

**TO: Copy to recipients of
Development Control Committee
papers**

Our reference HMH
Your reference N/A
Contact Helen Hardinge
Email democratic.services@westsuffolk.gov.uk

2 February 2024

Dear Councillor

Development Control Committee - Wednesday 7 February 2024

I am now able to enclose, for consideration at the Wednesday 7 February 2024 meeting of the Development Control Committee, the attached supplementary '**late papers**' that were unavailable when the agenda was printed and which relate to the following items:

- | Agenda No | Item |
|------------------|---|
| 5. | <u>Planning Application DC/22/1887/FUL - Land off The Street, Fornham All Saints (Pages 1 - 28)</u>

Report No: DEV/WS/24/004

Planning application - create access into All Saints Golf and Country Club |
| 6. | <u>Planning Application DC/23/0133/FUL - Land off Fordham Road, Freckenham (Pages 29 - 32)</u>

Report No: DEV/WS/24/005

Planning application - change of use of agricultural land to enclosed field for dog training and exercising and associated access and parking |

Yours sincerely

Helen Hardinge
Democratic Services Officer
Human Resources, Governance and Regulatory

Jennifer Eves • Director (Human Resources, Governance and Regulatory)
Tel 01284 757015 • **Fax** 01284 757110
Email democratic.services@westsuffolk.gov.uk

West Suffolk
Council

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Development Control Committee 7 February 2024

Late Paper

Item 1 – DC/22/1887/FUL – Land Off The Street, Fornham All Saints

Case Officer – James Morriss

1. The applicant has provided a statement by Highways Consultant G H Bullard & Associates LLP (Appendix A, received on 30.01.2024) to address in detail concerns raised by local residents, the Parish Council and Ward Member. The information supports the officer recommendation. Re-consultation with the Highway Authority is not required as they do not object to this development and the information does not change how the proposal is assessed.
2. The applicant has requested that a separate document named All Saints Explanatory Note (Appendix B, received 30.01.2024) is considered in the determination of the application. This document contains further explanation relating to the need and justification for the development.

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James Morriss
West Suffolk Council - Planning
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

APPENDIX A

Our Ref: 030/2024/01-CAG - Please quote in all correspondence.

30 January 2024

Dear James,

**Re: DC/22/1887/FUL | - Create access into All Saints Golf and Country Club | Land Off The Street
Fornham All Saints Suffolk- Transport Statement**

I have been instructed on behalf of the applicant to provide you with *highway advice* concerning the proposed application for the creation of an access into All Saints Golf and Country Club, on Land Off The Street, Fornham All Saints, Suffolk.

For Proposed layout plan refer **Appendix A**. I have undertaken a desk top review and can offer the following observations, to respond to the *highway* comments received through the planning consultation from members of the public and Parish Council.

It should be noted that the Highway Authority has no objection.

Planning Reference: DC/22/1887/FUL

Submitted: Mon 31 Oct 2022

Proposal: Planning application - create access into All Saints Golf and Country Club

Address: Land Off The Street Fornham All Saints Suffolk

Latest drgs submitted:

7400.AR01. rev D Reinstate Historic Access For Maintenance -General Arrangement

7400.AR02. rev C Reinstate Historic Access For Maintenance -Swept Path Analysis

Suffolk County Council (SCC), as Highway Authority has provided a response on four occasions:

- 16 Nov 22 objection;
- 13 Jun 23 suggested Conditions;
- 24 Oct 23 suggested Conditions; and
- 18 Dec 23 suggested Conditions

The latest (18 Dec 2023) SCC response suggests standard conditions including:

- **Visibility Splays:** Drawing No. AR01 Rev D with an X dimension of 2.4 metres and a Y dimension of 90 metres.
- **Access:** Drawing no. AR01 Rev D with an entrance width of 3m.
- **Gradient:** Shall not be steeper than 1 in 20 for the first five metres

Cont:-



- Surfacing: Properly surfaced with a bound material for a minimum distance of 5 metres
- Drainage - Ditch: Ditch beneath the proposed access shall be piped or bridged in accordance with details submitted

Summary of highway related objection comments received since consultation on updated plans (plans received 29 Nov 2023) together with response / comment as follows:

1. No traffic surveillance for volume and speed along the B1106.

Response: The proposed access, following Suffolk County Council (SCC) consultation, as Highway Authority, is now a standard vehicular crossover private access. As a private access, and not a priority junction, major road vehicle flows are not a criterion used in the design.

The principal safety criteria for a private access is in the achievement of the required access visibility splays. This is a 30mph road. In absence of speed data SCC latest guidance requires a maximum visibility splays of 2.4 x 59m, to Manual for Streets (MFS) standards. The proposed access achieves greater, 2.4 x 90m, which also allows for speeding up to 37mph and applies the (higher) Design Manual for Roads and Bridges (DMRB) standards.

Given the proposed access more than complies with safety criteria, there is no requirement for traffic data evidence.



Photographs 1 & 2: Visibility achieved looking left/right

2. Additional traffic / road safety hazard as vehicles turn onto / off the B1106, in an area of already heightened risk, owing to the bend to the west, humped-bridge to the east, existing domestic access routes to the north and prevalence of speeding vehicles.

Response: Crashmap UK: Extract Figure 1: No evidence of reported road injury accidents in past 24 years. No evidence there is an underlying road safety issue on this road.

Cont:-

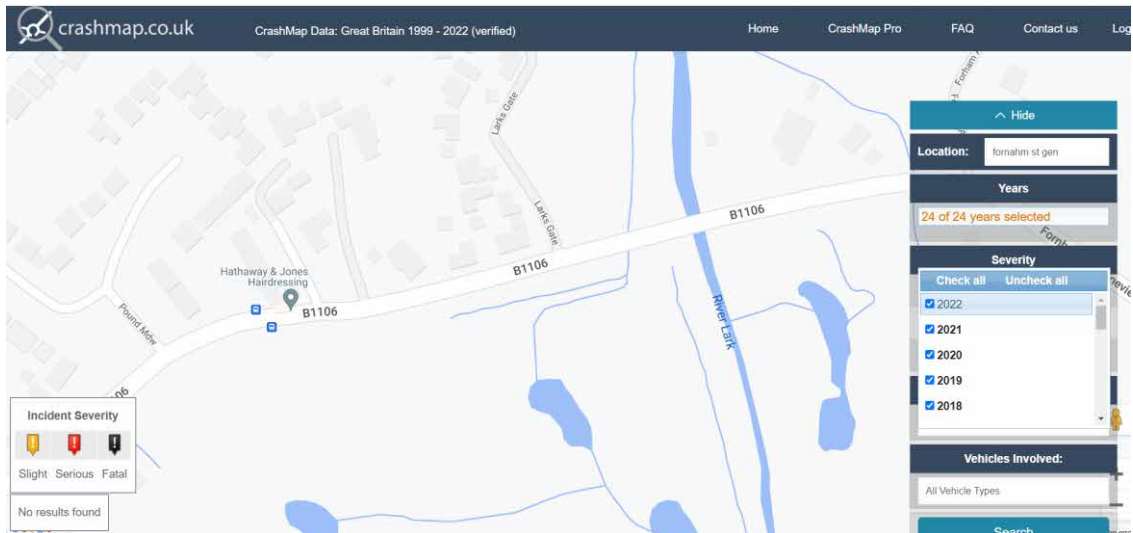


Figure 1: Source: Crashmap UK. No records personal injury accidents, past 24 years

3. Inappropriate for vehicles to swing over other side to gain access (7400-AR01-REV B). Tankers, lorries and double decker buses are frequent users of B1106.
 Response: The applicant submitted tracking diagrams taken from another CAD file. The design-vehicle used in the submitted drawing was the smallest rigid-based lorry in the CAD library and thus is very much a worst-case scenario.
 In practice, the vehicles that would be using this access will be tractors and lawnmowers (which are not available in the CAD vehicle tracking library) and will be unlikely to need traverse the road centreline to complete the turn in/out.
4. We require advice on type of vehicles entering golf course.
 Response: Generally tractors and lawnmowers.
5. No pinch points are evident 7400-AR01 REV D
 Response: There are a number of traffic calming features along this road corridor to keep the speeds appropriate for the 30mph limit. Refer to Photographs 3 and 4 below. Photograph 3 identifies a slight narrowing pinch-point, located west of the proposed access location. This reduces the road width locally from 6.0m, to approx.. 5.5m. This does not affect the proposed access.



Photographs 3 & 4: Traffic calming features

Cont:-

6. It is a dark stretch of road, and if lighting is used would add to further light pollution.
Response: *There is no lighting proposed. This is in line with the rest of the village and road corridor, which safely accommodates a number of existing accesses.*
7. There's only one pavement and it's on this one side of the road. Thought must be given for those walking/using mobility scooters through the village.
Response: *SCC response in Nov 22 suggested a standard vehicular crossover to be more appropriate, to prioritise pedestrians. This suggestion has been taken forward in the subsequent drawing revisions.*

Summary

This is an application for the creation of an access into All Saints Golf and Country Club, on Land Off The Street, Fornham All Saints, Suffolk.

The proposal drawing demonstrates that the proposed access meets in excess of the normally required safety standards. The access, which is within the 30mph speed limit, is proposed with visibility splays of 2.4 x 90m. This meets the higher DMRB standards and is appropriate for speeds up to 37mph. Additionally the private access takes the form of a *standard vehicular crossover* access across the footway, following early advice from SCC, in order to afford priority to the pedestrians utilising the footway.

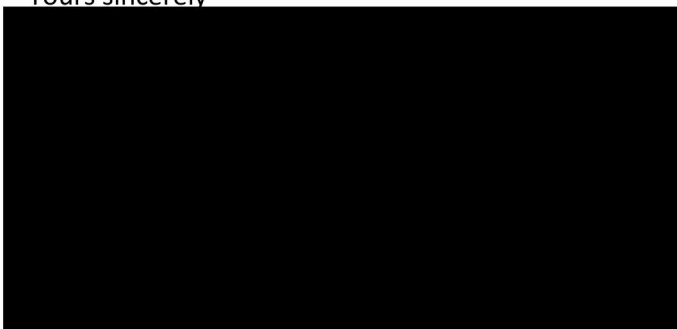
There is no evidence that this is an inadequate road corridor. The accident records, looking as far back as 24 years, show that there have been no injury accidents locally on this road corridor, which suggests no underlying accident problem that needs to be addressed.

In terms of NPPF Paragraph 111, the proposed access will not result in '*unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*'.

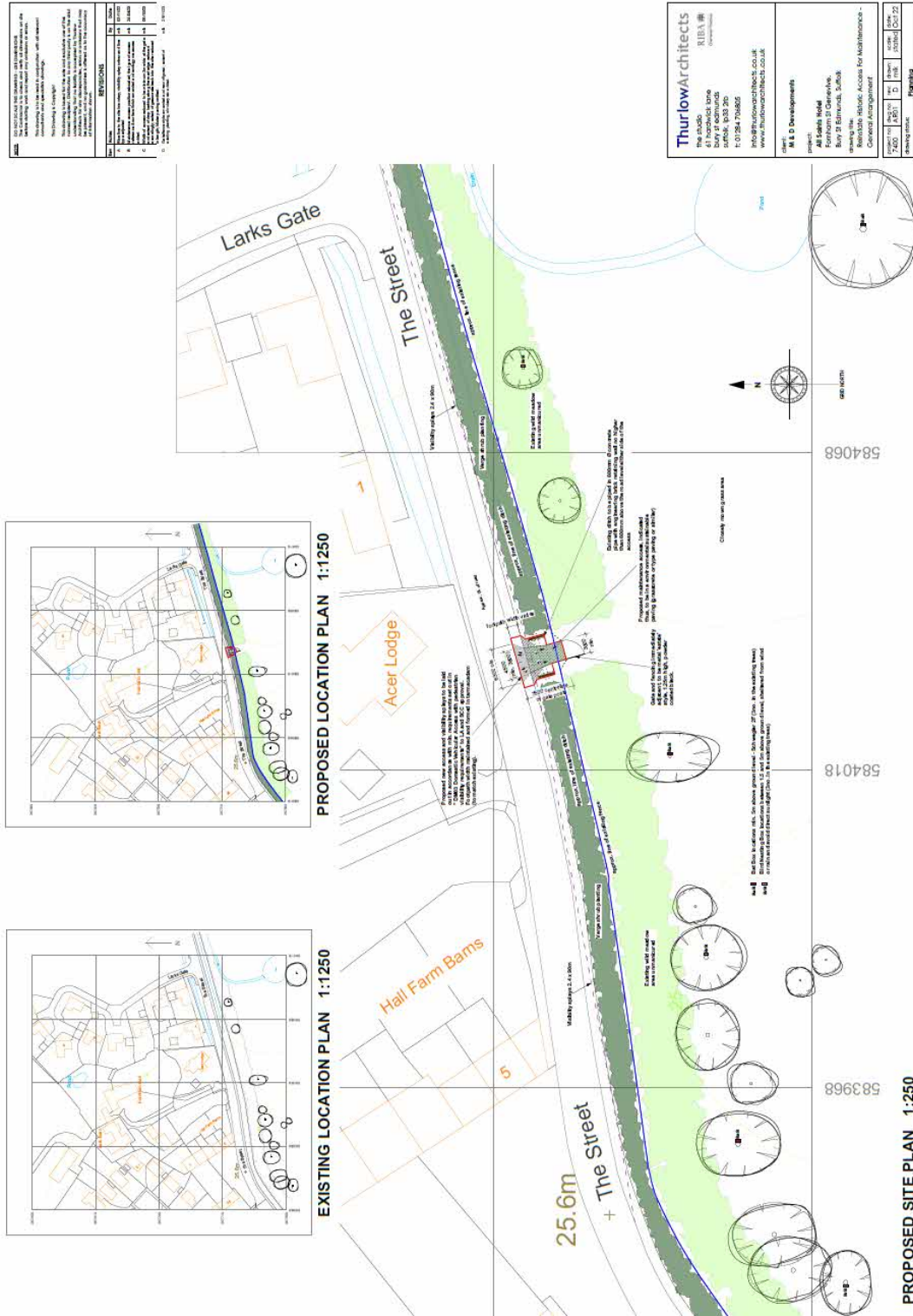
I believe that the proposed access is acceptable in highway terms and meets the highway design standards and policy.

I trust this letter addresses your brief, and I have no objection to you using this document as part of any submission in relation to the above site. However, if you have any queries or wish to discuss further, please do not hesitate to contact me.

Yours sincerely



Appendix A: Site proposed layout plan



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APPENDIX B

Explanatory note regarding DC/22/1887/FUL | Planning application - create access into All Saints Golf and Country Club | Land Off The Street Fornham All Saints Suffolk

26th January 2024

All Saints Hotel would like to reinstate a historic access off the The Street, Fornham All Saints to the Golf Course, the reasons for this are to:

- **Improve access to the isolated northwest area of the golf course.**

The area of the golf course which would be served by the new access requires a convoluted route to access it.

It is necessary to either cross several water courses or travel a far greater distance around the golf course to avoid them.

The Golf Manager at the hotel has historically requested the proposed access to improve this. This was once again brought into focus following a recent incident on the golf course where a maintenance vehicle broke down (Appendix A).

The new access eliminates the need to cross and water courses and provide a more direct route. Specifically, reinstating this access will reduce the fuel required for maintenance vehicles to reach certain areas of the golf course from 2.1 miles to 0.3 miles (Appendix B).

- **Intensification of vehicular movements to this area of the golf course.**

The area that is immediately adjacent to the new access will be subject to a comprehensive replanting scheme following a felling licence issued by the Forestry Commission as shown in Appendix C.

This will intensify the number of vehicular movements to this area as the felling license requires that the new trees will have to be planted, watered, mulched, weeded, replaced and protected for a period of 10 years.

APPENDIX A

Letter from Golf Manager demonstrating need for new access.

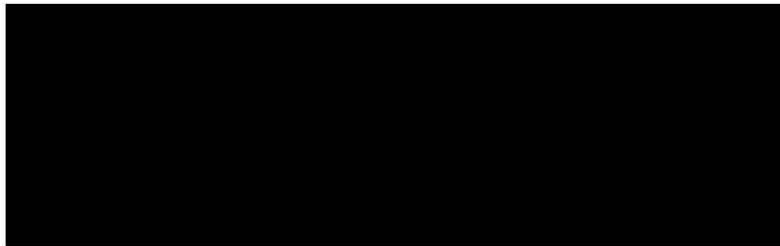


Hi David

Quick note, just to let you know West Suffolk Council were mowing on the 5th fairway today and their machine had a serious breakdown. Hydraulic oil had burned a small section of the fairway which we have cleaned up as well as possible.

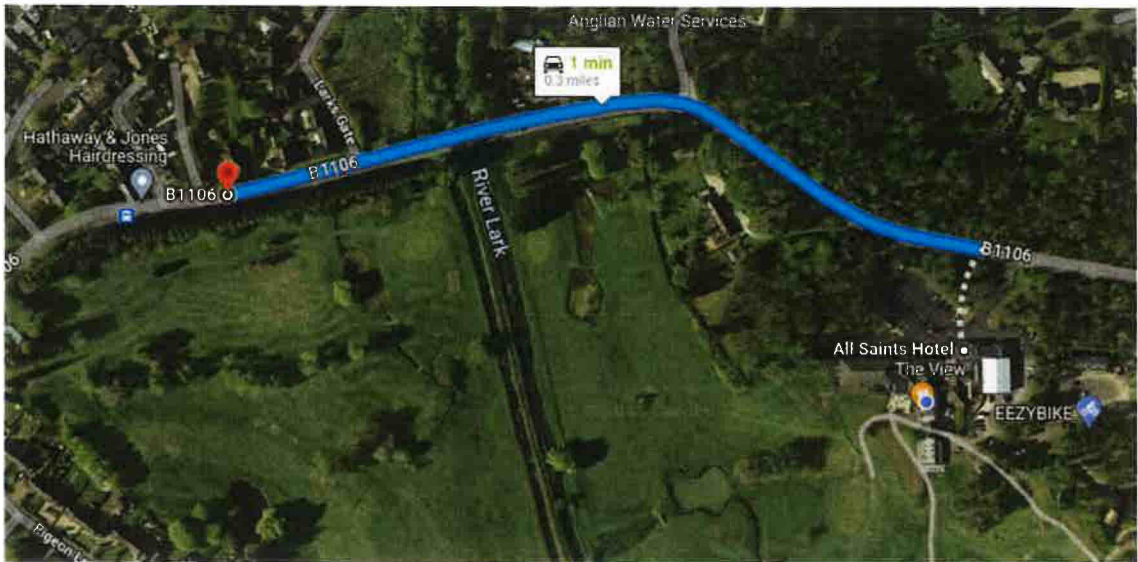
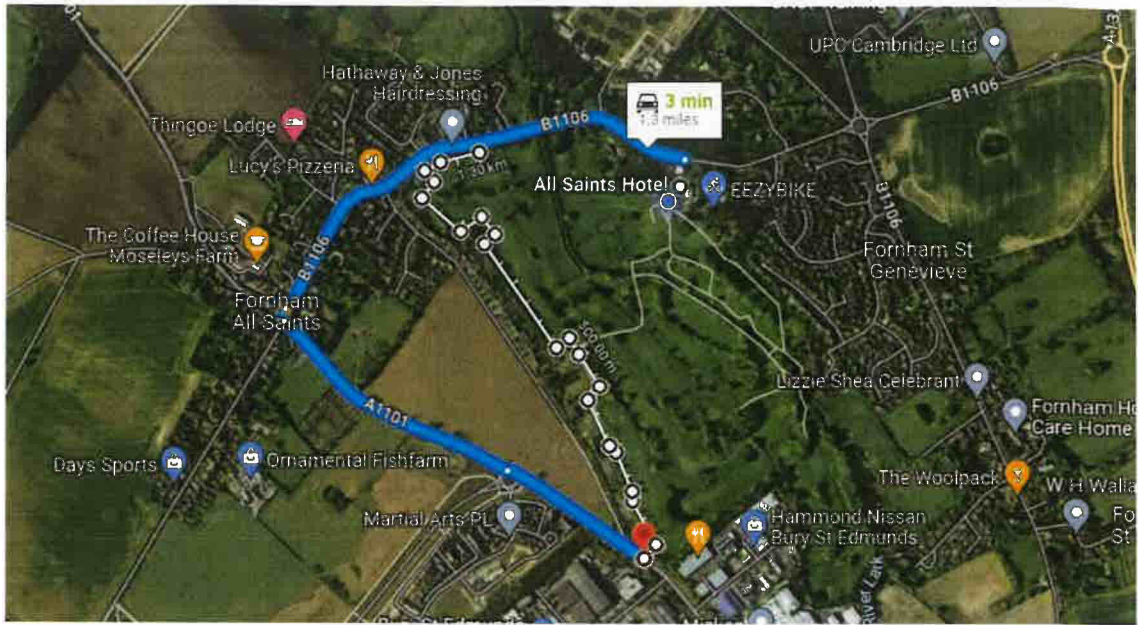
The mower had to be left in situ for a couple of hours, fortunately not in the way of golfers. The recover vehicle is now on site but it has been more than a little difficult, getting it across the course to retrieve the mower. Had we had any significant rainfall and/or we were in the winter months, I'm not sure how we could have got to the site. Had we access to the course from the B1106 in Fornham, directly on to the 5th hole this would solve any future issues. I know you spoke about access there before, so I would recommend we revisit the option to ensure we can get the council and other contractors to all areas on site, throughout the year.

Any questions please just shout, thanks
Steve



APPENDIX B

Maps demonstrating reduce travel distance required to access the northwest area of the golf course by reinstating historic access.



APPENDIX C

Felling licenses for areas of land adjacent to proposed access.

Felling Licence to fell growing trees



Mr Alex Turner
5 Moseley's Farm Business Centre
Fornham All Saints
Bury St Edmunds
IP28 6JY

Contact - admin@ub.backshom oak@forestrycommission.gov.uk

17/11/2022

Application ref: 017/2998/2022

Management Plan Ref: N/A

Felling Licence (Forestry Act 1967)

Woodland Name: The Suffolk Golf Course

Please find your approved Felling Licence and associated work area map(s) enclosed. If you are a managing agent receiving this Licence on behalf of the owner / tenant, you must forward a copy of the Licence to the owner / tenant for their attention.

Please note the expiry date for completion of the work.

If this Licence contains conditions for restocking, it is the responsibility of the owner / leaseholder / tenant of the land to ensure that the conditions are met by the required date(s) specified in this Licence. The Forestry Commission may visit the site at any time to inspect compliance of this Licence and its conditions.

Non-compliance with Conditions of the Licence

Failure to comply with the conditions of this Licence may result in an Enforcement Notice being served upon you or any successive owner of the land. Subsequently, failure to comply with an Enforcement Notice may constitute an offence under section 24(4) of the Forestry Act 1967, involving a summary conviction and an unlimited fine. Where an Enforcement Notice is served due to non-compliance with this licence, the Forestry Commission may publish the map attached to this licence (so far as it is replicated within the subsequent Enforcement Notice) upon its publicly facing digital map browser or elsewhere.

Timber Regulations

The Plant Health Regulation (EU) 2016/2031 (PHR) requires the use of Protected Zone plant passports for the movement of all conifers and *Castanea* species (including sweet chestnut) with bark, and standard plant passports for *Juglans*, *Platanus* and *Pterocarya* species (e.g. walnut, plane, wingnut) with or without bark. For these species, a plant passport will be required at each stage of the transport chain where whole or chipped roundwood (including brash) is moved from the harvesting site or site of aggregation, to the processor and the movement of isolated bark whether or not mixed with other materials.

Professional operators must join a register managed by the competent authority, where the professional operator is authorised to issue plant passports. Forest owners will not normally issue passports unless they are responsible for commissioning the movement of timber.

Guidance on how to **Register as a Professional Operator to issue Plant Passports** is available on GOV.UK.

UK legislation governing timber legality prohibits trade of illegally harvested timber and timber products. It requires those responsible for placing UK grown timber onto the market for the first time, the 'Operator', whether they are an owner, contractor or timber merchant, to maintain documentation to prove that the timber is harvested from a legally authorised resource.

A timber regulations Due Diligence checklist is required when placing the timber authorised by this felling licence on the market for the first time. The parties involved will need to complete, and each retain a copy of, the Due Diligence checklist (along with any other documents that demonstrate the timber has been felled in conjunction with all other relevant legislation e.g. Health and Safety). More information on timber regulation is available on GOV.UK by searching '[Regulations: timber and FLEGT licences](#)'.

For those in receipt of Rural Payments

If you claim rural payments, you must follow a set of rules called Cross Compliance, which include Good Agricultural and Environmental Condition of land (GAEC) rules. These rules may impact what times of the year you can cut down trees on land receiving rural payments. Failure to comply with these rules may result in a reduction of payments made by the Rural Payments Agency.

Protected sites - Sites of Special Scientific Interest or Scheduled Monuments

This Licence only gives you permission to fell the trees specified in the Licence. It does not give you the additional consents that you require in order to conduct works (including felling) within Sites of Special Scientific Interest or Scheduled Monuments (protected sites). These consents may be enclosed with this felling licence, but if they are not, you should not fell trees on protected sites without the formal consent from Natural England or Historic England respectively.

Planning permission

If, after felling trees authorised to be cut down in this Licence, you seek planning permission for any form of development on the felled area, you should be aware that the granting of planning permission will not override the conditions of this Licence or any subsequent Enforcement Notice issued under section 24 of the Forestry Act 1967.

Environmental Information Regulations

Felling Licences are disclosed on request and may be published under the Environmental Information Regulations. Disclosure and publication will take into account the requirements of the Data Protection Act 2018 in respect to any personal information included in the licence.

Yours sincerely

For the Forestry Commission

Licence to Fell Growing Trees

To: Mr David Harris
The Suffolk Golf Course
Fornham St Genevieve
Bury St Edmunds
IP28 6JQ

This Licence gives you permission under section 10 of the Forestry Act 1967 as amended to fell the trees described in Part 1 of this licence and in the areas shown on the appended map(s).

Tree felling under this Licence has been approved by the Forestry Commission as being in accordance with government policy for the sound management of a renewable resource, based on the application made. The Licence issued is intended for use by the person with an interest in the land that enabled them to apply for the licence in the first instance.

The felling permissions in this Licence expire on: 17 Nov 2027

Prior to felling, all parties (agents, contractors, stakeholders) who are involved or affected by the felling must be made aware of this licence and provided with a copy of the Licence and map(s) on request. After enacting any part of this licence, if you sell the land you should also tell the new owner about this Licence.

If a Tree Preservation Order (TPO) is placed on these trees after this Licence was applied for or issued, you must contact the Forestry Commission as you will need a new Licence if you wish to fell the protected trees. Without a new felling Licence, you may potentially be committing an offence under the Town and Country Planning Act 1990 in relation to the TPO. The local planning authority is not empowered to grant you permission to fell protected trees if that felling would ordinarily require a felling Licence.

Tree felling operations must be carried out in a manner that reflects good forestry practice, as set out in the current UK Forestry Standard (UKFS). When preparing tree felling operations, appropriate consideration should always be given for possible impacts on habitats and species, these will include but not limited to:

- Ensuring operations are in compliance with the Conservation of Habitats and Species Regulations 2017 relating to European Protected Species (EPS); and
- Ensuring timing of operations (such as in the bird nesting season) are in compliance with the protection of birds under the Wildlife and Countryside Act 1981.

Any felling operations for 'thinning' approved by this Licence must be implemented evenly across the felling site(s) for thinning identified under Part 1 of this licence. The felling operation for thinning will not exceed 30% of the total number of trees or remove more than 30% of the original canopy cover per operation, unless otherwise agreed by the FC and confirmed in this licence. Note: tree felling operations for 'thinning' that occur at a greater intensity than 30% of the number of trees or area of canopy (in all or part of an operational area) may constitute a breach of the Licence.

Where conditions of the Licence state that restocking is by natural regeneration or by using coppice regrowth, ground conditions must be maintained to facilitate and secure natural regeneration, and coppiced stumps must be retained in situ and be adequately protected to allow site native natural regeneration to occur.

Tree Health

If you have any reason to suspect the presence of tree pests or disease, e.g. *Phytophthora ramorum*, you are obliged to inform the Forestry Commission at the earliest possible opportunity, as per your obligation under article 14 of The Plant Health Regulation (EU) 2016/2031 (PHR).

If larch or other tree species susceptible to *Phytophthora ramorum* included in this licence display symptoms of this disease you must not fell those trees until the FC have had the opportunity to assess their health. If *Phytophthora ramorum* presence is suspected or confirmed, the area will become subject to a Statutory Plant Health Notice (SPHN), the conditions of which will override those contained within this licence.

Paul Webster

Date: 17/11/2022

Signed for and on behalf of the Forestry Commissioners

Part 1 - Description of the trees to be felled

Property: The Suffolk Golf Course

Name of wood: The Suffolk Golf Course

Local Authority: West Suffolk Council

Approved Felling

Details:

Felling site, subcpt or coupe	Type of operation	Marking of trees	Digitised Area ha	Total number of trees	Estimated volume m³	Species
Overmature poplar and willow	Felling of Individual Trees		0.04		20	white willow / hybrid poplar
Western poplar	Felling of Individual Trees		0.01		15	hybrid poplar

Part 2 - Restocking Conditions

Condition B: Restock on alternative area.

The following conditions apply to the licenced felling in Overmature poplar and willow, Western poplar .

1. Before 30th June 2028 the land marked on the attached map must be:
 - a. Prepared.
 - b. Planted with holm oak, common lime, common alder and mixed conifers to achieve not less than 11 trees to replace those felled on a one to one basis, evenly distributed over the replanting area.

 2. For a period of 10 years from the planting:
 - a. The plants must be protected against damage and be adequately weeded.
 - b. Any failure or losses should be replaced as necessary to provide a stocking of not less than 11 trees to replace those felled on a one to one basis, evenly distributed over the replanting area.
 - c. Any trees must be maintained in accordance with the rules and practice of good forestry.
-

Part 3 - Supplementary points

Replanting to be within two years of felling.

Operations Map



Restocking Map



Felling Licence to fell growing trees



Mr Alex Turner
5 Moseley's Farm Business Centre
Fornham All Saints
Bury St Edmunds
IP28 6JY

Contact - adminhub.buckshomocak@forestrycommission.gov.uk

13/04/2022

Application ref: 017/3204/2021

Management Plan Ref: N/A

Felling Licence (Forestry Act 1967)

Woodland Name: The Suffolk Golf Course

Please find your approved Felling Licence and associated work area map(s) enclosed. If you are a managing agent receiving this Licence on behalf of the owner / tenant, you must forward a copy of the Licence to the owner / tenant for their attention.

Please note the expiry date for completion of the work.

If this Licence contains conditions for restocking, it is the responsibility of the owner / leaseholder / tenant of the land to ensure that the conditions are met by the required date(s) specified in this Licence. The Forestry Commission may visit the site at any time to inspect compliance of this Licence and its conditions.

Non-compliance with Conditions of the Licence

Failure to comply with the conditions of this Licence may result in an Enforcement Notice being served upon you or any successive owner of the land. Subsequently, failure to comply with an Enforcement Notice may constitute an offence under section 24(4) of the Forestry Act 1967, involving a summary conviction and an unlimited fine. Where an Enforcement Notice is served due to non-compliance with this licence, the Forestry Commission may publish the map attached to this licence (so far as it is replicated within the subsequent Enforcement Notice) upon its publicly facing digital map browser or elsewhere.

Timber Regulations

The Plant Health Regulation (EU) 2016/2031 (PHR) requires the use of Protected Zone plant passports for the movement of all conifers and *Castanea* species (including sweet chestnut) with bark, and standard plant passports for *Juglans*, *Platanus* and *Pterocarya* species (e.g. walnut, plane, wingnut) with or without bark. For these species, a plant passport will be required at each stage of the transport chain where whole or chipped roundwood (including brash) is moved from the harvesting site or site of aggregation, to the processor and the movement of isolated bark whether or not mixed with other materials.

Professional operators must join a register managed by the competent authority, where the professional operator is authorised to issue plant passports. Forest owners will not normally issue passports unless they are responsible for commissioning the movement of timber.

Guidance on how to **Register as a Professional Operator to issue Plant Passports** is available on GOV.UK.

UK legislation governing timber legality prohibits trade of illegally harvested timber and timber products. It requires those responsible for placing UK grown timber onto the market for

A timber regulations Due Diligence checklist is required when placing the timber authorised by this felling licence on the market for the first time. The parties involved will need to complete, and each retain a copy of, the Due Diligence checklist (along with any other documents that demonstrate the timber has been felled in conjunction with all other relevant legislation e.g. Health and Safety). More information on timber regulation is available on GOV.UK by searching '[Regulations: timber and FLEGT licenses](#)'.

For those in receipt of Rural Payments

If you claim rural payments, you must follow a set of rules called Cross Compliance, which include Good Agricultural and Environmental Condition of land (GAEC) rules. These rules may impact what times of the year you can cut down trees on land receiving rural payments. Failure to comply with these rules may result in a reduction of payments made by the Rural Payments Agency.

Protected sites - Sites of Special Scientific Interest or Scheduled Monuments

This Licence only gives you permission to fell the trees specified in the Licence. It does not give you the additional consents that you require in order to conduct works (including felling) within Sites of Special Scientific Interest or Scheduled Monuments (protected sites). These consents may be enclosed with this felling licence, but if they are not, you should not fell trees on protected sites without the formal consent from Natural England or Historic England respectively.

Planning permission

If, after felling trees authorised to be cut down in this Licence, you seek planning permission for any form of development on the felled area, you should be aware that the granting of planning permission will not override the conditions of this Licence or any subsequent Enforcement Notice issued under section 24 of the Forestry Act 1967.

Environmental Information Regulations

Felling Licences are disclosed on request and may be published under the Environmental Information Regulations. Disclosure and publication will take into account the requirements of the Data Protection Act 2018 in respect to any personal information included in the licence.

Yours sincerely

For the Forestry Commission

Licence to Fell Growing Trees

To: Mr David Harris
The Suffolk Golf Course
Fornham St Genevieve
Bury St Edmunds
IP28 6JQ

This Licence gives you permission under section 10 of the Forestry Act 1967 as amended to fell the trees described in Part 1 of this licence and in the areas shown on the appended map(s).

Tree felling under this Licence has been approved by the Forestry Commission as being in accordance with government policy for the sound management of a renewable resource, based on the application made. The Licence issued is intended for use by the person with an interest in the land that enabled them to apply for the licence in the first instance.

The felling permissions in this Licence expire on: 13 Apr 2027

Prior to felling, all parties (agents, contractors, stakeholders) who are involved or affected by the felling must be made aware of this licence and provided with a copy of the Licence and map(s) on request. After enacting any part of this licence, if you sell the land you should also tell the new owner about this Licence.

If a Tree Preservation Order (TPO) is placed on these trees after this Licence was applied for or issued, you must contact the Forestry Commission as you will need a new Licence if you wish to fell the protected trees. Without a new felling Licence, you may potentially be committing an offence under the Town and Country Planning Act 1990 in relation to the TPO. The local planning authority is not empowered to grant you permission to fell protected trees if that felling would ordinarily require a felling Licence.

Tree felling operations must be carried out in a manner that reflects good forestry practice, as set out in the current UK Forestry Standard (UKFS). When preparing tree felling operations, appropriate consideration should always be given for possible impacts on habitats and species, these will include but not limited to:

- Ensuring operations are in compliance with the Conservation of Habitats and Species Regulations 2017 relating to European Protected Species (EPS); and
- Ensuring timing of operations (such as in the bird nesting season) are in compliance with the protection of birds under the Wildlife and Countryside Act 1981.

Any felling operations for 'thinning' approved by this Licence must be implemented evenly across the felling site(s) for thinning identified under Part 1 of this licence. The felling operation for thinning will not exceed 30% of the total number of trees or remove more than 30% of the original canopy cover per operation, unless otherwise agreed by the FC and confirmed in this licence. Note: tree felling operations for 'thinning' that occur at a greater intensity than 30% of the number of trees or area of canopy (in all or part of an operational area) may constitute a breach of the Licence.

Where conditions of the Licence state that restocking is by natural regeneration or by using coppice regrowth, ground conditions must be maintained to facilitate and secure natural regeneration, and coppiced stumps must be retained in situ and be adequately protected to allow site native natural regeneration to occur.

Tree Health

If you have any reason to suspect the presence of tree pests or disease, e.g. *Phytophthora ramorum*, you are obliged to inform the Forestry Commission at the earliest possible opportunity, as per your obligation under article 14 of The Plant Health Regulation (EU) 2016/2031 (PHR).

If larch or other tree species susceptible to *Phytophthora ramorum* included in this licence display symptoms of this disease you must not fell those trees until the FC have had the opportunity to assess their health. If *Phytophthora ramorum* presence is suspected or confirmed, the area will become subject to a Statutory Plant Health Notice (SPHN), the conditions of which will override those contained within this licence.

Lindsey Allen

Date: 13/04/2022

Signed for and on behalf of the Forestry Commissioners

Part 1 - Description of the trees to be felled

Property: The Suffolk Golf Course

Name of wood: The Suffolk Golf Course

Local Authority: West Suffolk Council

Approved Felling

Details:

Felling site, subcpt or coupe	Type of operation	Marking of trees	Digitised Area ha	Total number of trees	Estimated volume m³	Species
Roadside Poplars	Clear Felling		0.23		185	hybrid poplar

Part 2 - Restocking Conditions

Condition A: Restock on felled area.

The following conditions apply to the licenced felling in Roadside Poplars.

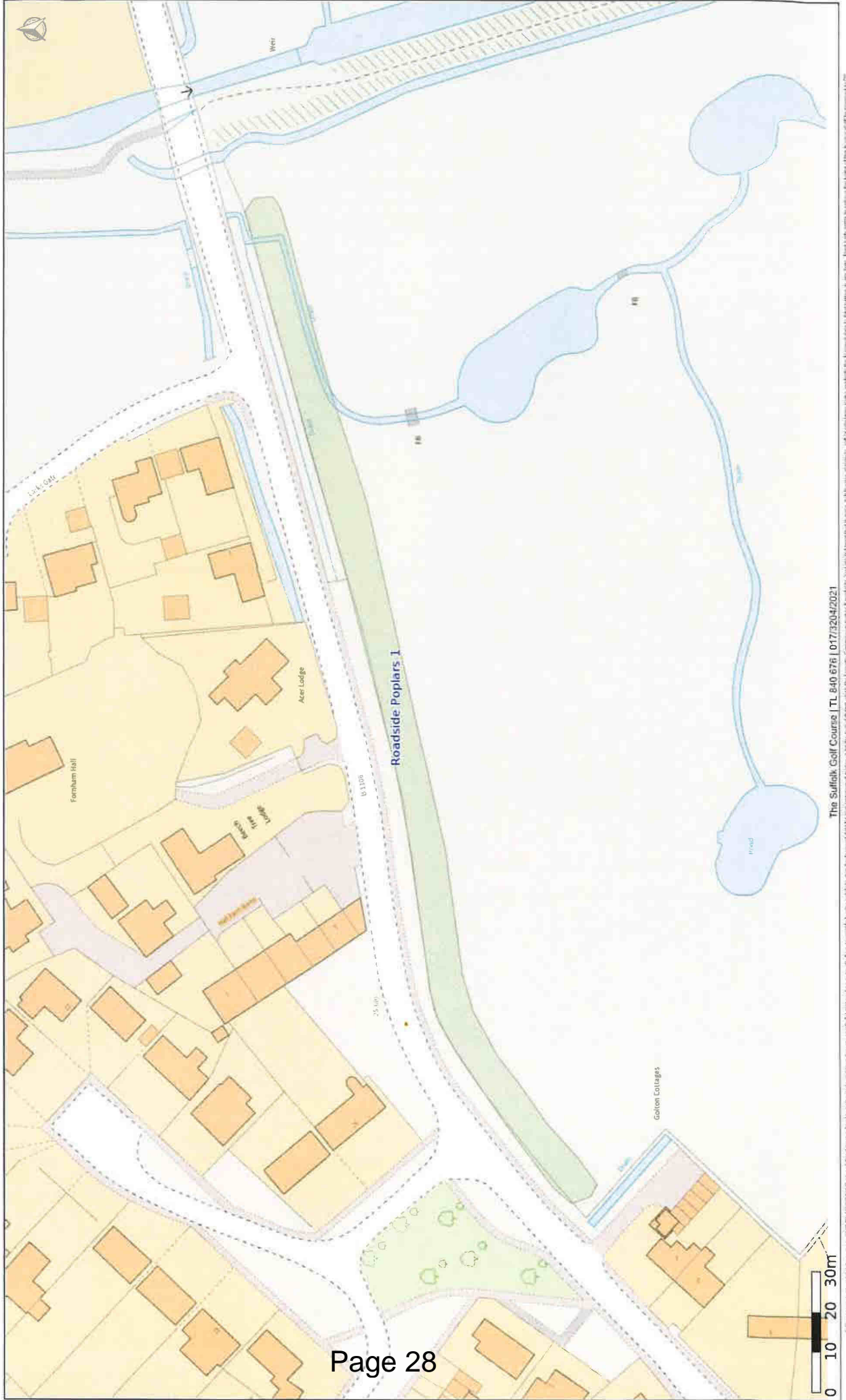
1. Before 30th June 2027 the land on which the felling took place must be:
 - a. Prepared.
 - b. Planted with small-leaved lime, mixed conifers, holm oak and common alder to achieve not less than 4444 stems per hectare evenly distributed over the site.

 2. For a period of 10 years from the planting:
 - a. The plants must be protected against damage and be adequately weeded.
 - b. Any failure or losses should be replaced as necessary to provide a stocking of not less than 1100 stems per hectare evenly distributed over the site.
 - c. Any trees must be maintained in accordance with the rules and practice of good forestry.
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Part 3 - Supplementary points

Replanting to be within two years of felling.

Restocking Map



Development Control Committee 7 February 2024

Late Paper

Item 6 – DC/23/0133/FUL – Land Off Fordham Road, Freckenham

Case Officer – Amey Yuill

1. Following an email from the agent for the application whereby the necessity of Condition 3 (Fencing Details) was questioned, due to details of the 'Clipex' type fencing already being submitted and are included within the list of documents for the application, it has been agreed that this condition is not necessary should the permission be granted by the Committee.
2. Following an email from the agent for the application whereby the necessity of Condition 11 (Biodiversity Enhancements) was questioned, due to extensive planting be proposed which provide biodiversity enhancements and can be controlled through the condition which requires the implementation of the proposed landscaping, it has been agreed that this condition can be removed should the permission be granted by the Committee.
3. The amended list of conditions is below with the revised condition numbering:
 - 1 The development hereby permitted shall be begun not later than three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.
 - 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

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

Reference number	Plan type	Date received
	Application Form	27 January 2023
22:123-1	Location Plan	27 January 2023
22:123-2 C	Proposed Site Layout	17 January 2024
22:123-3	Proposed Elevations	6 March 2023

304/2023/02 P1	Vehicle Tracking Alignments Plan – Forward Bay Parking	17 November 2023
304/2023/03 P1	Vehicle Tracking Alignments Plan – Reverse Bay Parking	17 November 2023
	Fence Specifications	27 January 2023
	Landscape and Visual Impact Assessment	4 September 2023
	SUDs Proforma	17 March 2023
	Statement	27 January 2023
	Parking Details	17 November 2023
	Landscaping Specifications	17 January 2024

- 3 All planting comprised in the approved details 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.

Reason: To enhance the appearance of the development and ensure a satisfactory environment, in accordance with policies DM2, DM12 and DM13 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.

- 4 The use of the development hereby approved shall only permit a maximum of 6 (six) dogs for exercising on the land at any one time and up to two owners at any one time. There shall not at any time be any professional training, obedience, agility classes or similar taking place on the site.

Use of the site shall be restricted to only between the hours of 8am to 8pm hours on any day.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 5 No external lighting shall be installed on the application site without prior written consent from the Local Planning Authority.

Reason: To safeguard the residential amenity of neighbouring properties and to minimise light pollution, in accordance with policy DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, the provisions of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 6 Before the access is first used visibility splays shall be provided as shown on Drawing No. 22:123-2 Rev C with an X dimension of 2.4 metres and a Y dimension of 45 metres [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the C.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary, 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.

- 7 No other part of the development hereby permitted shall be commenced until the new access has been laid out and completed in all respects in accordance with drawing no. 22:123-2 Rev C with an entrance width of 6 metres.

Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway, 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.

- 8 Prior to the development hereby permitted being first occupied, the new access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development, 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.

- 9 The use shall not commence until the area(s) within the site shown on drawing no's. 22:123-2 Rev C, 304/2023/02, and 304/2023/02 for the purposes of manoeuvring, and parking of vehicles has / have been provided and thereafter the area(s) shall be retained, maintained, and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking 2019 where on-street parking and manoeuvring would be detrimental to the safe use of the highway, in accordance with policy DM2 and DM46 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.