

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

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

Our reference DL/
Your reference

Contact David Long
Direct Dial 01284 757120
Email david.long@westsuffolk.gov.uk

06 January 2017

Dear Councillor

**ST EDMUNDSBURY DEVELOPMENT CONTROL COMMITTEE - THURSDAY 5
JANUARY 2017**

I am now able to enclose the following reports that were unavailable when the agenda was printed.

**Agenda
No** **Item**

7. **Planning Applications DC/16/2492/VAR, DC/16/2493/VAR and
DC/16/2494/VAR**

Amended conditions for Planning Applications DC/16/2492/VAR,
DC/16/2493/VAR and DC/16/2494/VAR Larkspool Farm, Fornham St.
Genevieve, replacing pages 149 – 159 in the agenda reports pack.

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

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Conditions

1. For ease of reference the conditions for DC/16/2492/VAR DC/16/2493/VAR and DC/16/2494/VAR are laid out below in full:

DC/16/2492/VAR (Building C)

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Reason: To define the scope and extent of this permission.

- 2 There shall be no vehicle or pedestrian movements to or from the site in relation to the use hereby approved, nor any employees, visitors, customers or other personnel on the site in relation to the use hereby approved, outside of the following times -

07.00 - 19.00; Monday - Friday

08.00 - 16.00; Saturdays

The premises shall not be open, accessed or otherwise used (except for in situ storage) outside of these times.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 as amended (or any Order revoking and re-enacting that Order) the site and buildings thereon shall be used for storage only; and for no other purpose (including any other use in Class B8; of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To safeguard the amenities of the locality.

- 4 Details of any existing and proposed external lights at or to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority prior to their provision on site. (See Note 1). No fixed external lighting other than any approved through his condition shall be used on site.

Reason: To prevent light pollution in the interests of residential and visual amenity, and in the interests of biodiversity.

- 5 *Details of otter fencing and wildlife reflectors to be provided on site as per the submitted ecological report shall be submitted in writing to the Local Planning Authority within one month of the date of this decision. Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of three months from the date that written approval is given, or in accordance with any other*

timescales as may be agreed in writing by the Local Planning Authority. The otter fencing and wildlife reflectors shall thereafter be retained as installed.

Reason: To ensure that mitigation measures are provided to ensure that wildlife habitats are maintained and are not adversely affected by the development.

- 6 *Details of bat and bird boxes to be provided on site shall be submitted in writing to the Local Planning Authority within three months of the date of this decision. Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of one month from the date that written approval is given, or in accordance with any other timescales agreed in writing by the Local Planning Authority. The bat and bird boxes shall thereafter be retained as installed. (please see Note Two below).*

Reason: To ensure that mitigation measures are provided to ensure that wildlife habitats are maintained and are not adversely affected by the development.

- 7 Notwithstanding the details shown on the submitted landscaping plan (Drawing Number LSDP 11214.01 which is not hereby approved) a soft landscaping scheme for the areas within the red and blue lines shall be submitted to the Local Planning Authority in writing within three months of the date of this decision. This scheme, drawn to a scale of not less than 1:200, shall include accurate indications of the position, species, girth, canopy spread and height of all existing and proposed trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection. Any scheme as may be submitted shall have regard to the provisions set out within Note Three below.

The approved scheme shall be implemented in its entirety within the first full planting season (October - March inclusive) following the date on which written approval to any scheme is given by the Local Planning Authority.

Any retained or new trees removed, dying or becoming seriously damaged or diseased within five years of either approval of the landscaping scheme or the date of planting (as may be relevant, and whichever is the later) 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.

- 8 *Details of boundary treatments to the protected woodland area to the east of the site shall be submitted in writing to the Local Planning Authority within one month of the date of this decision.*

Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of one month from the date that written approval is given, or in accordance with any other timescales agreed in writing by the Local Planning Authority. The boundary treatments to the protected woodland area shall thereafter be retained as installed. (please see Note Four below).

Reason: To enhance the appearance of the development.

- 9 The development hereby permitted shall be accessed from Mill Road through the access on the red line plan submitted with the application. There shall be no access from Mill Road through any other access.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner in the interests of road safety.

- 10 A scheme for the storage of refuse and the provision of recycling facilities shall be submitted in writing to the Local Planning Authority within three months of the date of this decision. Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of one month from the date that written approval is given, or in accordance with any other timescales agreed in writing by the Local Planning Authority. The refuse and recycling facilities shall thereafter be retained as installed.

Reason: To ensure the incorporation of waste storage and recycling arrangements.

- 11 *A scheme for the provision and implementation of surface water drainage for the site shall be submitted in writing to the Local Planning Authority within one month of the date of this decision. Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of one month from the date that written approval is given, or in accordance with any other timescales agreed in writing by the Local Planning Authority. The scheme for the provision and implementation of surface water drainage shall thereafter be retained as installed.*

Reason: To ensure a satisfactory method of surface water drainage.

- 12 *A scheme for the provision and implementation of foul water drainage for the site shall be submitted in writing to the Local Planning Authority within one month of the date of this decision. Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of one month from the date that written approval is given, or in accordance with any other*

timescales agreed in writing by the Local Planning Authority. The scheme for the provision and implementation of foul water drainage shall thereafter be retained as installed.

Reason: To ensure a satisfactory method of foul water drainage.

- 13 No vehicle over 3.5 tonnes (gross vehicle weight) shall be stationed, parked or stored on this site.

Reason: In the interests of residential and visual amenity.

- 14 No goods, plant, material (including waste material) or other items shall be deposited, displayed or stored outside the building without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of the locality.

DC/16/2493/VAR (Building D)

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Reason: To define the scope and extent of this permission

- 2 There shall be no vehicle or pedestrian movements to or from the site in relation to the use hereby approved, nor any employees, visitors, customers or other personnel on the site in relation to the use hereby approved, outside of the following times -

07.00 - 19.00; Monday - Friday
08.00 - 16.00; Saturdays

The premises shall not be open, accessed or otherwise used (except for in situ storage) outside of these times.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 as amended (or any Order revoking and re-enacting that Order) the site and buildings thereon shall be used for storage only; and for no other purpose (including any other use in Class B8; of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To safeguard the amenities of the locality.

- 4 Details of any existing and proposed external lights at or to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority prior to their provision on site. (See Note 1). No fixed external lighting other than any approved through his condition shall be used on site.

Reason: To prevent light pollution in the interests of residential and visual amenity, and in the interests of biodiversity.

- 5 *Details of otter fencing and wildlife reflectors to be provided on site as per the submitted ecological report shall be submitted in writing to the Local Planning Authority within three months of the date of this decision. Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of one month from the date that written approval is given, or in accordance with any other timescales as may be agreed in writing by the Local Planning Authority. The otter fencing and wildlife reflectors shall thereafter be retained as installed.*

Reason: To ensure that mitigation measures are provided to ensure that wildlife habitats are maintained and are not adversely affected by the development.

- 6 *Details of bat and bird boxes to be provided on site shall be submitted in writing to the Local Planning Authority within one month of the date of this decision. Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of one month from the date that written approval is given, or in accordance with any other timescales agreed in writing by the Local Planning Authority. The bat and bird boxes shall thereafter be retained as installed. (please see Note Two below).*

Reason: To ensure that mitigation measures are provided to ensure that wildlife habitats are maintained and are not adversely affected by the development.

- 7 Notwithstanding the details shown on the submitted landscaping plan (Drawing Number LSDP 11214.01 which is not hereby approved) a soft landscaping scheme for the areas within the red and blue lines shall be submitted to the Local Planning Authority in writing within one month of the date of this decision. This scheme, drawn to a scale of not less than 1:200, shall include accurate indications of the position, species, girth, canopy spread and height of all existing and proposed trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection. Any scheme as may be submitted shall have regard to the provisions set out within Note Three below.

The approved scheme shall be implemented in its entirety within the first full planting season (October - March inclusive) following the date on which written approval to any scheme is given by the Local Planning Authority.

Any retained or new trees removed, dying or becoming seriously damaged or diseased within five years of either approval of the

landscaping scheme or the date of planting (as may be relevant, and whichever is the later) 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.

- 8 *Details of boundary treatments to the protected woodland area to the east of the site shall be submitted in writing to the Local Planning Authority within three months of the date of this decision. Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of one month from the date that written approval is given, or in accordance with any other timescales agreed in writing by the Local Planning Authority. The boundary treatments to the protected woodland area shall thereafter be retained as installed. (please see Note Four below).*

Reason: To enhance the appearance of the development.

- 9 The development hereby permitted shall be accessed from Mill Road through the access on the red line plan submitted with the application. There shall be no access from Mill Road through any other access.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner in the interests of road safety.

- 10 A scheme for the storage of refuse and the provision of recycling facilities shall be submitted in writing to the Local Planning Authority within one month of the date of this decision. Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of one month from the date that written approval is given, or in accordance with any other timescales agreed in writing by the Local Planning Authority. The refuse and recycling facilities shall thereafter be retained as installed.

Reason: To ensure the incorporation of waste storage and recycling arrangements.

- 11 *A scheme for the provision and implementation of surface water drainage for the site shall be submitted in writing to the Local Planning Authority within one month of the date of this decision. Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of one month from the date that written approval is given, or in accordance with any other timescales agreed in writing by the Local Planning Authority. The scheme for the provision and implementation of surface water drainage shall thereafter be retained as installed.*

Reason: To ensure a satisfactory method of surface water

drainage.

- 12 *A scheme for the provision and implementation of foul water drainage for the site shall be submitted in writing to the Local Planning Authority within one month of the date of this decision. Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of one month from the date that written approval is given, or in accordance with any other timescales agreed in writing by the Local Planning Authority. The scheme for the provision and implementation of foul water drainage shall thereafter be retained as installed.*

Reason: To ensure a satisfactory method of foul water drainage.

- 13 No vehicle over 3.5 tonnes (gross vehicle weight) shall be stationed, parked or stored on this site.

Reason: In the interests of residential and visual amenity.

- 14 No goods, plant, material (including waste material) or other items shall be deposited, displayed or stored outside the building without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of the locality.

DC/16/2494/VAR (Area H)

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Reason: To define the scope and extent of this permission.

- 2 There shall be no vehicle or pedestrian movements to or from the site in relation to the use hereby approved, nor any employees, visitors, customers or other personnel on the site in relation to the use hereby approved, outside of the following times -

07.00 - 19.00; Monday - Friday
08.00 - 16.00; Saturdays

The premises shall not be open, accessed or otherwise used (except for in situ storage) outside of these times.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 as amended (or any Order revoking and re-enacting that Order) the site shall be used for open storage only in accordance with Condition 10; and for no other purpose (including any other use in Class B8; of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended or in any provision equivalent to that Class in any

statutory instrument revoking and re-enacting that Order.

Reason: To safeguard the amenities of the locality.

- 4 Details of any existing and proposed external lights at or to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority prior to their provision on site. (See Note 1). No fixed external lighting other than any approved through his condition shall be used on site.

Reason: To prevent light pollution in the interests of residential and visual amenity, and in the interests of biodiversity.

- 5 *Details of otter fencing and wildlife reflectors to be provided on site as per the submitted ecological report shall be submitted in writing to the Local Planning Authority within one month of the date of this decision. Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of one month from the date that written approval is given, or in accordance with any other timescales as may be agreed in writing by the Local Planning Authority. The otter fencing and wildlife reflectors shall thereafter be retained as installed.*

Reason: To ensure that mitigation measures are provided to ensure that wildlife habitats are maintained and are not adversely affected by the development.

- 6 *Details of bat and bird boxes to be provided on site shall be submitted in writing to the Local Planning Authority within one month of the date of this decision. Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of one month from the date that written approval is given, or in accordance with any other timescales agreed in writing by the Local Planning Authority. The bat and bird boxes shall thereafter be retained as installed. (please see Note Two below).*

Reason: To ensure that mitigation measures are provided to ensure that wildlife habitats are maintained and are not adversely affected by the development.

- 7 Notwithstanding the details shown on the submitted landscaping plan (Drawing Number LSDP 11214.01 which is not hereby approved) a soft landscaping scheme for the areas within the red and blue lines shall be submitted to the Local Planning Authority in writing within one month of the date of this decision. This scheme, drawn to a scale of not less than 1:200, shall include accurate indications of the position, species, girth, canopy spread and height of all existing and proposed trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection. Any scheme as may be submitted

shall have regard to the provisions set out within Note Three below.

The approved scheme shall be implemented in its entirety within the first full planting season (October - March inclusive) following the date on which written approval to any scheme is given by the Local Planning Authority.

Any retained or new trees removed, dying or becoming seriously damaged or diseased within five years of either approval of the landscaping scheme or the date of planting (as may be relevant, and whichever is the later) 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.

- 8 *Details of boundary treatments to the protected woodland area to the east of the site shall be submitted in writing to the Local Planning Authority within one month of the date of this decision. Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of one month from the date that written approval is given, or in accordance with any other timescales agreed in writing by the Local Planning Authority. The boundary treatments to the protected woodland area shall thereafter be retained as installed. (please see Note Four below).*

Reason: In the interests of protecting the off site protected woodland area.

- 9 The development hereby permitted shall be accessed from Mill Road through the access on the red line plan submitted with the application. There shall be no access from Mill Road through any other access.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner in the interests of road safety.

- 10 The permission hereby granted shall be for a maximum of 20 containers (each container to be a maximum size as follows - length 6100mm, width 2400mm height 2600mm), 10 caravans and / or motorhomes and 5 horseboxes. The containers stored within the site shall only be stored to a single height with no stacking permitted. No other goods, plant or material (including waste material) shall be deposited or displayed within the site without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of the locality.

- 11 *A scheme for the storage of refuse and the provision of recycling facilities shall be submitted in writing to the Local Planning*

Authority within one month of the date of this decision. Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of one month from the date that written approval is given, or in accordance with any other timescales agreed in writing by the Local Planning Authority. The refuse and recycling facilities shall thereafter be retained as installed.

Reason: To ensure the incorporation of waste storage and recycling arrangements.

- 12 *A scheme for the provision and implementation of surface water drainage for the site shall be submitted in writing to the Local Planning Authority within one month of the date of this decision. Any such details as may be approved in writing by the Local Planning Authority shall be implemented in accordance with the agreed details within a period of one month from the date that written approval is given, or in accordance with any other timescales agreed in writing by the Local Planning Authority. The scheme for the provision and implementation of surface water drainage shall thereafter be retained as installed.*

Reason: To ensure a satisfactory method of surface water drainage.

- 13 No vehicle over 3.5 tonnes (gross vehicle weight) shall be stationed, parked or stored on this site, with the exception of the stored motorhomes and horse boxes.

Reason: In the interests of residential and visual amenity.

Conclusion

2. The applications are therefore considered to comply with policies contained within the Forest Heath and St Edmundsbury Joint Development Management Document February 2015, the St Edmundsbury Core Strategy December 2010 and the National Planning Policy Framework 2012.

Recommendations:

In respect of applications DC/16/2492/VAR, DC/16/2493/VAR and DC/16/2494/VAR it is **RECOMMENDED** that planning permissions be **granted** to vary condition two as per the conditions set out above.

Documents:

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

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OGF35VPDKS600>

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OGF363PDKS800>

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OGF367PDKSA00>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU

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