

Development Control Committee



Forest Heath
District Council

Title:	Agenda																								
Date:	Wednesday 1 April 2015																								
Time:	6.00 pm																								
Venue:	Council Chamber District Offices College Heath Road Mildenhall																								
Full Members:	<p style="text-align: center;">Chairman Chris Barker</p> <p style="text-align: center;">Vice Chairman Andy Drummond</p> <p><u>Conservative Members (13)</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Michael Anderson</td> <td style="width: 33%;">Carol Lynch</td> <td style="width: 33%;"></td> </tr> <tr> <td>Bill Bishop</td> <td>Tony Simmons</td> <td></td> </tr> <tr> <td>John Bloodworth</td> <td>Eddie Stewart</td> <td></td> </tr> <tr> <td>David Bowman</td> <td>Tony Wheble</td> <td></td> </tr> <tr> <td>Rona Burt</td> <td>Vacancy</td> <td></td> </tr> <tr> <td>Warwick Hirst</td> <td></td> <td></td> </tr> </table> <p><u>Opposition Group Members (2)</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Simon Cole</td> <td style="width: 33%;">Tim Huggan</td> <td style="width: 33%;"></td> </tr> </table> <p><u>Independent Members (2)</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Roger Dicker</td> <td style="width: 33%;">David Gathercole</td> <td style="width: 33%;"></td> </tr> </table>	Michael Anderson	Carol Lynch		Bill Bishop	Tony Simmons		John Bloodworth	Eddie Stewart		David Bowman	Tony Wheble		Rona Burt	Vacancy		Warwick Hirst			Simon Cole	Tim Huggan		Roger Dicker	David Gathercole	
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<p>SITE VISITS WILL BE HELD ON MONDAY 30 MARCH 2015 AT THE FOLLOWING TIMES:</p> <ol style="list-style-type: none"> 1. Planning Application DC/14/2244/FUL - 4 Dove Close, Lakenheath - Construction of a 1 ½ storey dwelling with car parking Site visit to be held at 10.00am 2. Planning Application DC/15/0019/HH - 6 Mill Road, Lakenheath - New front wall and piers with return wall to house including gate Site visit to be held at 10.15am 3. Planning Application DC/14/1949/HH - Dove Cottage, 10 The Street, Dalham - Householder application: first floor side extension Site visit to be held at 10.50am 																									
Substitutes:	Named substitutes are not appointed																								

Interests – Declaration and Restriction on Participation:	Members are reminded of their responsibility to declare any disclosable pecuniary interest not entered in the Authority's register or local non pecuniary interest which they have in any item of business on the agenda (subject to the exception for sensitive information) and to leave the meeting prior to discussion and voting on an item in which they have a disclosable pecuniary interest.
Quorum:	Five Members
Committee administrator:	Helen Hardinge Committee Administrator & FHDC Scrutiny Support Tel: 01638 719363 Email: helen.hardinge@westsuffolk.gov.uk

DEVELOPMENT CONTROL COMMITTEE AGENDA NOTES

Notes

Subject to the provisions of the Local Government (Access to Information) Act 1985, all the files itemised in this Schedule, together with the consultation replies, documents and letters referred to (which form the background papers) are available for public inspection.

All applications and other matters have been considered having regard to the Human Rights Act 1998 and the rights which it guarantees.

Material Planning Considerations

1. **It must be noted that when considering planning applications (and related matters) only relevant planning considerations can be taken into account. Councillors and their Officers must adhere to this important principle which is set out in legislation and Central Government Guidance.**
2. **Material Planning Considerations include:**
 - Statutory provisions contained in Planning Acts and Statutory regulations and Planning Case Law
 - Central Government planning policy and advice as contained in Circulars and the National Planning Policy Framework (NPPF)
 - The following Planning Local Plan Documents

Forest Heath District Council	St Edmundsbury Borough Council
Forest Heath Local Plan 1995	St Edmundsbury Borough Local Plan 1998 and the Replacement St Edmundsbury Borough Local Plan 2016
The Forest Heath Core Strategy 2010, as amended by the High Court Order (2011)	St Edmundsbury Borough Council Core Strategy 2010
Emerging Policy documents	Emerging Policy documents
Joint Development Management Policies	Joint Development Management Policies
Core Strategy – Single Issue review	Vision 2031
Site Specific Allocations	

- Supplementary Planning Guidance/Documents eg. Affordable Housing SPD
- Master Plans, Development Briefs
- Site specific issues such as availability of infrastructure, density, car parking
- Environmental; effects such as effect on light, noise overlooking, effect on street scene
- The need to preserve or enhance the special character or appearance of designated Conservation Areas and protect Listed Buildings
- Previous planning decisions, including appeal decisions
- Desire to retain and promote certain uses e.g. stables in Newmarket.

3. The following are **not** Material Planning Considerations and such matters must not be taken into account when determining planning applications and related matters:
 - Moral and religious issues
 - Competition (unless in relation to adverse effects on a town centre as a whole)
 - Breach of private covenants or other private property / access rights
 - Devaluation of property
 - Protection of a private view
 - Council interests such as land ownership or contractual issues
 - Identity or motives of an applicant or occupier
4. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission shall be determined in accordance with the Development Plan (see table above) unless material planning considerations indicate otherwise.
5. A key role of the planning system is to enable the provision of homes, buildings and jobs in a way that is consistent with the principles of sustainable development. It needs to be positive in promoting competition while being protective towards the environment and amenity. The policies that underpin the planning system both nationally and locally seek to balance these aims.

Documentation Received after the Distribution of Committee Papers

Any papers, including plans and photographs, received relating to items on this Development Control Committee agenda, but which are received after the agenda has been circulated will be subject to the following arrangements:

- (a) Officers will prepare a single Committee Update Report summarising all representations that have been received up to 5pm on the **Thursday** before each Committee meeting. This report will identify each application and what representations, if any, have been received in the same way as representations are reported within the Committee report;
- (b) the Update Report will be sent out to Members by first class post and electronically by noon on the **Friday** before the Committee meeting and will be placed on the website next to the Committee report.

Any late representations received after 5pm on the **Thursday** before the Committee meeting will not be distributed but will be reported orally by officers at the meeting.

Public Speaking

Members of the public have the right to speak at the Development Control Committee, subject to certain restrictions. Further information is available on the Councils' websites.

DEVELOPMENT CONTROL COMMITTEE DECISION MAKING PROTOCOL

The Development Control Committee usually sits once a month. The meeting is open to the general public and there are opportunities for members of the public to speak to the Committee prior to the debate.

Decision Making Protocol

This protocol sets out our normal practice for decision making on development control applications at Development Control Committee. It covers those circumstances where the officer recommendation for approval or refusal is to be deferred, altered or overturned. The protocol is based on the desirability of clarity and consistency in decision making and of minimising financial and reputational risk, and requires decisions to be based on material planning considerations and that conditions meet the tests of Circular 11/95: "The Use of Conditions in Planning Permissions." This protocol recognises and accepts that, on occasions, it may be advisable or necessary to defer determination of an application or for a recommendation to be amended and consequently for conditions or refusal reasons to be added, deleted or altered in any one of the circumstances below.

- Where an application is to be deferred, to facilitate further information or negotiation or at an applicant's request.
- Where a recommendation is to be altered as the result of consultation or negotiation:
 - The presenting Officer will clearly state the condition and its reason or the refusal reason to be added/deleted/changed, together with the material planning basis for that change.
 - In making any proposal to accept the Officer recommendation, a Member will clearly state whether the amended recommendation is proposed as stated, or whether the original recommendation in the agenda papers is proposed.
- Where a Member wishes to alter a recommendation:
 - In making a proposal, the Member will clearly state the condition and its reason or the refusal reason to be added/deleted/changed, together with the material planning basis for that change.
 - In the interest of clarity and accuracy and for the minutes, the presenting officer will restate the amendment before the final vote is taken.
 - Members can choose to
 - delegate the detailed wording and reason to the Head of Planning and Regulatory Services;

- delegate the detailed wording and reason to the Head of Planning and Regulatory Services following consultation with the Chair and Vice Chair(s) of Development Control Committee.
- Where Development Control Committee wishes to overturn a recommendation and the decision is considered to be significant in terms of overall impact; harm to the planning policy framework, having sought advice from the Head of Planning and Regulatory Services and the Head of Legal and Democratic Services (or Officers attending Committee on their behalf)
 - A final decision on the application will be deferred to allow associated risks to be clarified and conditions/refusal reasons to be properly drafted.
 - An additional officer report will be prepared and presented to the next Development Control Committee detailing the likely policy, financial and reputational etc risks resultant from overturning a recommendation, and also setting out the likely conditions (with reasons) or refusal reasons. This report should follow the Council's standard risk assessment practice and content.
 - In making a decision to overturn a recommendation, Members will clearly state the material planning reason(s) why an alternative decision is being made, and which will be minuted for clarity.
- In all other cases, where Development Control Committee wishes to overturn a recommendation:
 - Members will clearly state the material planning reason(s) why an alternative decision is being made, and which will be minuted for clarity.
 - In making a proposal, the Member will clearly state the condition and its reason or the refusal reason to be added/deleted/altere, together with the material planning basis for that change.
 - Members can choose to
 - delegate the detailed wording and reason to the Head of Planning and Regulatory Services
 - delegate the detailed wording and reason to the Head of Planning and Regulatory Services following consultation with the Chair and Vice Chair(s) of Development Control Committee
- Member Training

- In order to ensure robust decision-making all members of Development Control Committee are required to attend annual Development Control training.

Notes

Planning Services (Development Control) maintains a catalogue of 'standard conditions' for use in determining applications and seeks to comply with Circular 11/95 "The Use of Conditions in Planning Permissions."

Members/Officers should have proper regard to probity considerations and relevant codes of conduct and best practice when considering and determining applications.

Agenda

Procedural Matters

Part 1 - Public

- 1. Apologies for Absence**
- 2. Substitutes**
- 3. Minutes** **1 - 6**

To confirm the minutes of the meeting held on 4 March 2015 (copy attached).
- 4. Planning Application DC/14/1949/HH - Dove Cottage, 10 The Street, Dalham** **7 - 16**

Report No: **DEV/FH/15/011**

Householder application: first floor side extension
- 5. Planning Application DC/15/0019/HH - 6 Mill Road, Lakenheath** **17 - 26**

Report No: **DEV/FH/15/012**

New front wall and piers with return wall to house including gate
- 6. Planning Application DC/14/2244/FUL - 4 Dove Close, Lakenheath** **27 - 44**

Report No: **DEV/FH/15/013**

Construction of a 1 ½ storey dwelling with car parking
- 7. Planning Application DC/15/0436/FUL - Clarehaven, 57 Bury Road, Newmarket** **45 - 54**

Report No: **DEV/FH/15/014**

11 no. loose boxes and horse walker
- 8. Urgent Business**

Such other business which, in the opinion of the Chairman, should be considered as a matter of urgency to be specified in the minutes.

Development Control Committee



Forest Heath
District Council

Minutes of a meeting of the **Development Control Committee** held on
Wednesday 4 March 2015 at **6.00 pm** at the **Council Chamber, District
Offices**, College Heath Road, Mildenhall IP28 7EY

Present: **Councillors**

Chairman Chris Barker

Vice Chairman Andy Drummond

Michael Anderson
Bill Bishop
John Bloodworth
David Bowman
Rona Burt
Simon Cole
Roger Dicker

David Gathercole
Warwick Hirst
Tim Huggan
Carol Lynch
Tony Simmons
Eddie Stewart
Tony Wheble

24. **Apologies for Absence**

There were no apologies for absence.

25. **Substitutes**

There were no substitutes at the meeting.

26. **Minutes**

The minutes of the meeting held on 4 February 2015 were unanimously accepted by the Committee as an accurate record and were signed by the Chairman.

27. **Announcement by Development Manager**

Prior to the consideration of the applications listed on the agenda the Development Manager advised the Committee that since publication of the agenda the Council had formally adopted its Development Management Policies; therefore they were no longer 'emerging policies' as referenced in Report Nos DEV/FH/15/008 and DEV/FH/15/009. Likewise, the saved policies also referenced in the reports from the Forest Heath Local Plan 1995 were therefore no longer relevant and should be disregarded.

28. **Planning Application NMA(1)/14/1289 - The Gym Mildenhall, District Offices, College Heath Road, Mildenhall (Report No DEV/FH/15/008)**

Non-material amendment to planning permission DC/14/1289/F4LA – addition of new fire exit on north elevation.

This application was referred to the Development Control Committee as Forest Heath District Council were the owners of the site.

Officers were recommending that the application be granted as set out in Paragraph 14 of Report No DEV/FH/15/008.

With the vote being unanimous, it was resolved that:

The non-material amendment be **GRANTED**.

29. **Planning Application DC/14/2209/FUL - Brickfields Cottages, Cemetery Hill, Newmarket (Report No DEV/FH/15/009)**

Construction of horse walker and re-location of previously approved ménage.

This application was referred to the Development Control Committee following consideration by the Delegation Panel and because Newmarket Town Council raised concerns with regard to the close proximity of the horse walker to residential properties.

A Member site visit had been held prior to the meeting. Officers were recommending that planning permission be granted as set out in Paragraph 33 of Report No DEV/FH/15/009.

The Senior Planner advised the Committee that since publication of the agenda one further email of representation had been received which covered most of the points raised previously (as set out in Paragraph 13 of the report) together with additional reference to:

- Concern at young children in residential properties having their sleep disturbed;
- Noise pollution from music; and
- Issues with being subjected to overhearing the bad language associated with the racing fraternity.

The Officer also informed Members that an additional condition needed to be added to the list in Paragraph 33 to ensure that the rubber matting within the horse walker was retained and maintained.

Councillor Andy Drummond welcomed the additional condition but made reference to the limits set for the hours of use of the horse walker (condition No 3 in Paragraph 33). He proposed that these limits should be amended and set at no more than 9.00am – 6.00pm Monday to Saturday and 10.00am – 4.00pm on Sundays and Bank Holidays. He proposed that the application be approved inclusive of the additional condition re the matting and with his amendment to the hours of use. His proposal was duly seconded by Councillor Eddie Stewart.

A number of Members supported the proposed amendment to the maximum hours of use of the horse walker. However, some raised questions as to the impact the seasons would have on the hours of use as no lighting was to be installed; meaning they would be limited to daylight hours of usage.

The Development Manager proposed that condition No 3 be amended further in order to allow the Head of Planning and Growth, in consultation with the Committee Chairman and Cabinet Member for Planning, Housing and Transport, to consult with colleagues in Environmental Services with regard to the precise hours of use of the horse walker, but that the maximum be set as proposed by Councillor Drummond. Councillor Drummond and Councillor Stewart confirmed they were happy to take this further amendment on board as part of their motion.

Councillor Carol Lynch then proposed a further motion in that the application be approved as per the Officer recommendation set out in Paragraph 33 (with no amendments). However, this motion was not seconded by another Member of the Committee.

The Chairman, therefore, put Councillor Drummond's motion to the vote and with 11 voting for the motion, 4 against and with 1 abstention it was resolved that:

Planning permission be **GRANTED** subject to the following conditions:

1. Time limit;
2. Boundary treatment details to be submitted and approved;
3. Limit hours of use for horse walker to a maximum of 9.00am – 6.00pm Monday – Saturday and 10.00am – 4.00pm Sundays and Bank Holidays and that Delegated Authority be given to the Head of Planning and Growth, in consultation with the Committee Chairman and Cabinet Member for Planning, Housing and Transport, to consult with colleagues in Environmental Services with regard to the precise hours of use of the horse walker (bearing in mind the seasonal variations to daylight hours);
4. No lighting to ménage;
5. Compliance with approved plans; and
6. Rubber matting within the horse walker to be retained and maintained.

Councillor Tim Huggan joined the meeting at 6.19pm during the preliminary discussion of the above item.

30. **Review of Framework for Shared Planning Services (Report No DEV/FH/15/010)**

The Development Manager presented this report which reviewed the procedures relating to decision making that were introduced in January 2014 as part of the shared Planning Service; with particular reference to delegated and committee procedures and protocols.

The Officer highlighted those working practices which had been amended as of January 2014, and outlined the proposed further changes as set out in the recommendations.

Members asked a number of questions with regard to the workings of the Delegation Panel which were clarified by the Officer.

In response to a query with regard to the application paperwork sent to all Parish and Town Councils; the Officer explained that a piece of work was due to be undertaken in order to review this process with the aim of promoting electronic circulation where possible in the future.

Specific attention was drawn to the public speaking protocol. Some Members had raised concern following the amendment to the protocol which permitted more than one person to share the three minute speaking 'slot'. The Committee was being asked to decide whether to continue with this way of working or to revert back to the previous public speaking arrangement which only permitted one speaker in each 'slot'; filled on a first come first served basis.

Councillor Rona Burt proposed that recommendations 1, 3, 4 and 5 be approved together with Option 2 for the public speaking protocol (recommendation No 2). This was duly seconded by Councillor Andy Drummond.

With the vote being unanimous, it was

RESOLVED:

That:-

1. The Council's website would be updated to provide a plain English version of the Decision Making Protocol and Officers would ensure that when the protocol was invoked a clear summary of the deferral was given at the Committee for the benefit of any members of the public at the meeting;
2. The Guide to Public Speaking should set out the allocation of speaking slots as OPTION 2 (one person per three minute 'slot' (for/against/Parish Council) allocated on a first come first served basis);
3. Previous relevant reports should continue to be reproduced as Working Papers when a item was considered again at Committee after a deferral;
4. Policies and conditions in Committee reports be listed by name or code, unless a particular policy wording needed more detailed discussion in the report or a bespoke condition was recommended; and
5. The Joint Task and Finish Group, to consider and agree a Members Code of Conduct for Planning, be convened after the elections in

May 2015 including the appointment of three Members from each authority to the Group. The proposed Code of Conduct would then be subject to agreement by each authority's Development Control Committee.

31. **Urgent Business**

There were no items of Urgent Business raised.

The meeting concluded at 6.36 pm

Signed by:

Chairman

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Forest Heath District Council

**DEVELOPMENT
CONTROL COMMITTEE**

1 APRIL 2015

DEV/FH/15/011

Report of the Head of Planning and Growth

**PLANNING APPLICATION DC/14/1949/HH – DOVE COTTAGE, 10 THE STREET,
DALHAM**

Synopsis:

Application under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT OFFICER

Case Officer: Naim Poptani
Tel. No: 01638 719397

Committee Report

Date 27.11.2014 **Expiry Date:** 22.1.2015

Registered:

Case Naim Poptani **Recommendation:** Approve

Officer:

Parish: Dalham Parish **Ward:** South
Council

Proposal: Planning Application DC/14/1949/HH – Householder application:
first floor side extension

Site: Dove Cottage, 10 The Street, Dalham

Applicant: Mrs J Campbell

Background:

This application is referred to the Development Control Committee following consideration by the Delegation Panel. Dalham Parish Council object to the application, raising concerns about the form of the proposed extension obscuring the original historic function of the building. The application is recommended for approval.

Proposal:

1. Planning permission is sought for a first floor side extension to the eastern flank elevation. The extension would be sited directly above the existing single storey side element and would be characterised by a hipped roof that would be set down from the ridge of the main dwelling. The extension would provide an ensuite bathroom to one of the bedrooms

Application Supporting Material:

2. Information submitted with the application as follows:
 - Drawing No: 14-49
 - Site Plan

Site Details:

3. Dove Cottage is a two storey dwelling set well back from The Street, Dalham and a neighbouring dwelling which fronts the main highway. The property is characterised by a steep hipped roof and has had various extensions. The property has a long front garden and narrow path leading up to the house. The site falls within the conservation area and he

surroundings are characterised by a number of large dwellings that benefit from large curtilages and off road parking.

Planning History:

4. F/2003/247 | Partial demolition and rebuilding of existing dwelling, retaining timber framed dovecot - Refused
5. F/78/440 | Extension utility room - Approved

Consultations:

6. Conservation Officer: The proposed works involve the introduction of a first floor extension to an existing single storey side extension to an unlisted building located within Dalham's conservation area. Set back from the road to the rear of a number of buildings fronting onto The Street, Dove Cottage does not occupy a prominent position within the conservation area. As a result the proposed extension will have little impact on the character or appearance of the conservation area incorporating materials to match existing. I therefore have no objections.

Representations:

7. Dalham Parish Council: The Parish Council objects to this application because of the potential impact on the Dovecote. Dalham Parish Council believes that Dove Cottage's origins is that of an 18th Century Dove Cote and that there is possible visual evidence of the nesting boxes in the Estate agents details of it's recent sale in 2012. Dove Cottage still retains the distinctive external appearance of a dove cote of the 18th Century and the Parish Council would wish that the distinctive shape of the exterior remains clear and that any internal character features are protected. The Council is not sure from the planning application details supplied that the character features will be suitably protected. Dove Cottage is not listed (though the Parish Council thinks it should be) and would encourage Forest Heath to consult with English Heritage. Dalham Parish Council is not opposed in principal to Dove Cottage being extended, but feel that this planning application may obscure the original historic function of the building.
8. **Policy:** The following policies of the Forest Heath Development Plan have been taken into account in the consideration of this application:

Forest Heath Core Strategy (2010):

- Policy CS3
- Policy CS5

Joint Development Management Policies Document (2015)

- Policy DM17 – Conservation Areas
- Policy DM24 – Alterations or Extensions to dwellings

Other Planning Policy:

National Planning Policy Framework (2012):

- Core Principles
- Section 7: Requiring good design
- Section 12: Conserving and enhancing the historic environment

Officer Comment:

9. The issues to be considered in the determination of the application are:
 - Principle of Development
 - Impact on Conservation Area and original dwelling
 - Design
 - Neighbour amenity
10. Development Management policy DM24 generally allows extensions to dwellings provided the extensions are in keeping with the character, size and design of the existing dwelling, does not result in overdevelopment of the curtilage, does not seriously affect neighbour amenities and is in keeping with the character of the area.
11. Policy CS5 of the Core Strategy (Design Quality and Distinctiveness) states all new development should be of a high quality design and reinforce local distinctiveness. Design that does not demonstrate regard to local context and fails to enhance the character and quality of the area will not be acceptable. Innovative design addressing sustainable design principles will be encouraged, if not detrimental to the character of the area.
12. The proposed first floor side extension would be sited directly above the existing single storey side element and would be flush with the existing walls. The proposed extension would be characterised by a hipped roof which would be set down from the ridge of the main dwelling by approximately 1.9 metres. The proposed extension would be finished in materials to match the existing dwelling and due to its limited scale and subservient appearance is considered not to have an adverse impact on the character and appearance of the main dwelling.
13. The application dwelling is set back a significant distance from the adjacent highway, and to the rear of a neighbouring building fronting The Street. It is considered although the proposed extension would be visible from the main highway, due to the limited scale of the extension and finished matching materials the extension would not be a prominent feature within the conservation area. The Conservation Officer supports the view that the proposed extension would not be a prominent addition and would not have an adverse impact on the character and appearance of the conservation area.
14. The application dwelling is positioned away from any neighbouring dwellings and due to the limited scale and height of the extension would not have an adverse effect on the light levels of the neighbouring

dwellings. The proposed extension would serve as a bathroom and therefore the windows would be obscure glazed and would not provide any form of outlook. The angle of the window when open would only enable the applicant to view into their own garden. It is therefore considered acceptable in terms of impact on amenity of neighbouring dwellings.

Conclusion:

15. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

16. It is recommended that planning permission be **APPROVED** subject to the following conditions:

1. Time limit
2. Compliance with plans
3. Materials to match

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

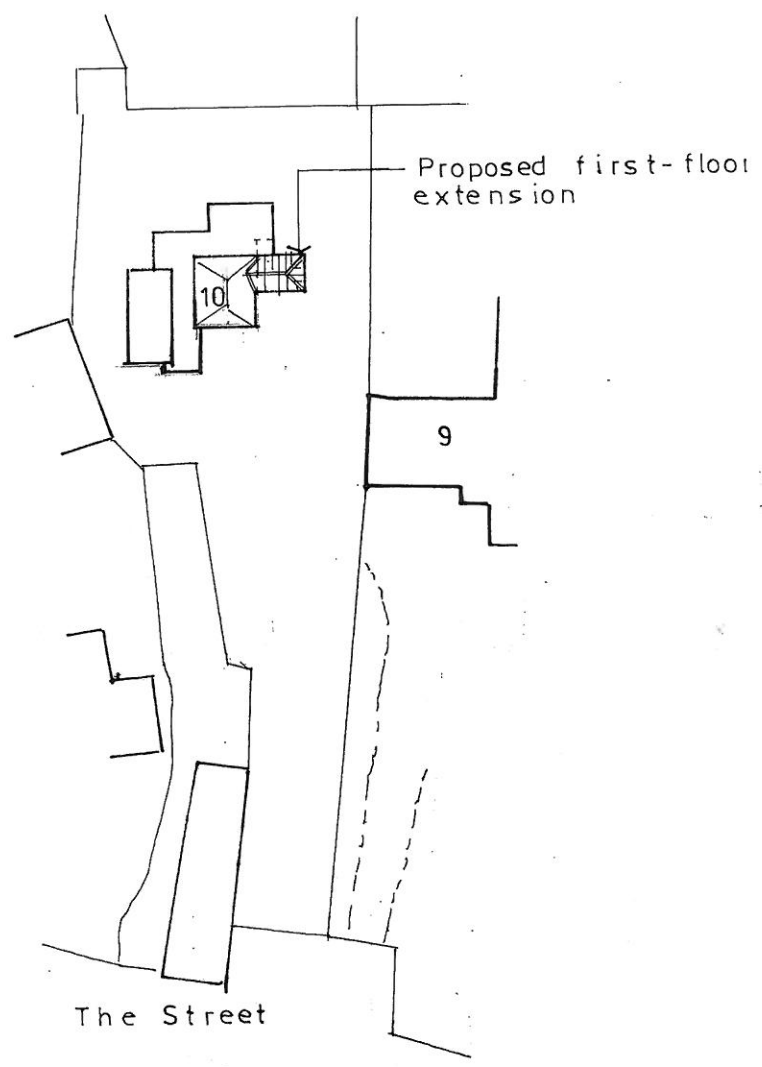
<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NDHBIJPD03F00>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY

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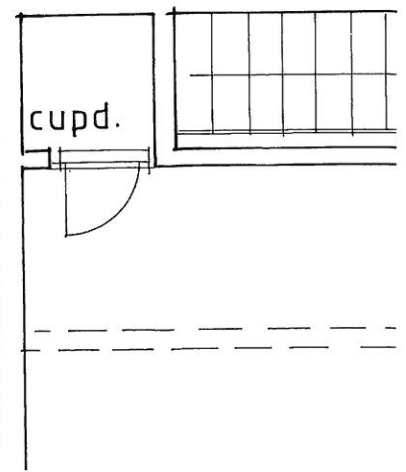
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proposed 1st floor ex



30 OCT 2014

proposed site plan 1:500



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Forest Heath District Council

**DEVELOPMENT
CONTROL COMMITTEE**

1 APRIL 2015

DEV/FH/15/012

Report of the Head of Planning and Growth

PLANNING APPLICATION DC/15/0019/HH - 6 MILL ROAD, LAKENHEATH

Synopsis:

Application under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT OFFICER

Case Officer: Edward Fosker
Tel. No: 01638 719431

Committee Report

Date 8th January **Expiry Date:** 5th March 2015
Registered: 2015

Case Ed Fosker **Recommendation:** Approve
Officer:

Parish: Lakenheath **Ward:** Lakenheath
Parish Council

Proposal: Planning Application DC/15/0019/HH – New front wall and piers with return wall to house including gate

Site: 6 Mill Road, Lakenheath

Applicant: Mrs Aldrich

Background:

This application is referred to the Development Control Committee following consideration by the Delegation Panel. Lakenheath Parish Council object to the application and raise concerns. The application is recommended for APPROVAL.

Proposal:

1. Planning permission is sought for a new front wall and piers with return wall to house including gate. The proposal seeks to add to piers and return wall to the house with gate to the front wall which has already been granted under application DC13/0139/HH on the 29th November 2013. The wall which currently benefits from consent is 1.6m high and conditioned to be painted to match the existing wall to the side.

Application Supporting Material:

2. Information submitted with the application as follows:
 - Application forms
 - Plans

Site Details:

3. The site comprises of a detached bungalow that sits in a corner plot fronting onto Mill Road with Back Street along the western boundary. It is located within the Lakenheath housing settlement boundary and Conservation Area.

Planning History:

4. DC/13/0139/HH: Demolish existing clunch wall and replace with a painted brick wall – Approved: 29.11.2013.

Consultations:

5. Conservation Officer: Verbal consultation – No objections.

Representations:

6. Parish Council: Object; the property is in the Conservation Area. The old wall was clunch, painted white with a black ridge tile top. The new wall should reflect the predominant characteristics that make a positive contribution to the architectural interest of the Conservation Area. The original wall was repairable following a road traffic accident but the owners (despite Parish Council Objection) were granted permission demolish and rebuild with the condition that the wall would be identical in appearance to the original and painted white.
7. Neighbours: No comments received.

Policy:

8. The following policies have been taken into account in the consideration of this application.
9. Forest Heath Core Strategy December 2010
 - Policy CS3 (Landscape, Character and the Historic Environment)
 - Policy CS5 (Design Quality and Local Distinctiveness)

Other Planning Policy/Guidance:

10. Supplementary Planning Document - Development Design & Impact (2011)
11. Forest Heath & St Edmundsbury Local Plan Joint Development Management Policies Document February 2015
 - Policy DM2 (Creating Places – Development Principles and Local Distinctiveness)
 - Policy DM17 (Conservation Areas)
12. National Planning Policy Framework (2012)
13. National Planning Policy Guidance

Officer Comment:

14. The issues to be considered in the determination of the application are:
 - Principle of Development
 - Impact on the character of the Conservation Area

- Impact on neighbours

Principle of Development:

15. The principle has already been established for the wall with the previous application (DC/13/0139/HH) being granted. It is considered that the addition of the piers either side of the driveway and the modest return to the property with a gate would be an acceptable form of development in character with the surrounding area.

Impact on character of the Conservation Area

16. Policy CS5 states that all new development should be designed to a high quality and reinforce local distinctiveness. Design that does not demonstrate it has regard to local context and fails to enhance the character, appearance and environmental quality of an area will not be acceptable.

17. When assessing this proposal consideration must be given to the context of the site and the surrounding area. Other walls within the surrounding area comprise of a range of materials, including brick, flint and clunch and incorporate different designs.

18. The Conservation Officer is satisfied that the proposed painted brick wall will preserve the character of the conservation area and raises no objections. Therefore it is not considered that there would be any adverse impact on the character of the Conservation Area.

Impact on Residential Amenity

19. It is not considered that there would be any adverse impact on the residential amenity currently enjoyed by the occupiers of any of the neighbouring properties.

Conclusion:

20. In conclusion, whilst the parish council's comments have been taken into consideration, the proposal is considered appropriate within this location and would respect the historic character of the area. The proposal is therefore considered in accordance with policies CS3 and CS5 of the Forest Heath Core Strategy December 2010 and the objectives of the National Planning Policy Framework that seek to promote good design and ensure proposals make a positive contribution to a Conservation Area.

Recommendation:

21. It is recommended that permission is **GRANTED** subject to the following conditions:

1. Standard time limit
2. Accord with plans
3. Brickwork, coping, brick bond and joints to match the existing wall

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

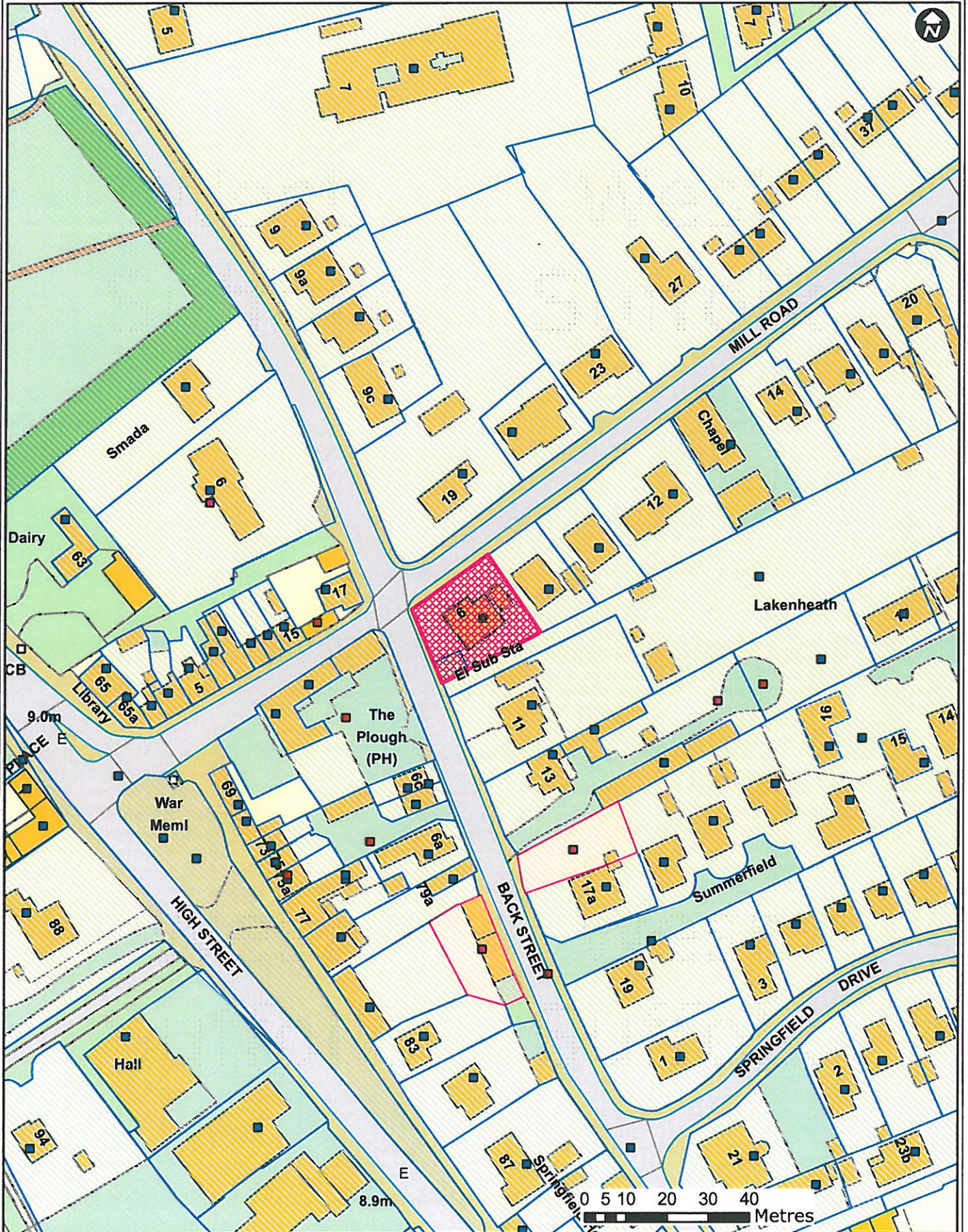
<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NFC8THPD03H00>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY

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DC.15.0019.HH

6 Mill Road, Lakenheath



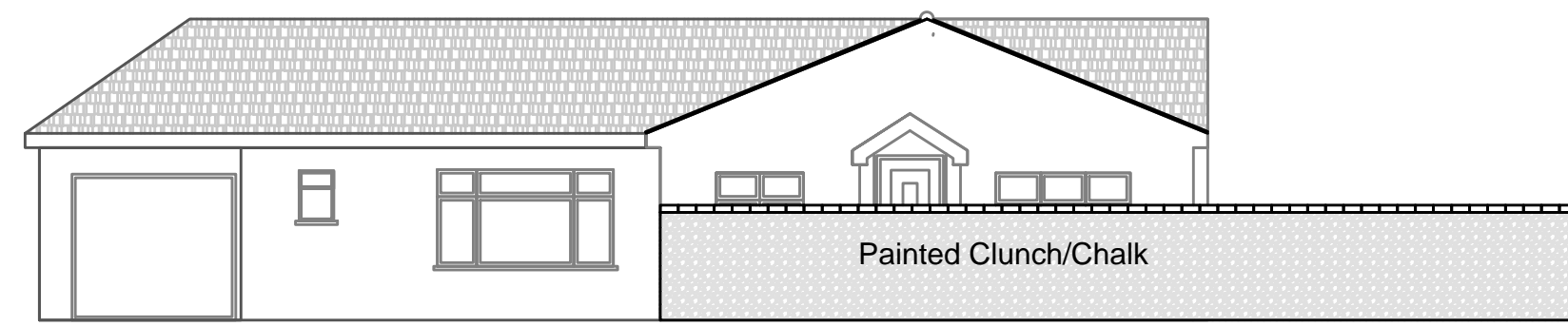
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West Suffolk
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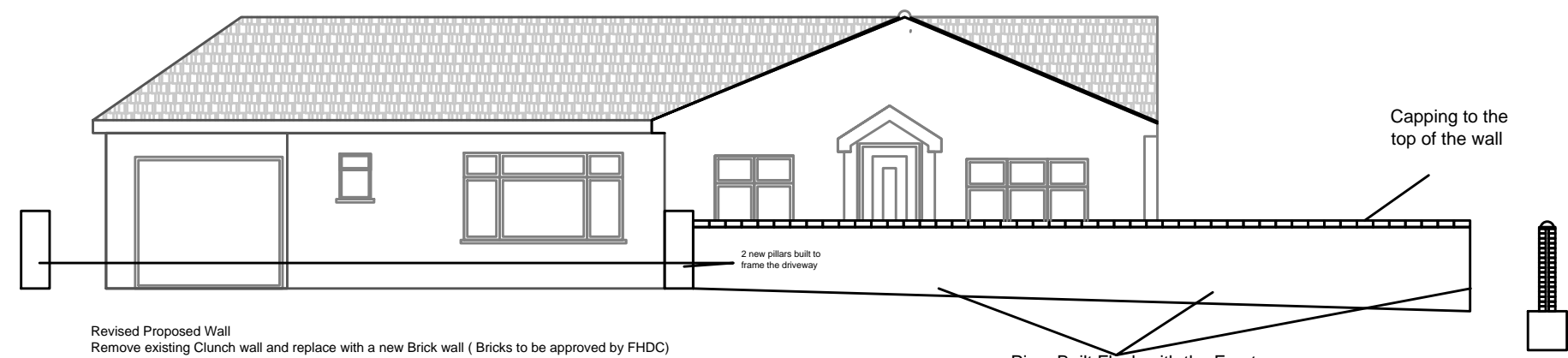
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Date: 19/03/2015

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Existing Front Elevation

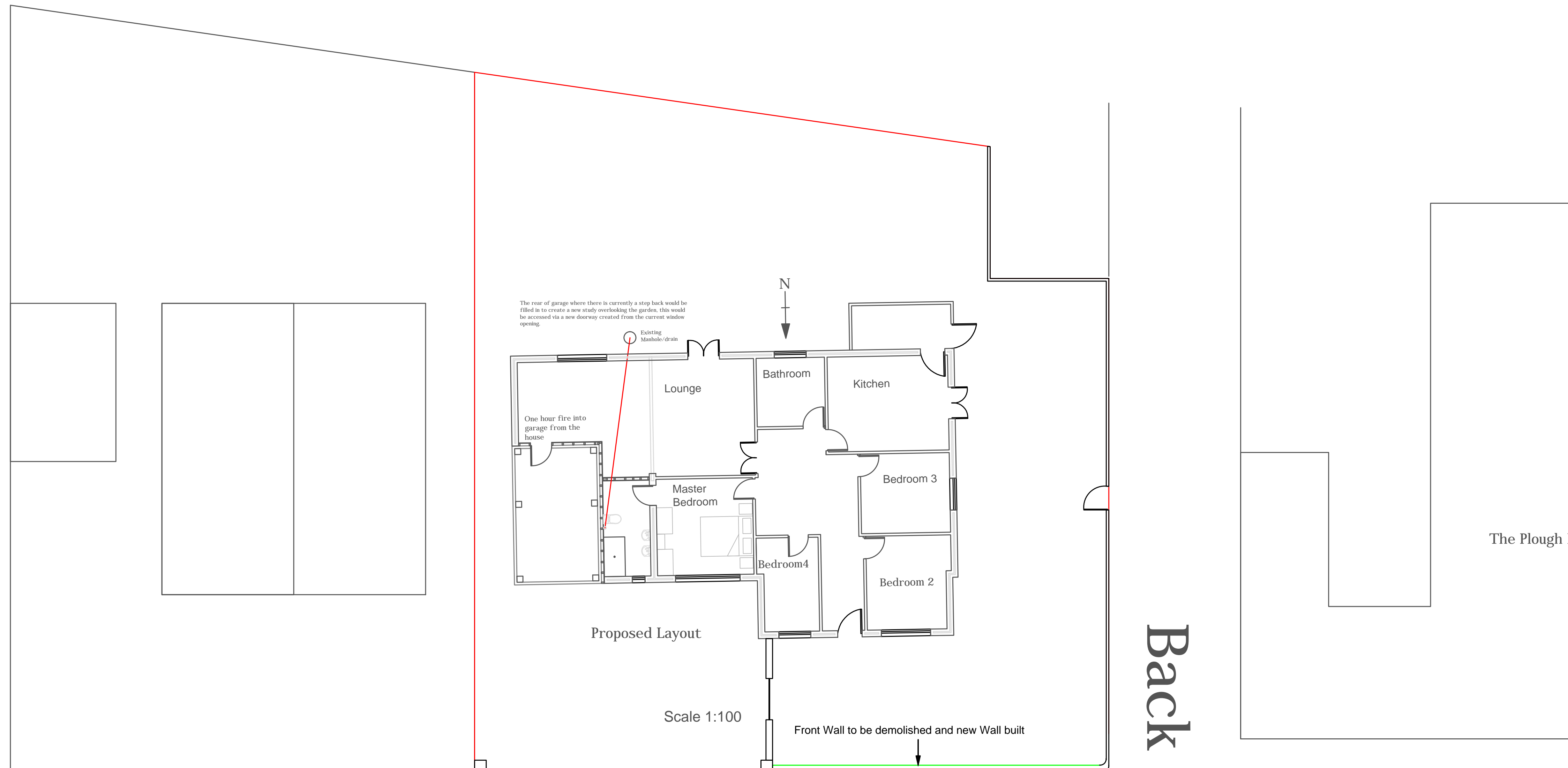
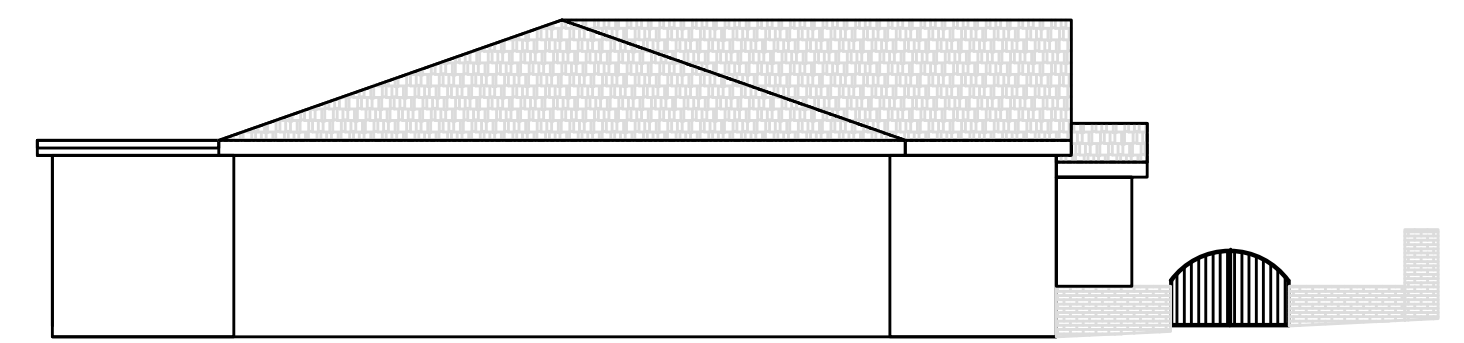
Scale 1:100



Proposed Front Elevation

Revised Proposed Wall
 Remove existing Clunch wall and replace with a new Brick wall (Bricks to be approved by FHDC)
 600mm x 600mm Foundation with Readymix concrete Fabricated with steel bars. Lay 2 courses of Red engineering bricks to form the base of the wall and continue the wall up to finished height with Buff Coloured bricks with Buff Piers to the rear of the wall.
 2 new piers are to be built one at the end of the wall and one to the other side of the drive, and built in the same bricks to match the existing bungalow.
 The rear of the wall to be finished in the same bricks as the existing bungalow.
 Top of the wall will be in have capping stone style as per ridge tiles.

Piers Built flush with the Front of the Brick wall, the wall is to be painted Cream to match the property wall in Back Street for colour and style



Mill Road

Back Street

The Plough 1

2 the drawing board		Do Not Scale this drawing Dimensions to be checked on site & any discrepancies reported.		
Suite 3, 62 James Carter Road, Mildenhall, Suffolk IP28 7DE Telephone 07971920112				
Existing and Proposed Removal and Replacement Front Wall				
6 Mill Road Lakenheath Suffolk				
For Mr. & Mrs. C Aldrich				
No:	Revision: 2	Date:	Date:	7/11/2015
A	Revised (AAA 0000)	00-00-00	Scale:	1:100
B			Drawn By:	WK
			Drawing No:	001
			Paper Size	A1

Forest Heath District Council

**DEVELOPMENT
CONTROL COMMITTEE**

1 APRIL 2015

DEV/FH/15/013

Report of the Head of Planning and Growth

PLANNING APPLICATION DC/14/2244/FUL – 4 DOVE CLOSE, LAKENHEATH

Synopsis:

Application under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT OFFICER

Case Officer: Sarah Drane
Tel. No: 01638 719432

Committee Report

Date: 25 November **Expiry Date:** 20 January 2015
Registered: 2014

Case Officer: Sarah Drane **Recommendation:** Approve

Parish: Lakenheath **Ward:** Lakenheath

Proposal: Planning Application DC/14/2244/FUL – Construction of a 1 ½ storey dwelling with car parking

Site: 4 Dove Close, Lakenheath

Applicant: Dunroamin Developments (Mr J Simmonds)

Background:

This application is referred to committee following consideration by the Delegation Panel. Lakenheath Parish Council object to the application, raising concerns about impact on the Conservation area and loss of open space.

Proposal:

1. Planning permission is sought for the construction of a 1 ½ storey dwelling and associated car parking. As originally submitted the proposed dwelling measured 8.2m to the ridge, with dormer windows to the front and rear accommodating 3 bedrooms. Parking is shown at the front of the site.
2. The application has been amended since submission to reduce the scale of the proposed dwelling. Still 1 ½ storey, but reduced to 6.3m to the ridge. There are no first floor rear facing windows. The form of the dwelling has been simplified, but still accommodates 3 bedrooms with parking at the front. The materials proposed are brick under a pantile roof.

Application Supporting Material:

3. Information submitted with the application as follows:
 - Existing and proposed plans
 - Design & Access statement
 - Land contamination questionnaire
 - Environment report

Site Details:

4. The site falls within the settlement boundary of Lakenheath and also the Conservation Area. The site is situated off Dove Close, a relatively newly constructed development of 3 houses to the rear of 6 Wings Road served off a private drive, to the east of the application site. To the north are bungalows accessed off Cross Lane Close. To the west are 2 storey dwellings fronting Back Street. To the south is a former care home.

Planning History:

5. The site has a pertinent planning history including three previous applications for residential development. The first of these, under reference **F/2006/0572/OUT** sought permission for the erection of four dwellings. Only indicative plans were submitted for the layout of this application, including illustrative locations in close proximity to site boundaries and no indication of height, and the application was refused for four reasons. The first reason related to the impact of the illustrative layout upon the character and appearance of the Conservation Area; the second reason related to the impact upon residential amenity; the third reason related to the impact of the development upon existing trees within the site; and the fourth reason related to the highway related impacts albeit it should be noted that the scheme was proposing a subsequent access to the site, in addition to the retained one for Brandon House, not a single joint access and it was the interrelationship between the two accesses which was considered problematic.
6. The second application was a full application submitted under reference **F/2009/0147/FUL**. This application was withdrawn prior to determination after officers raised concern regarding the impact of the proposal upon residential amenity.
7. The third application was under reference F/2009/0349/FUL - Resubmission of F/2009/0147/FUL - Erection of 4No detached dwellings, garages and new vehicular access, as amended by plans received 28th July 2009 which Members were minded to refuse and it was dismissed at appeal (non-determination). (See working papers 1 & 2 for the decision and related plan)
8. The most recent application is F/2012/0775/FUL - Erection of 3No. 1½ storey detached dwellings with garages and private access road (Demolition of existing amenity building) - was approved (now built - known as Dove Close).

Consultations:

9. Conservation Officer:

'The site was the subject of an appeal in 2009 where the inspector considered the area proposed for development to be a verdant and spacious part of the conservation area which made an important

contribution to its overall character. I did not have the benefit of seeing the site back in 2009 however today it stands as an unassuming site, cleared of any lush vegetation/mature planting it may have benefitted from back then. As a result, views of the recent development (to the east of the proposed development site) can be seen from Back Street and the churchyard where previously it is assumed the site provided a greener backdrop offering a buffer to the modern development outside the conservation area making a positive contribution to the area. Assuming the removal of whatever planting formerly stood on the site was permitted I do not consider the land as it stands today makes an important contribution to the character or appearance of the conservation area to the extent that it should remain undeveloped. Any development must however relate to its immediate surroundings and should not be to the detriment of any views into or out of the conservation area. Development either side of the plot is of single storey and benefits from comparatively spacious settings. The proposed development poses a 1 ½ storey building which largely consumes the width of the site providing parking forward of the front elevation and as a result will fail to respect the typical pattern of development of its immediate surrounding further eroding views into and out of the conservation area. A true and modest single storey development which has little impact on views into or out of the conservation area would better relate to the surrounding development inside the conservation area whilst avoiding further erosion of any views.'
(comments on originally submitted plans)

Representations:

10. Lakenheath Parish Council:

Object to the application. The following comments were made in relation to the amended proposals:

'Despite amendment in footprint this is still a creeping planning application by stealth and as such should not be allowed.'

Representations to the original application covered by our letter of 1.12.14 still apply. Namely, the developer has now developed the rear of Brandon House grounds next door. Originally there was an application for 4 dwellings on this and the adjoining site which went to appeal (ref:APP/H3510/A/09/2113872). We would suggest that the contents of the appeal still apply in relation to this current application.

*The character of the conservation area has in the past been eroded by infill development which was inappropriate because it was not in harmony with the mass, scale, materials and detail of the area. (DM16 (f) applies). This includes the fact that it is out of keeping with the characteristics of the site and surroundings and character of the street scene, larger gardens and wooded back drop. This is in the conservation area. **Buildings should only be provided where necessary for the viability of preserving and enhancing the character of the conservation area.** Open space should remain as open space. DM18 A & C apply here.*

It is a more cramped form of development out of scale and character with

surrounding properties in Cross Lane Close. It will detract from the visual and spatial continuity of the street scene. There is a potential loss of neighbour amenities through overlooking of garden areas and loss of outlook from existing windows. It will affect traffic and parking. Despite change in size it will still be a two car family occupying the house should permission be granted for a build and no provision for visitor parking.

The new Ridge line for the proposed dwelling appears higher than those in Cross Lane Close Properties, bungalows. Design at odds with those in Cross Lane Close properties.

Wings Road will suffer from further excess of traffic from the current dwellings in Dove Close and with an increase there is a possibility of accidents occurring.

Bins. Although there is an area proposed at the top of the drive for bins it is unlikely to be used (it is not used now) and they will be placed on the pavement as they are now as the new houses are occupied. As expected this is causing a blockage of the pavement dangerous to pedestrians on bin day. Particularly parents walking children to our primary school. The developer should be made to move the boundary wall further back in line with the original consent rather than seek to further develop the land.

11. Objections have also been raised by residents at 3a and 5 Back Street:

- Overlooking/loss of privacy
- Previous applications on the site have been refused
- Loss of property value
- Any new dwelling should be low impact, conforming to national policy to ensure it complements the 'tranquil area'.

Policy: The following policies have been taken into account in the consideration of this application:

12. Joint Development Management Policies (1995)

- Policy DM1 – Presumption in favour of sustainable development
- Policy DM2 – Creating places
- Policy DM 17 – Conservation Areas
- Policy DM22 – Residential Design

13. Forest Heath Core Strategy (2010):

- Policy CS1 - Spatial Strategy
- Policy CS3 - Landscape Character and the Historic Environment
- Policy CS5 - Design Quality and Local Distinctiveness

Other Planning Policy:

14. National Planning Policy Framework (2012) core principles, paragraphs 56 – 68 (Requiring good design) and Section 12 (Conserving and Enhancing the Historic Environment)

Officer Comment:

15. The issues to be considered in the determination of the application are:

- Principle of Development
- Impact on Conservation Area
- Impact on residential amenity

Principle of development

16. The site is located within the settlement boundary of Lakenheath where the principle of infill residential development is supported. Lakenheath contains a reasonable range of shops and services and, for the provision of infill development such as this, can be considered as being sustainable in accordance with the NPPF.

17. On this basis the proposal can be considered satisfactory in principle albeit important matters of detail for consideration relate to the impact upon character and appearance of the Conservation Area (in particular given the planning history) and the impact upon the residential amenities of existing and future occupiers.

Impact on the Conservation Area

18. The appeal decision in relation to the 2009 application (see working papers 1 and 2) is a material consideration. As set out above, the Conservation Officer does not consider that the land as it stands today (with just one TPO tree, rather than the previously greener back drop) makes an important contribution to the character or appearance of the conservation area to the extent that it should remain undeveloped. Any development must however relate to its immediate surroundings and should not be to the detriment of any views into or out of the conservation area.

19. The plans have been amended reducing the overall height of the dwelling by nearly 2m and simplifying the rear roof form which is the most visible in views from Back Street. The bay window has also been removed from the front elevation. Not all the Conservation Officer's suggested changes have been made to the front elevation, but on balance the proposals from a design and conservation point of view are now considered acceptable.

Impact on residential amenity

20. As amended, there are now no windows which overlook adjoining properties. The other consideration is therefore the increased use of the access. When the inspector considered the application in 2009 he concluded that the noise and disturbance resulting from vehicular movements would cause material harm to the living conditions of the occupiers of 5 Cross Lane Close. These comments are noted, but as the 3 dwellings on Dove Close are now constructed and the planting adjacent to the access is now beginning to establish, Officers consider that the use of the access to serve one further dwelling is on balance acceptable and a reason for refusal on this basis would be very difficult to substantiate.

Conclusion:

21. In conclusion, the principle and detail of the development is considered on balance to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

22. It is recommended that planning permission be **APPROVED** subject to the following conditions:

1. Time limit
2. Compliance with approved plans
3. Specified Materials
4. Details of windows and doors to be agreed
5. Secure parking and turning
6. Tree protection during development
7. Restrict construction times

Documents:

- Working Paper 1 - F/2009/0349/FUL appeal decision
- Working Paper 2 - F/2009/0349/FUL site layout plan

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

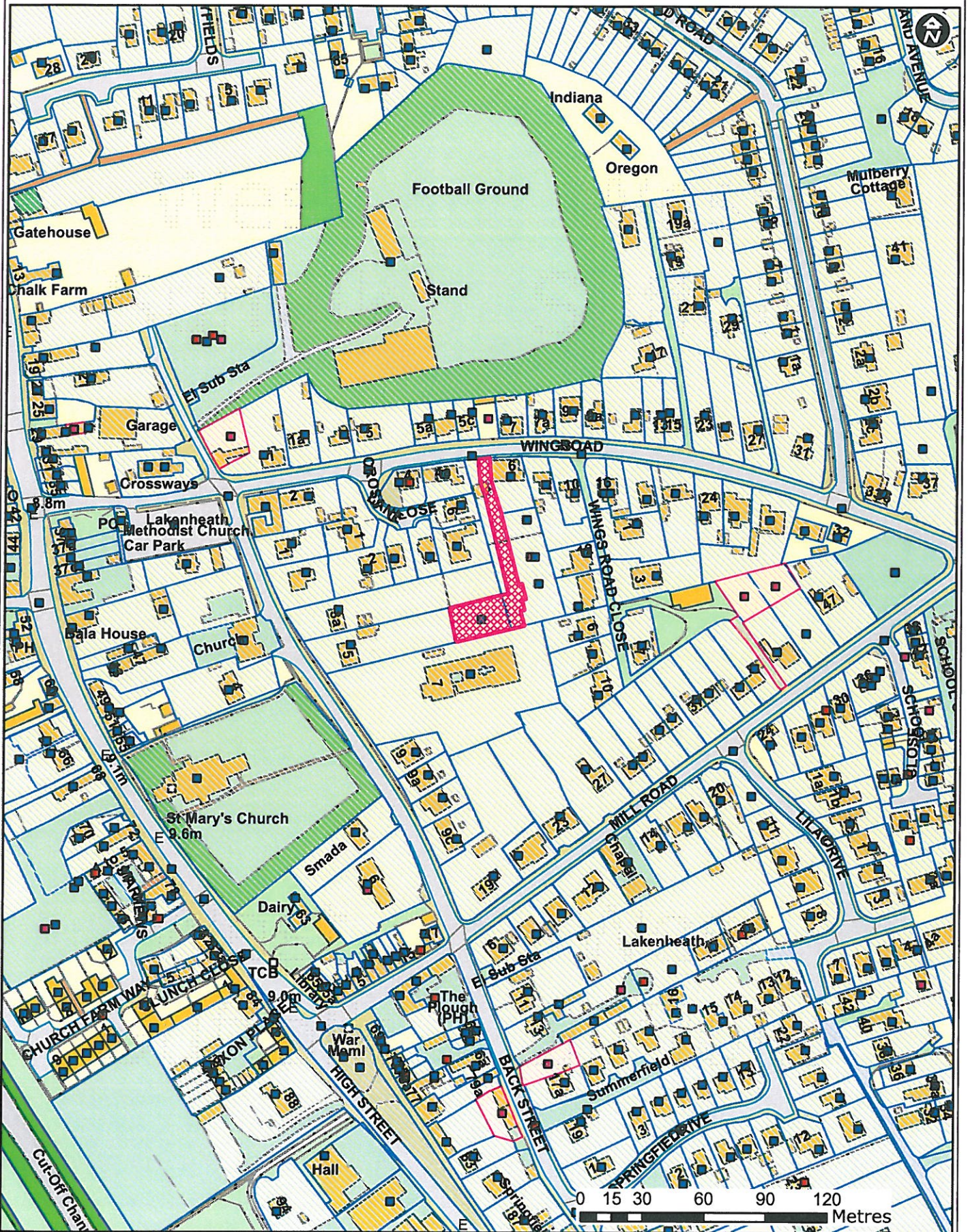
<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NFLFMMPD03F00>

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DC.14.2244.FUL

4 Dove Close, Lakenheath



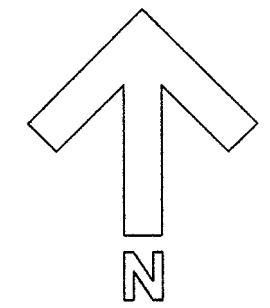
Forest Heath - St Edmundsbury

West Suffolk
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Date: 19/03/2015

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AMENDED

CLIENT
DUNROAMIN DEVELOPMENTS

PROJECT **LAND AT DOVE CLOSE
 LAKENHEATH
 SUFFOLK IP27 9LW**

**ARCHITECTURAL
 SOLUTIONS**

THE STUDIO PAKENHAM
 BURY ST EDMUNDS
 SUFFOLK IP31 2LP
 Telephone 01359 231932
 Facsimile 01359 231397

18 FEB 2014
 10:15 AM
 10:15 AM

DRAWING		DATE 01/15	
SITE PLAN		REV	
DRAWN ASL	SCALE 1:500	JOB NO 1954/LO(-)02C	

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Appeal Decision

Site visit made on 2 March 2010

by **Ron Boyd** BSc (Hons) MICE

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@pins.gsi.gov.uk

Decision date:
25 March 2010

Appeal Ref: APP/H3510/A/09/2113872

Brandon House, 6 Wings Road, Lakenheath, Suffolk IP27 9HW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Mr and Mrs Nigel Smith against Forest Heath District Council.
- The application Ref F/2009/0349/FUL, is dated 19 March 2009.
- The development proposed is erection of 4 No. detached private dwellings/garages and associated works on land to the rear of No 6 Wings Road Lakenheath.

Decision

1. I dismiss the appeal and refuse planning permission for the erection of 4 No. detached private dwellings/garages and associated works on land to the rear of No 6 Wings Road Lakenheath.

Procedural matter

2. Subsequent to the appeal being lodged, the Council's Planning Committee resolved that had it been in a position to determine the application it would have refused it, on the grounds that the proposed development would be prejudicial to the wider character and appearance of the area and to the reasonable living conditions of neighbouring residents. I have treated this as the decision the Council would have made had it been empowered to do so.

Main issues

3. I consider these to be the effect the proposed development would have on the character and appearance of the surrounding area, including the Lakenheath Conservation Area, and upon the living conditions of neighbouring residents with particular regard to noise, disturbance and loss of privacy.

Reasons

4. Brandon House is a detached 2 storey house on the south side of Wings Road. The appeal site, which lies within the settlement boundary for Lakenheath comprises the L-shaped garden of the property. Part of the site lies within the Conservation Area. The proposal would provide 4 detached 1½ storey houses, orientated at right angles to Brandon House and served by a new access road running southwards from Wings Road within the western side of the site. The host property would retain a reduced back garden of some 13m in depth.

Effect on the character and appearance of the surrounding area

5. The wider surroundings of the site are varied, but to my mind the site sits between 2 distinct areas markedly different in character. Around the north of the site, and to the east, is relatively intense built development in Wings Road, Cross Lane Close and Wings Road Close. However, the south west leg of the site comprises the eastern tip of a verdant and more spacious part of the Conservation Area, which includes the grounds of the church and a care home. In my view, this area makes an important contribution to the overall character of the Conservation Area.
6. At present the appeal site provides a buffer between these 2 areas. The proposal would be compatible with the character of the development to the north and east, many of the existing dwellings being similarly orientated to those proposed, and in plots of a comparable size. However, by removing the buffer and extending this form of development up to and into the Conservation Area, I consider the proposed development would diminish the contribution that that part of the site within the Conservation Area makes to the Conservation Area as a whole. It would neither preserve nor enhance the character or appearance of the Conservation Area and would adversely affect views into and out of it, contrary to the provisions of Planning Policy Guidance Note 15, *Planning and the Historic Environment*.

Living conditions of neighbouring residents

7. In respect of spacing between dwellings and the avoidance of overlooking, I consider the proposal acceptable in the context of the surrounding development to the north and east. However, the proposed access road, whilst having a degree of separation from the boundary with 4a Wings Road and 6 Cross Lane Close, would run immediately adjacent to the full length of the garden to 5 Cross Lane Close and would be used over this length by pedestrian and vehicular traffic to and from plots 2, 3 and 4. Although the boundary is marked by a chalk wall some 1.5m in height, I consider the noise, disturbance and loss of privacy, likely to result from the movement of traffic along the access road in close proximity to the existing house and garden, would cause material harm to the living conditions of the occupiers of 5 Cross Lane Close. This would be contrary to Policy 4.14 (b) of the Local Plan. I note that the present occupants of number 5 have expressed support for the proposed development but it is important that the living conditions of future occupants be safeguarded.

Other matters

8. The suitability of the proposed access on to Wings Road is raised by a number of respondents. I note that the Highway Authority is satisfied with the proposed layout, which would meet its requirements in respect of visibility and the ability of drivers to enter and leave the site in a forward gear. I have visited the site and, in the absence of any substantiated evidence to the contrary, find no reason to disagree with the Highway Authority's assessment.
9. The proposal would require the removal of most of the trees within the site. The Council's Arboricultural Officer has advised that only a Yew, towards the northern end of the site, is worthy of formal protection. That tree is now protected by a TPO. The remainder of the trees outside the Conservation Area

could be removed without further reference to the Council. On this basis, and being mindful that the Arboricultural Officer identified no trees within the Conservation Area part of the site as meriting protection, I conclude that the loss of the trees would not in itself justify dismissal of the appeal.

Conclusion

10. The proposal would make efficient use of a site in a sustainable location, with a form of development compatible with the character of the area around the north and to the east of the site. However, I consider these aspects are insufficient to outweigh the harmful effect the development would have on the character and appearance of the Conservation Area to the south and west of the site, and its effect on the living conditions of the occupants of 5 Cross Lane Close. I have considered all other issues raised, including that the Council's Officer's Report to the Planning Committee recommended that the application be permitted, but find nothing to alter my decision. For the reasons given above, I conclude, on balance, that the appeal should be dismissed.

R. T. Boyd

Inspector

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SITE LOCATION PLAN
SCALE 1:1250

PROPOSED BLOCK PLAN
SCALE 1:200

AMENDED

28/7/09

REVISION
Rev E July 09
Revised to suit Conservation Officer's requirements

PROJECT
Proposed Residential Development on Land off Wings Road, Lakenheath, Suffolk.

DESCRIPTION
Proposed Site Plan & Site Location Plan

CLIENT
Mr and Mrs N. Smith

DATE
June 2009

SCALE
1/200; 1/1250

The Clarke Smith Partnership
Architectural & Planning Consultants
Limberhurst Arts Centre
Haverhill Road, Horseheath
Cambridgeshire CB1 6RG
Tel/Fax 01440-713585

Drawing
P-2099 - 01 Rev E

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Forest Heath District Council

**DEVELOPMENT
CONTROL COMMITTEE**

1 APRIL 2015

DEV/FH/15/014

Report of the Head of Planning and Growth

**PLANNING APPLICATION DC/15/0436/FUL - CLAREHAVEN, 57 BURY ROAD,
NEWMARKET**

Synopsis:

Application under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT OFFICER

Case Officer: Charlotte Waugh
Tel. No: 01638 757349

Committee Report

Date: 26 February **Expiry Date:** 23rd April 2015
Registered: 2015

Case: Charlotte **Recommendation:** Approve
Officer: Waugh
Parish: Newmarket **Ward:** Severals

Proposal: Planning Application DC/15/0436/FUL – 11 no. loose boxes and horse walker

Site: Clarehaven, 57 Bury Road, Newmarket

Applicant: John Gosden Racing LLP

Background:

This application is referred to the Development Control Committee due to the applicant being related to an elected Member.

Proposal:

1. Planning permission is sought for the erection of a stable block and horse walker to the rear of the established stable yard.
2. The stable block would comprise a single storey building containing 11 traditional loose boxes to accommodate the expanding number of horses accommodated at the training yard. The building would measure 48 metres long, 5.3 metres wide with a height of 3.10 metres to the eaves and 5.5 metres to the ridge.
3. The steel framed mechanical horse walker would have a diameter of 13.5 metres with an eaves height of 3.3 metres and an overall height of 4.7 metres.

Application Supporting Material:

4. Information submitted with the application as follows:
 - Location Plan
 - Site layout plan
 - Proposed plans and elevations
 - Design, Access & Heritage statement

Site Details:

5. The site falls within the Settlement Boundary and Conservation Area of Newmarket and comprises an established horse racing training yard. The site is accessed off Bury Road and accommodates a number of buildings, both residential and for equine purposes.

Planning History:

6. Various planning applications have been submitted at the site, none of which are relevant to this proposal.

Consultations:

7. Conservation Officer: The proposed loose boxes are of similar appearance to existing and will have limited impact on the character or appearance of the conservation area with views from the public realm restricted. The proposal will therefore preserve the character and appearance of the conservation area. I therefore have no objections.
8. County Highways: Notice is hereby given that the County Council as Highways Authority does not wish to restrict the grant of permission. The siting of the proposed boxes will have no detrimental effect on the highway.
9. Environmental Health: The application site is isolated and unlikely to cause disturbance to neighbours.

Representations:

10. Newmarket Town Council: No comments received.
11. Newmarket Horsemens Group: Supports the application. The trainer at Clarehaven needs additional boxes to accommodate an increase in horse numbers and the horse walker is an important piece of racehorse training equipment.

Policy: The following policies have been taken into account in the consideration of this application:

12. Forest Heath Core Strategy (2010):
 - CS3 landscape character and historic environment
 - CS5 design quality and local distinctiveness
13. Joint Development Management Policy Document
 - DM1 Presumption in favour of sustainable development
 - DM2 Creating Places
 - DM16 Listed Buildings
 - DM18 Conservation Areas
 - DM47 Development Relating to the Horse Racing Industry

Other Planning Policy:

14. National Planning Policy Framework (2012)
Core principles, paragraphs 56 – 68 (Requiring good design) and Section 12 (Conserving and Enhancing the Historic Environment)

Officer Comment:

15. The issues to be considered in the determination of the application are:

- Principle of Development
- Impact on Conservation Area
- Impact on Residential Amenity

16. The site comprises an established training yard and stables and the expansion of this would be in accordance with policy DM47 which states that development relating to the horse racing industry will be permitted. The development itself is well located and relates to the setting of the existing training yard. The stables are of a traditional design and are in keeping with the appearance and scale of those previously approved and built within the site.

17. The development is proposed to the rear of the site where it will not be visible from Bury Road. Public views are limited to glimpses from the Cambridge to Bury St. Edmunds railway line and an adjacent public footpath, although boundary hedging obscures much of this view. The application has been considered by the Conservation Officer, who is satisfied that the development will not adversely affect the character and appearance of the Conservation Area.

18. Due to the scale of the site and the distance between this development and boundaries it is not considered to result in a loss of residential amenity to any adjacent neighbours. Access arrangements will remain as existing and on this basis, do not pose any highway issues.

19. The scheme is therefore considered to be acceptable and will not result in an adverse impact on the Conservation Area or local amenity.

Conclusion:

20. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

21. It is recommended that planning permission be **APPROVED** subject to the following conditions:

1. Time limit
2. Compliance with approved plan
3. Materials as specified

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

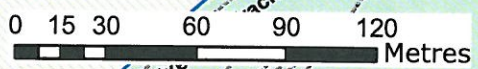
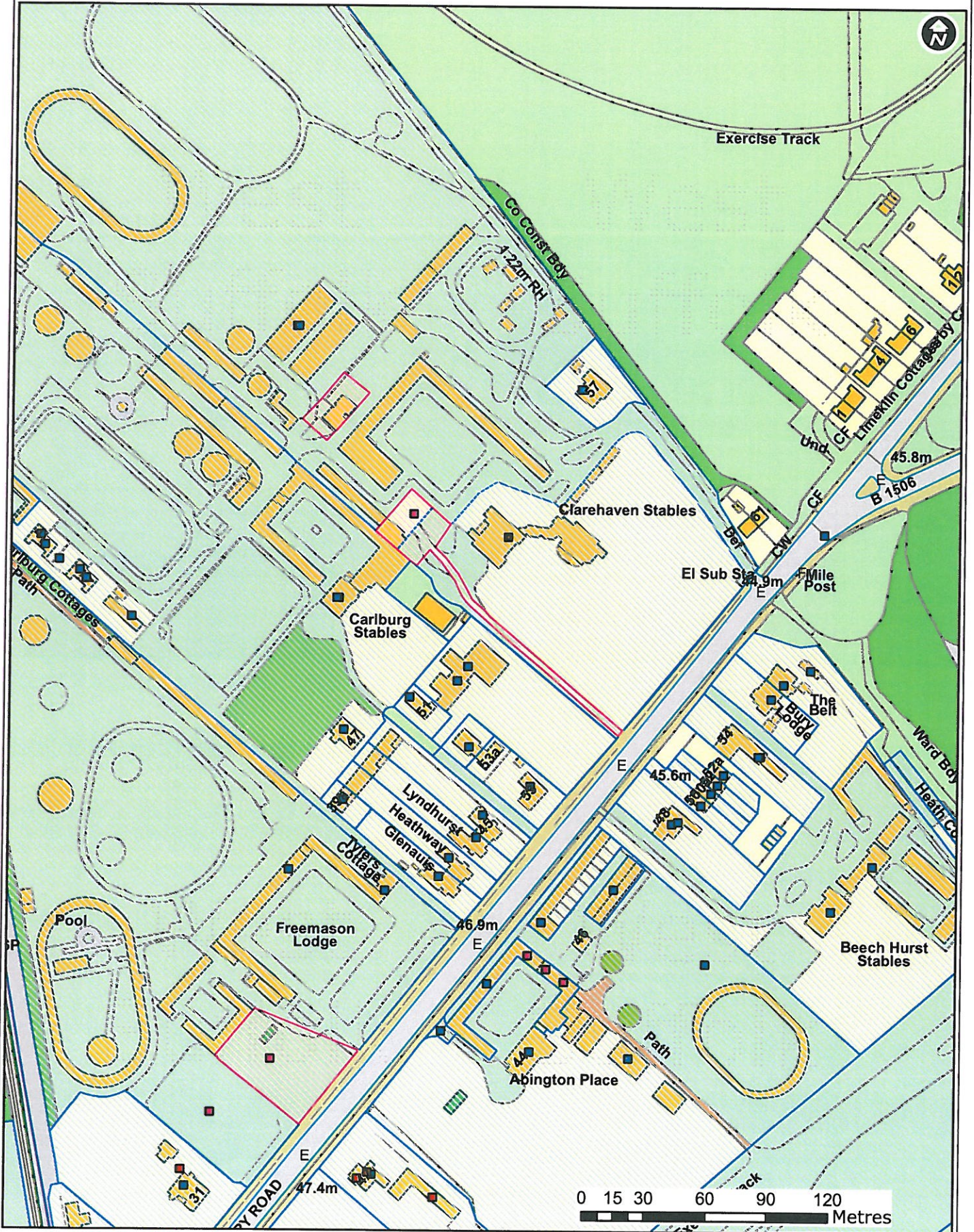
<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NKDM4MPD02M00>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY

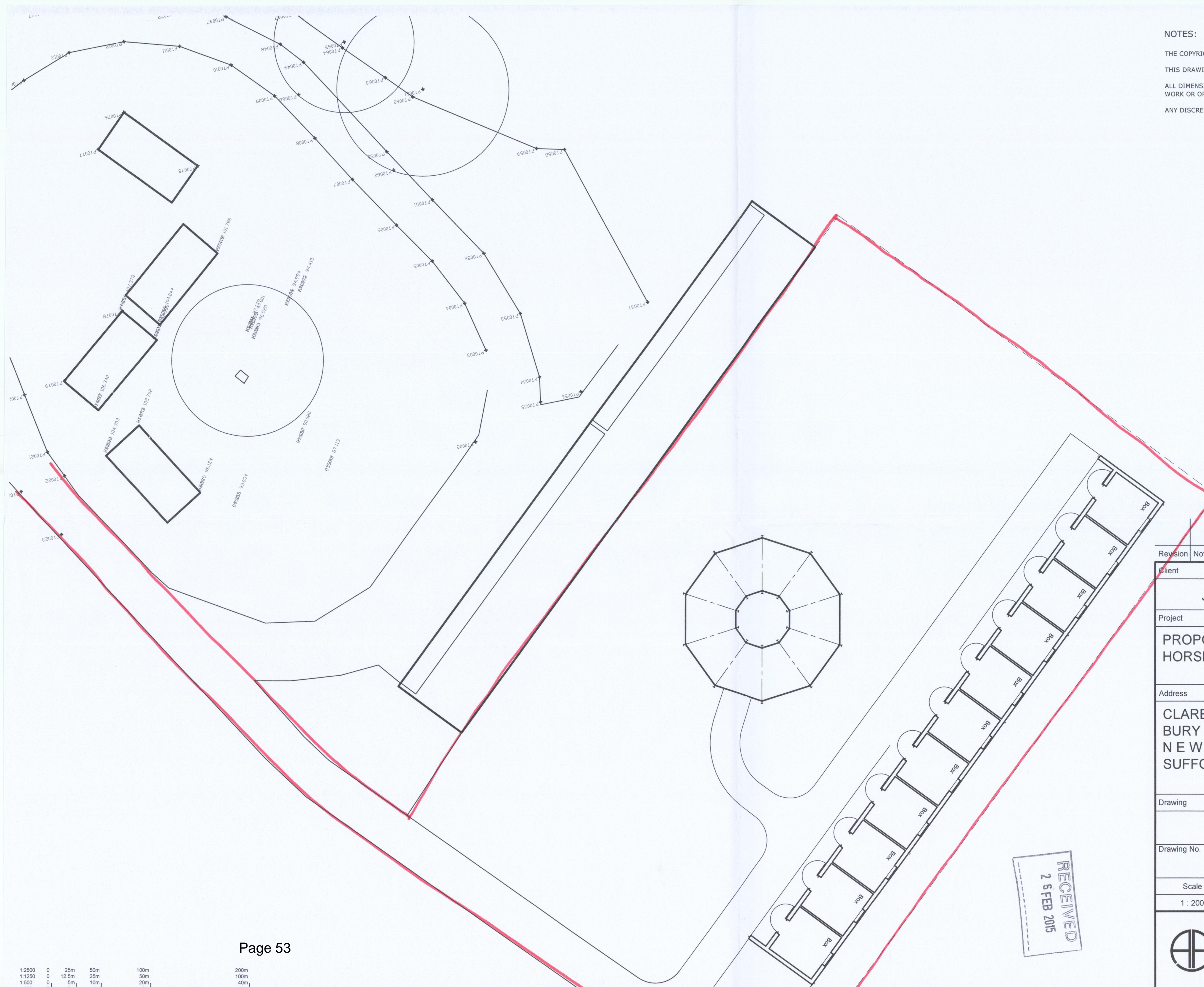
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Clarehaven, 57 Bury Road, Newmarket



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ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIALS.

ANY DISCREPANCIES TO BE NOTIFIED IMMEDIATELY.

Revision	Notes	Date	Drawn	Chckd
Client				
JOHN GOSDEN RACING LLP				
Project				
PROPOSED LOOSE BOXES AND HORSE WALKER				
Address				
CLAREHAVEN BURY ROAD NEWMARKET SUFFOLK				
Drawing				
SITE LAYOUT				
Drawing No.				Revision
15 ; 022 - 1				-
Scale	Paper Size	Drawn	Checked	
1 : 200	A2	APF		

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26 FEB 2015

1:2500	0	25m	50m	100m	200m
1:1250	0	12.5m	25m	50m	100m
1:500	0	5m	10m	20m	40m

