

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

**Our reference** HMH  
**Your reference** N/A  
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1 July 2022

Dear all

**Development Control Committee - Wednesday 6 July 2022**

I am now able to enclose, for consideration at the Wednesday 6 July 2022 meeting of Development Control Committee, the following '**late papers**' that were unavailable when the agenda was printed and which relate to the following item:

<b>Agenda No</b>	<b>Item</b>
5.	<b><u>Planning Application DC/20/0614/RM - Land NW of Haverhill, Anne Sucklings Lane, Little Wrattling (Pages 1 - 2)</u></b>

Report No: **DEVWS/22/022**

Application for Reserved Matters pursuant to hybrid planning permission SE/09/1283 for Infrastructure comprising of: the internal estate roads, drainage, POS, landscaping, and allotments for Land at North West Haverhill

Members of the Committee are also advised that a slight change has been made to the site visit itinerary as listed on the front of your agenda papers.

Following consultation with the Chair the site visits on Monday 4 July will now operate as follows:

**The coach for Committee Members will depart West Suffolk House at 9.30am sharp and will travel to the following sites:**

**1. Planning Application DC/20/0614/RM - Land NW of Haverhill, Anne Sucklings Lane, Little Wrattling**

Application for Reserved Matters pursuant to hybrid planning permission SE/09/1283 for Infrastructure comprising of: the internal estate roads, drainage, POS, landscaping, and allotments for Land at North West Haverhill

**Site visit to be held at ~~10.45am~~ 10.20am**

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**West Suffolk**  
Council

**2. Planning Application DC/22/0364/FUL and Listed Building Consent DC/22/0365/LB - The Deanery, 3 The Great Churchyard, Bury St Edmunds**

Planning application - a. single storey extension to north wing; b. alterations to garage and addition of garden/woodshed; c. provision of bicycle storage (following removal of shed); d. external window and door alterations; e. electric charging points; f. provision of call point on south pedestrian gate; g. gratings over window areas; h. associated landscaping; i. relocation of amenity space for west wing; j. installation of flue liners & cowls

Application for listed building consent - External alterations to include; a. single storey extension to north wing to include partial demolition of rear wall and window; b. external door and window alterations to include replacement and reinstatement of window and doors to rear elevation; c. provision of gratings to basement window areas; Internal alterations involving remodelling of internal layouts to include; demolition of staircase to main entrance hall to allow for large dining area; b. partial relocation of modified staircase from main entrance hall to new stairwell within existing laundry room; c. demolition of internal partition between existing bedroom one and two; d. provision of new attic staircase; e. upgrading of thermal elements to existing attic accommodation together with provision of shower room; f. upgrading of internal doors to half hour fire resistance; g. renewal of services to include electrics, heating and plumbing together with other modifications

**Site visit to be held at 9.40am 11.30am**

**On conclusion of the above site visits the coach will travel back to West Suffolk House to allow for a short comfort break, before departing again for the following sites:**

**3. Planning Application DC/22/0021/HH - The Croft, Mildenhall Road, Barton Mills**

Householder planning application - a. two storey front extension; b. two storey side and rear extension; c. conversion and extension of existing garage to habitable space; d. single storey side extension to existing garage (following demolition of existing flat roofed garage); e. roof alterations to existing link extension; f. two bay cartlodge with room above

**Site visit to be held at 12.40pm**

**4. Planning Application DC/22/0172/FUL - Land adjacent to 1 and 2, Park Garden, West Row**

Planning application - six dwellings with access, parking and associated site work

**Site visit to be held at 1.10pm**

**On conclusion of all the site visits the coach will return to West Suffolk House by the approximate time of 2.00pm.**

Yours sincerely

Helen Hardinge  
Democratic Services Officer  
Human Resources, Governance and Regulatory

## Development Control Committee 6 July 2021

### Late Paper

**Agenda Item 5 - Application for Reserved Matters pursuant to hybrid planning permission SE/09/1283 for Infrastructure comprising of: the internal estate roads, drainage, POS, landscaping, and allotments for Land at North West Haverhill.**

#### **Correction to map published in the report papers.**

The map included in the committee papers incorrectly showed the original red outline for the application site. During the application, the red line was amended, as discussed within the report. The correct extent of the reserved matters is indicated below.

The application no longer includes the sports fields to the east, as these have been approved in a separate application. Additional land has also been included within other parts of the site to accommodate street trees and provide additional green space.



#### **Additional Local Highway Authority comments**

Additional comments from SCC a Local Highway Authority have been received and are included below in full:

'The local planning authority has asked highways to address the concerns raised during the course of the infrastructure reserved matters application in addition to normal response on the detail of the application.

The original planning application included a transport assessment. This included information on both the concerns raised- that there will be a significant increase of traffic on Ann Suckling Road (ASR), and that there will be delays and accidents at the junction with the A143.

Ann Suckling Road was assessed at the outline stage and the relevant modelling/ counts were included in the TA. This shows traffic volumes on ASR are predicted to nearly double, however, the volumes at the moment are not high and it should still be relatively easy to cross the road etc. More specific details are given below.

There is also concern that there will be delays and accidents at the junction with the A143. The transport assessment looked at the junction of ASR and the A143. This shows that the junction is not predicted to have any capacity problems. The Ratio of Flow to Capacity (RFC) is quoted at about 40%. A ratio of 85% is generally accepted as a limit for new junctions and if it goes over 100% then there are significant congestion issues. Whilst this shows that there is a significant reserve capacity, the junction has not been tested with the additional traffic from the Redrow development. We are undertaking this work at the moment. Initial results indicate that the junction will continue to work well.

The national accident database is a record of all road traffic accidents that result in injury. This shows two accidents on the A143 in the vicinity of ASR but neither appear to be at the junction. This does not mean that there have not been any crashes here as they may not have involved any injury or may not have been reported (which is a legal requirement)

As a result of the concerns raised particularly of near misses on the approach to the junction, officers undertook a site visit to watch the operation of the junction. No congestion was observed, however, it was noted that vehicle speeds as they left the A143 were a bit high and this resulted in conflict as they went round the vehicles parked on the south side of the road. Further consideration is being given to this issue.

A review is also underway investigate cycling and walking improvements to links to the Persimmon Development.'

### **Ecology Update**

The applicant has provided an updated the Ecology Mitigation Requirements and Biodiversity Net Gain calculations to address the outstanding ecology points.

The ecologist has advised that the submitted information appears to address the points that were raised.