

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

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

Our reference HH/
Your reference

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26 May 2017

Dear Councillor

**ST EDMUNDSBURY DEVELOPMENT CONTROL COMMITTEE - THURSDAY 1 JUNE
2017**

I am now able to enclose, for consideration on the Thursday 1 June 2017 meeting of the St Edmundsbury Development Control Committee, the following reports that were unavailable when the agenda was printed.

**Agenda
No**

Item

6. **Planning Application DC/17/0354/HH - 5 West Road, Bury St
Edmunds (Pages 1 - 2)**

Report No: **DEV/SE/17/023**

Householder Planning Application - (i) single storey side extension (ii) raising of rear lean-to roof height (iii) 2 metre high timber gate and fence to side (iv) replacement front door and 2no. replacement front windows and (v) 2no. rooflights in rear elevation

7. **Planning Application DC/17/0397/OUT - Land Adjacent to 3 The
Hill, Front Street, Ousden (Pages 3 - 4)**

Report No: **DEV/SE/17/024**

Outline Planning Application (Means of Access and Layout to be considered) - 1no. dwelling (following demolition of existing workshop)

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8. **Planning Application DC/16/0788/FUL - Street Farm Barns, Low Street, Bardwell, Bury St Edmunds (Pages 5 - 6)**

Report No: **DEV/SE/17/025**

Planning Application - 2 no. detached dwellings and garages (following demolition of barns and store buildings)

Helen Hardinge
Democratic Services Officer
for Head of HR, Legal and Democratic Services



Development Control Committee 1st June 2017

Committee Update Report

Item 6 – DC/17/0354/HH – 5 West Road, Bury St Edmunds, IP33 3EL

Further representations made

1. Page 11 – Following the end of the re-consultation period, additional objections have been received from No.11 West Road and two other residents. These are summarised below:
 - All of the objections I previously raised to this planning application still stand. The new plans have been submitted with an increase of 3mm at one end of the now restricted shared access and 10cm at the other. This still means that the enjoyment I have experienced from my property and garden over many years will be severely restricted from that currently appreciated.
 - Over the years this has included but is not limited to:
 - i. Moving my beehives between sites, including the one in my garden. These are either carried by 2 people as they are exceptionally heavy and awkward or put in a wheelbarrow. However, they don't always sit square in a wheelbarrow so someone is needed at the side to steady the hive to ensure it doesn't tip out.
 - ii. Moving wheelie bins back and forth with ease.
 - iii. Wheel barrowing garden waste
 - iv. Taking bicycles through
 - We should be able to undertake all of these activities safely and without risk of accident or injury.
 - I will reiterate a solid 2m high gate and fence at the front is unacceptable as the resident at number 5 has a dog which he has told me will bite if he is not around. We need to see if the dog is loose before attempting to enter the access.
 - Despite the application form saying the extension will not be visible from the road, it is substantially higher than the 2m fence that has been requested so

will be seen.

- I object to the revised plans.
- An increase of 4" from 29.5 inches (750mm) to 33.5 inches (850mm) for access is still too restrictive. The measurements are still dependent on a questionable boundary between 5 West Road and the house in York Road.
- I would also like to draw to your attention the other objections. In particular the proposed installation of the fence and gate across the shared access at the front of Ladysmith cottages.
- The installation of this fence creates a personal safety issue for any owner/occupier, or persons that have been given license, by the owners/occupiers, whilst using the shared access.
- The 10cm (4") increase in the width of the remaining path on the revised plans is inadequate for our needs and is inconsequential. It, theoretically, takes the remaining access to 850mm (or 33 1/2") which is still far narrower than the width enjoyed by these properties for the last 100 years.
- Our objections to the first set of plans have not been addressed in the second set of plans therefore our objections remain.



St Edmundsbury
BOROUGH COUNCIL

Development Control Committee

1st June 2017

Committee Update Report

Item 7 – DC/17/0397/OUT – Land Adjacent to 3 The Hill, Front Street, Ousden

Error in the report

To clarify an error in the report, paragraph no. 4 (page 26) should read as follows;

4. The following applications are located within the housing settlement boundary, between two existing dwellings. Those applications were accompanied by full details that clearly responded to the constraints of the site. As noted later in the report, the application documents refer to these applications.

Further representations made

Since the close of the agenda and the finalisation of the reports 2no. representations have been made, from the applicant and from no. 19 Rockall.

The applicants representation is as follows:

- As the applicant may I please make this comment on the Suffolk landscape character assessment raised as a reason for refusal the survey for this assessment was carried out 2003-2006 when estate farmland was ie estate owned the fields behind are now been landscaped with planning consent or in private ownership its now 2017 a lot has change since this survey, the nearest estate farmland is behind Whiteshutters over the road the reasons for this being used as a reason to refuse it incorrect

For clarification, the Suffolk Landscape Character Assessment was reviewed and updated in 2011.

The representation from no. 19 Rockall is as follows:

- I have looked at the Ousden draft parish comments referring to this application that is going to be refused and it is known to me that it is going to dc

committee, I wish to make the following comments.

- The property at 3 The Hill is not situated in estate land, far from it, it is 100m approximately away and the edge of such land, White Shutters and Smiths Cottage border the estate land then a road and path, before 3 The Hill.
- with reference to a gap and important views, this could not be further from the truth, from the path all that can be seen is an unkept piece of land that has always been a nursery, a large hedge to the rear of the property excludes any views this is the old windmill track long overgrown and unkept, views from white shutters and smiths cottage are the same, and both think the application will be a benefit and enhance the village.
- with reference to the cluster of housing, all Suffolk villages and indeed most villages in the uk have such structures as a result of the black death. the boundary of 3 the hill joins the boundary of parsons spinney on the same side of the rd, opposite is smiths cottage and white shutters, the boundary of three the hill and parsons spinney join but on opposite sides of the rd, this pattern carries on all he way through the village as far as the fox public house on the same side on the road, in the other direction is 2 the hill and 1, directly opposite the house of 3 the hill, is Birdale Cottage and next to it Westside Cottage, to the rear immediate rear is Mill House and Jurine to the side, to the front of this there are another 3 houses in the dip, then there is a gap to Hall Farm. National policy framework looks to enhance social aspects of the village, with this in mind it can only be of benefit to the village and help the vitality and sustainability, the views of the villagers should therefore be taken into account .



St Edmundsbury
BOROUGH COUNCIL

Development Control Committee

1st June 2017

Committee Update Report

Item 8 – DC/16/0788/FUL– Street Farm barns, Low Street, Bardwell

Error in the report

To clarify an error in the report, paragraph no. 8 (page 46) should read as follows;

Site Details:

The site is located to the west of Low Street, Bardwell sitting outside of the two settlement boundaries for Bardwell and Bardwell Low Street, which are located on the northern, eastern, and southern edges of the site. The site is included in the Low Street conservation area which extends southwards. Between Low Street and the site is an existing converted barn. To the north is Street Farm and the grade II listed Mansard House, and to the south is a row of dwellings which are circa 1960's in architectural style and are a mix of one and two storeys. To the east of the site on the opposite side of the road is row of two storey dwellings which are a mix of historic and modern architectural styles, two of these dwellings are grade II listed.

The topography of the site is that it sits approximately 2.5 metres below Low Street, and is predominately a flat grassed area.

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