site visit in order to discuss the situation. It would make sense to formulate a joint approach.

I have also suggested a further option of storing refuse within the existing W/C building at the other end of the building, which is attached on a further plan. We can bear this in mind, if required.

I would appreciate it if the committee members are able to see these revised plans.

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5

Hatched area shows extent of applicants land

Surface to be levelled for refuse collection

Existing gate (right of way) kept clear

2700

Main Waste - 2 x 660L and 1 x 330L

Recycling - 2 x 660L and 1 x 330L

Area for further refuse

2

3

4

5

The Millhouse

660L
330L
330L

Site Plan
Scale: 1:100

Antiques

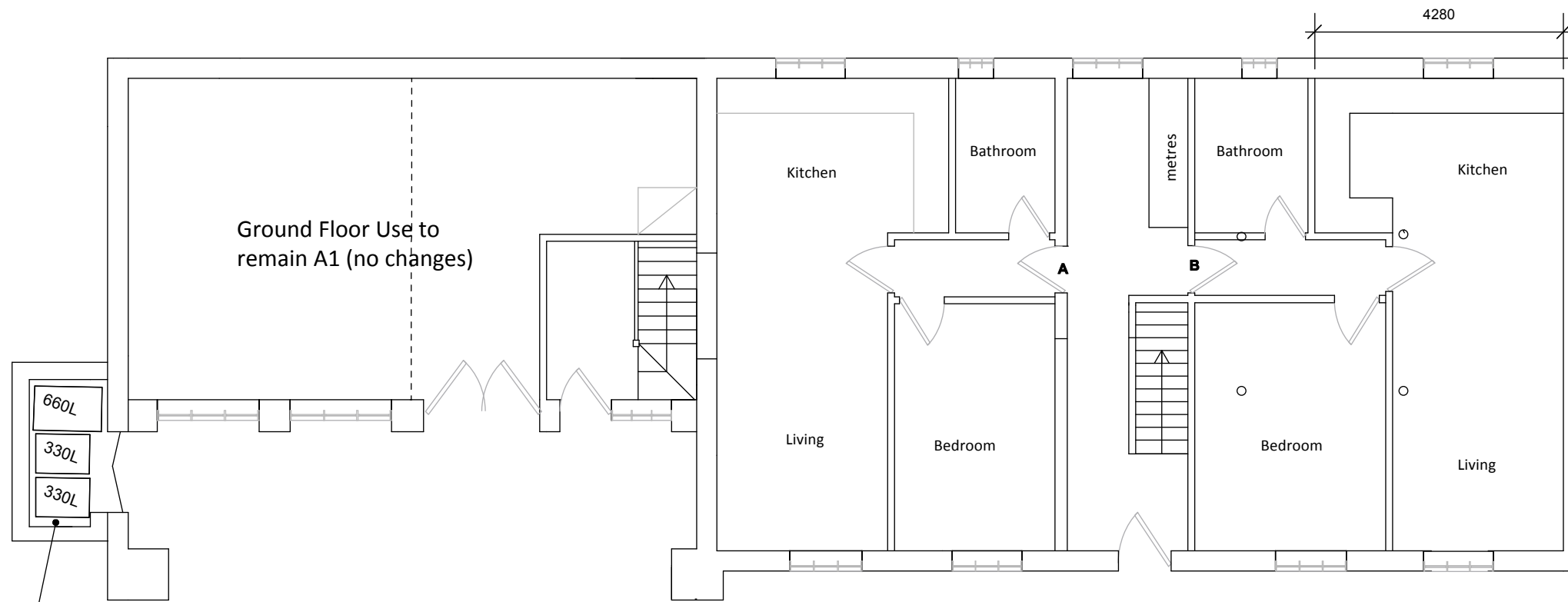
MALTING LANE

Show Name Clare Antiques_main building		
Reference CA_SiteA	Drawn By RM	Date 02/06/2016
CAD File Name		

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Main Waste - 2 x 660L and 1 x 330L

Recycling - 2 x 660L and 1 x 330L



Option 2 shows existing W/C area used to store half of the refuse.

Show Name Clare Antiques_Refuse_Option2		
Reference CA_Refuse A	Drawn By RM	Date 26/07/2016
CAD File Name		

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