

**TO: To recipients of Development Control Committee papers**

**Our reference** HMH  
**Your reference** N/A  
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30 July 2021

Dear all

**Development Control Committee - Wednesday 4 August 2021**

I am now able to enclose, for consideration at the Wednesday 4 August 2021 meeting of Development Control Committee, the following **late papers** that were unavailable when the agenda was printed and which relate to the following applications:

- | <b>Agenda No</b> | <b>Item</b>  |
|------------------|--|
| 6.               | <b><u>Planning Application DC/20/2066/RM - Land at Rabbit Hill Covert, Station Road, Lakenheath (Pages 1 - 4)</u></b><br>Report No: <b>DEV/WS/21/027</b><br>Reserved matters application - submission of details approved under outline planning permission F/2013/0345/OUT for access, layout, scale, appearance and landscaping (not EIA) for up to 81 dwellings and associated works (as amended) |
| 7.               | <b><u>Planning Application DC/19/2155/FUL - Storage Tank, Station Yard, Station Road, Barnham (Pages 5 - 6)</u></b><br>Report No: <b>DEV/WS/21/028</b><br>Planning Application - Continued use of heating fuel storage and distribution business (Class B8), retention of 4no. oil storage tanks, installation of 5th oil storage tank, office portacabin and lighting                               |
| 9.               | <b><u>Planning Application DC/21/1214/ADV - 21-27 Menta Business Centre, Hollands Road, Haverhill (Pages 7 - 8)</u></b><br>Report No: <b>DEV/WS/21/030</b><br>Application for advertisement consent - one externally illuminated fascia sign   |

Yours sincerely

Helen Hardinge  
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**West Suffolk**  
Council

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# Development Control Committee

## 4 August 2021

### Late Papers

#### Case Officer – Gareth Durrant

#### Item 6 – DC/20/2066/RM Rabbit Hill Covert, Station Road, Lakenheath

1. **Updated plans received** in order to address comments received from the Highway Authority (see paragraph 18 and 8<sup>th</sup> bullet point of paragraph 41 of the main officer report)
2. **Officer comment:** These amendments have addressed the outstanding matters set out at paragraph 1 above and the main officer report. Comments received from the highway authority in response to the amended parking arrangements for two of the proposed housing plots are set out in this paper below (paragraph 8). This has triggered a slight change to the recommendation from that published in the officer report. The amended recommendation is set out below (paragraph 9).
3. **Comments received** on behalf of West Suffolk Waste Management Operations Manager:
  - *Objections*
  - *There are a number of bin collection points that are not accessible to the freighter meaning that kerbside collection will not be possible. The positioning will mean that the crews will have to drag the bins to the freighter.*
  - *Most notably BCP plots 3-4, 27-30, 44-78, 60-62, 70-72, 77-81*
  - *Please note that drop kerbs should be installed next to BCPs.*
  - *The turning heads are acceptable.*
4. **Officer comment:** The bin strategy for this development is addressed by condition 3b) of the outline planning permission which requires details of the areas to be provided for the storage of refuse/recycling bins to be submitted for approval alongside the reserved matters.
5. The applicant is seeking to address these matters as part of the separate discharge of condition application and, if received in time, an update will be provided verbally to the meeting.
6. Whilst the matters raised about bin collection points are not directly relevant to the reserved matters submission being considered by the

committee it may be the case that amendments need to be made to the reserved matters plans in order for those matters to be addressed. Whilst such potential amendments are not anticipated to be material (i.e. it is unlikely to necessitate wholesale changes to the site layout for example) the officer recommendation, as amended by this paper below, retains a precautionary approach so the reserved matters can be considered afresh by the Committee should material amendments be required to the plans subsequently.

7. **Further comments received** from West Suffolk Strategic Housing Team:

- *I acknowledge the revisions made to the proposed affordable dwellings. I welcome the confirmation from the developer that the affordable dwellings now adhere to the mix that was requested and will meet nationally described space standards.*

8. **Agreement of the Highway Authority** to proposed amended parking arrangements for plots 39 and 40 (see also paragraph 1 above)

9. **Amended recommendation** to reflect changed circumstances discussed at paragraphs 1-6 and 8 above (see paragraph 52 of the Min officer report for the now superseded recommendation):

1) That following i) receipt of satisfactory amendments to address the landscaping/ecology matters discussed in the officer report and the bin collection points discussed in the late papers and, ii) completion of a Deed of Variation to the S106 Agreement (or equivalent) to secure i) developer contributions towards off-site provision of children's play space and equipment and ii) to secure an off-site 10-metre wide 'fall-back' planting belt along the length of the eastern site boundary, reserved matters be approved, subject to the following conditions:

- As recommended by the Highway Authority (insofar as they i) relate to the reserved matters under consideration and ii) do not already appear as conditions of the outline planning permission).
- To secure protective measures for new trees proposed to be planted in close proximity (within 2.5 metres) of adoptable highway.

2) that the notice of approval of the reserved matters only be issued once the Director (Planning and Growth) is satisfied that all other relevant planning applications (reference DC/21/0079/FUL) and relevant applications to discharge planning conditions which might necessitate amendments being made to the reserved matters have been approved without material amendments to the reserved matters being required, and

3) if the Director (Planning and Growth) considers that any future changes to the plans required by recommendations 1) and/or 2) are material to the determination of any of the reserved matters, the

reserved matters be referred back to the Committee for further consideration and fresh resolution.

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## Development Control Committee 4 August 2021

### Late Paper

#### **Item 7 - Planning Application - Continued use of heating fuel storage and distribution business (Class B8), retention of 4no. oil storage tanks, installation of 5th oil storage tank, office portacabin and lighting**

#### **Case Officer – Britta Heidecke**

The agent has advised that the Oil NRG site is operationally licensed for 9 HGV vehicles and 1 articulated vehicle (which is not run at present). The applicant considers it essential that the operational license figures are maintained. The applicant supplies private residences, nursing homes and rural businesses. These premises rely on a secure supply, especially in the colder months given the corresponding increase in demand serviced by the applicant. They therefore wish to amend condition 7 as follows:

The site shall operate a maximum fleet of **9** HGV tankers.

Reason: In the interest of highway safety, residential amenities and amenities of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

This is not considered unreasonable. The site currently only operates with 8 tankers, so this would allow for a slight increase in intensification of the use should they wish to increase their fleet to 9 tankers in the future, but this would be in line with the licence which they already have.

To reflect the additional licenced tanker and fluctuations in seasonal demand – where HGVs might be making two trips (going out and coming back twice) in a working day, the total HGV movements per day is also requested to be increased from 20 to 30. They consider this to be wholly appropriate given the legal requirement of the applicant to ensure deliveries to customers, the lack of any reported highways impacts associated with the Oil NRG site and the NPPF being clear at paragraph 111; *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be **severe**'*.

They therefore wish to amend condition 8 as follows:

The total number of HGV movements to and from the site shall not exceed **30** per day.

Reason: In the interest of highway safety, residential amenity and the amenities of the area, in accordance with policy DM2 of the West Suffolk Joint

Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

This is also not considered to be unreasonable given the amendment to condition 7 above which could allow up to 9 tankers operating from the site. Officers agree that the operation (which is existing) would not have severe impacts on the road network.

In relation to HGV movements, in order to maintain operations (allowing for movements between fleets and reserve vehicles for example), tankers may need to arrive to commence filling ahead of 07:00 or arrive back at the depot past 19:00. The applicant considers the proposed hours of 07:00 – 19:00 would unduly restrict operations, noting in particular the unrestricted proximity of HGV's utilising the A134 and eastbound Station Road (the C633).

They therefore wish to amend condition 9 as follows:

HGV movements to and from the site shall only take place between **6am - 8pm** daily.

Reason: To protect the amenities of occupiers of properties in the locality, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

Following consultation with Public Health and Housing, they recognise the operational constraints that a 7am start time could bring. The installation of the acoustic fencing will also significantly improve noise impacts at the site. On balance they do not consider a 6am start time for HGV movements to be unreasonable to justify refusal. On this basis, the amended condition times are considered acceptable.

In addition to the above, to ensure the existing metal palisade fence along the front is removed (to improve visibility), condition 6 is amended as follows:

Within three months of the date of this permission a noise screen must be installed around the northern end of the site at a height of 2.5m in accordance with the details set out in the SRL Noise Report (Ref. 42908A-SRL-RP-YA-01-S2-P01 P01, dated 25.10.2019) and shown in Figure 3 of the report, unless agreed otherwise in writing with the Local Planning Authority. **Within 1 month of the noise screen being installed the existing metal palisade fence along the site front shall be removed.** All noise mitigation measures shall be maintained thereafter in accordance with the approved details.

Reason: To ensure adequate visibility and to protect the amenities of occupiers of properties in the locality, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

# **Development Control Committee 4 August 2021**

## **Late Papers Case Officer – Savannah Cobbold**

### **Item 9 – DC/21/1214/ADV 21-27 Menta Business Centre, Hollands Road, Haverhill**

1. Following publication of the report in respect of the above application, it was noted in paragraph 4 and 17 that the consultation period was ongoing and therefore comments had not yet been received from Suffolk County Council Highways Authority. Comments were received from The Highways Authority in respect of the application on 26 July 2021. Their comments state 'Suffolk County Council as Highways Authority does not wish to restrict the grant of permission.'

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