

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

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

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1 February 2019

Dear Councillor

**ST EDMUNDSBURY DEVELOPMENT CONTROL COMMITTEE - THURSDAY 7
FEBRUARY 2019**

I am now able to enclose, for consideration on the Thursday 7 February 2019 meeting of the St Edmundsbury Development Control Committee, update reports relating to the following items:

- | Agenda
No | Item |
|----------------------|--|
| 4. | <u>Planning Application DC/18/1187/FUL - Land South of Chapelwent Road, Haverhill (Pages 1 - 4)</u>
Report No: DEV/SE/19/011
Planning Application - 87no. dwellings with associated infrastructure |
| 5. | <u>Planning Application DC/18/2299/FUL - Proposed New Development, Manor Road, Haverhill (Pages 5 - 6)</u>
Report No: DEV/SE/19/012
Planning Application - Planning Application - 37 no. dwellings and associated works including parking, vehicular accesses and landscaping |
| 8. | <u>Planning Application DC/18/0068/FUL - 26 Angel Hill, Bury St Edmunds (Pages 7 - 8)</u>
Report No: DEV/SE/19/015
Planning Application - (i) Ground floor retail unit; (ii) 4 no. flats on first and second floor (following demolition of existing building). As amended by plans and documents received on 14 August 2018 removing garden areas |

Continued ...

11. **Planning Application DC/18/2460/FUL - Menta Business Centre, 21 - 27 Hollands Road, Haverhill (Pages 9 - 10)**

Report No: **DEV/SE/19/018**

Planning Application - Single storey side extension to provide new reception area and 2 no. additional lettable rooms. (ii) convert 2 no. existing units into 2 no. conference rooms (iii) rearrange the internal circulation to provide level access and (iv) rearrange existing car parking and provide new footpaths

Helen Hardinge
Democratic Services Officer

Development Control Committee

Thursday 7 February 2019

Late Papers

Item 4 – DC/18/1187/FUL - Land South of Chapelwent Road, Haverhill

1. Following publication of the Committee Report in respect of the above application it was noted that the site plan (20842/PL1 K) is incorrect and is the superseded version. A corrected site plan (20842/PL1 L), which is the amended version is enclosed.
2. Furthermore, since publication of the Committee Report, 2no. neighbour letters have been received from the owner/occupiers of 26 Alderton Close and 6 Howe Road, which are summarised as follows:
 - Concerns about clustering and segregation of affordable dwellings;
 - How is the development going to be managed moving forward.

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Rev.	Description	Int.	Date.
A	Schedule of accommodation and site layout updated.	AMG	30.01.18
B	Foul water pump station & electric sub-station added	AMG	31.01.18
C	Overall density reduced. Dwellings fronting northern and eastern boundaries revised to address comments from adjacent residents. Landscape belt added along eastern boundary. Existing hedgerows and vegetation retained along western and southern boundary as per LPA and Ecologists recommendations.	AMG	07.03.18
D	Visitor parking bays removed from central POS. Parking revised plots 29 & 33 and Additional visitor parking bays created. Potential informal visitor parking spaces added within highway. Affordable housing tenures revised plots 74-75, 79-83.	AMG	12.03.18
E	OS data along Howe Road and footpath along southern boundary updated.	AMG	19.03.18
Plots 77 - 81 re-planned.			
F	Vis-splays added to private drive / site access off Chapelwent Road & Visitor parking spaces and BCP within private drive relocated away from vis-splay. Bay windows added to side elevation of plots 25,29 & 33 and visitor parking adjacent to plot 33 relocated. Parking to plots 58-64 revised to accommodate access to Sub-Station.		
G	Parking allocation revised plots: 19-21 & 85. Car-ports removed plots 5-8. Plots 8-11 re-planned. Parking revised plots 11-12. Plots 25,29 & 33 handed.		
H	Layout revised to address Planning, Highway and Landscape Officer comments: central square revised to show raised table removed, plots & parking to 65-70 & 77-83 revised, parking & drive ways revised plots: 1, 19-22, 25-29, 33-36, 41-44, 58-61, 74-75, plots 86-87 re-positioned and parking adjusted, road type serving plots: 71-76 & 84-87 revised from shared surface to minor access incorporating footpath along highway adjacent to eastern boundary with footpath connection to Howe Road, access to pump-station revised to incorporate cycle path connection with removable bollard, informal visitor spaces added within curtilage of highway, plot 25 revised from PA49 housetype to PT43 type, Plot 10 parking allocation corrected, existing hedgerow surrounding western POS shown on layout and sections to be removed clarified, cycle path within POS re-aligned, plot 18 revised from housetype PT37 to PA48, electric sub-station re-positioned and attenuation basin size enhanced.	AMG	23.08.18
I	Additional parking space added to front of plot 8. Footpath connection to Howe Road annotated on layout. Additional bollard added to cyclepath / pump station access.	AMG	18.10.18
J	Private drive and visitor bays serving plots 37 - 40 re-positioned away from existing Hawthorn hedge. Plot 40 double garage omitted and parking provided to the side. Plot 39 house type revised from PA49 to PA44 to allow for revised parking to plot 40. Private drive serving plots 41 - 43 re-positioned away from existing blackthorn thicket and bin collection point re-positioned.	AMG	02.11.18
K	Anglian Water easment added in POS and landscape design of public open spaces revised in accordance with Landscape and Ecology Officer comments.	AMG	28.11.18
L	Footpath connection to Howe Road omitted following planning committee comments.	AMG	09.01.19

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SCHEDULE OF ACCOMMODATION		
PRIVATE HOUSING		
HOUSE TYPE:	DESCRIPTION:	No:
PA22	2 BED HOUSE	6
PA34	3 BED HOUSE	12
PT36	3 BED HOUSE	5
PT37	3 BED HOUSE	4
PB33-G	3 BED HOUSE	4
PC32	3 BED TOWN HOUSE	3
PA44	4 BED HOUSE	7
PA48	4 BED HOUSE	5
PA49	4 BED HOUSE	6
PT43	4 BED HOUSE	4
NB51	5 BED TOWN HOUSE	5
TOTAL		61
AFFORDABLE HOUSING - RENTED		
HOUSE TYPE:	DESCRIPTION:	No:
C542	1 BED HOUSE	2
C558	1 BED HOUSE	2
AA11	1 BED HOUSE	3
AA25	2 BED HOUSE	10
AA33	3 BED HOUSE	2
AA43	4 BED HOUSE	1
B1110	3 BED W/C BUNGALOW	1
TOTAL		21
AFFORDABLE HOUSING - SHARED OWNERSHIP		
HOUSE TYPE:	DESCRIPTION:	No:
AA25	2 BED HOUSE	3
AA33	3 BED HOUSE	2
TOTAL		5
TOTAL NO. OF DWELLINGS:		87
CAR PARKING SPACES:		229
AVERAGE SPACES PER DWELLING:		2.6

LEGEND:	
	DENOTES SITE BOUNDARY
	DENOTES PLOT NUMBER
	DENOTES HOUSE TYPE REFERENCE
	DENOTES HOUSE TYPE HANDING
	DENOTES ALLOCATED PARKING SPACE
	DENOTES ALLOCATED GARAGE SPACE
	DENOTES ALLOCATED CARPORT SPACE
	DENOTES AFFORDABLE HOUSING UNIT
	DENOTES 'RENTED' TENURE DWELLING
	DENOTES 'SHARED OWNERSHIP' DWELLING
	DENOTES DWELLING/GARAGE/CARPORT ACCESS
	DENOTES INDICATIVE GATE POSITION
	DENOTES BIN COLLECTION POINT
	DENOTES INDICATIVE TREE PLANTING (Refer to Landscape Architects Drawings for specific Details)
	DENOTES DESIGNATED AREA OF STRUCTURAL LANDSCAPING
	DENOTES BOLLARD
	DENOTES VIS-SPLAY

Rev.	Description	Int.	Date.

Site Name: **Chapelwent Road, Haverhill**

Drawing Title: **Planning Layout Proposals**

Taylor Wimpey Taylor Wimpey East Anglia
 Castle House, Kempson Way, Bury St Edmunds, Suffolk, IP32 7AR
 Tel: 01284 773800 Fax: 01284 773860 Web www.taylorwimpey.co.uk

Scale: 1:500 @ A1 Date: 30.01.18
 Drawn by: AMG Checked by: **20842/PL1** Rev: **L**

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Development Control Committee

Thursday 7 February 2019

Late Papers

Item 5 – DC/18/2299/FUL: Proposed New Development, Manor Road, Haverhill

1. Following publication of the report in respect of the above application, it was noted in paragraph 10 and again in paragraph 66 that the County Council have requested a Primary School contribution of £97,448 and Secondary School contribution of £111,682.
2. These figures have now been amended and should now read Primary School contribution of £73,086 and Secondary School contribution of £74,972. These changes have been agreed between the applicant and Suffolk County Council.

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Development Control Committee

Thursday 7 February 2019

Late Papers

Item 8 - DC/18/0068/FUL – 26 Angel Hill, Bury St. Edmunds, IP33 1UZ

1. Following publication of the report in respect of the above application it was noted that proposed condition 9 is in fact no longer worded correctly.
2. Condition 9 presently requires details of the bin storage areas to be provided, but in fact this area is now shown in sufficient detail on the revised plans. Officers recommend therefore that condition 9 as set out within the latest report, should be amended to read as follows –

No occupation of any of the residential units hereby permitted shall take place until the bin storage area shown on drawing numbers F982/15 Revision G, F98217 Revision F and F982/20 Revision A has been provided in accordance with the approved details. The bin storage area as installed shall thereafter be retained and used for no other purpose.

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

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Development Control Committee

Thursday 7 February 2019

Late Papers

Item 11 – DC/18/2460/FUL Menta Business Centre, 21-27 Hollands Road, Haverhill.

1. Following publication of the report in respect of the above application, it was noted in paragraph 14 that amended plans were expected, to address the concerns raised by the Tree Officer. Amended plans were received on 30th January which showed the retention of T4. An informal plan showing the re-routing of services was also received. The Tree Officer has confirmed this plan acceptable, and is now content with the scheme. Condition 5 requests that an Arboricultural Method Statement be submitted prior to commencement of development, which is considered reasonable and agreement to this has been provided by the applicant.
2. Condition 6 requires soft landscaping to be carried out in accordance with drawing no. XXX as at the time of drafting the specific plan remained outstanding. Following submission of an amended soft landscaping plan, showing the retention of T4, the wording of this condition should be amended to read as follows –

All planting comprised in the approved details shown on drawing no. E18864-TLP-401 REV A – amended planting proposals of landscaping shall be carried out in the first planting season following the commencement of the development (or within such 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.

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