

Development Control Committee



St Edmundsbury
BOROUGH COUNCIL

Title:	Agenda														
Date:	Thursday 5 November 2015														
Time:	10.00 am														
Venue:	Conference Chamber West Suffolk House Western Way Bury St Edmunds IP33 3YU														
Full Members:	<p style="text-align: center;">Chairman Jim Thorndyke</p> <p style="text-align: center;">Vice-Chairmen Tim Marks and Angela Rushen</p> <p><u>Conservative Members (13)</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Carol Bull</td> <td style="width: 33%;">Ivor Mclatchy</td> </tr> <tr> <td>Robert Everitt</td> <td>Alaric Pugh</td> </tr> <tr> <td>Paula Fox</td> <td>David Roach</td> </tr> <tr> <td>Susan Glossop</td> <td>Peter Stevens</td> </tr> <tr> <td>Ian Houlder</td> <td>Patricia Warby</td> </tr> </table> <p><u>UKIP Group Members (2)</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">John Burns</td> <td style="width: 33%;">Tony Brown</td> </tr> </table> <p><u>Charter Group Member (1)</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Julia Wakelam</td> <td style="width: 33%;"></td> </tr> </table>	Carol Bull	Ivor Mclatchy	Robert Everitt	Alaric Pugh	Paula Fox	David Roach	Susan Glossop	Peter Stevens	Ian Houlder	Patricia Warby	John Burns	Tony Brown	Julia Wakelam	
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Substitutes:	<p><u>Conservative Members (6)</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Terry Buckle</td> <td style="width: 33%;">Betty Mclatchy</td> </tr> <tr> <td>Terry Clements</td> <td>Frank Warby</td> </tr> <tr> <td>John Griffiths</td> <td></td> </tr> </table> <p><u>UKIP Group Member (1)</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Jason Crooks</td> <td style="width: 33%;"></td> </tr> </table> <p><u>Charter Group Member (1)</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">David Nettleton</td> <td style="width: 33%;"></td> </tr> </table>	Terry Buckle	Betty Mclatchy	Terry Clements	Frank Warby	John Griffiths		Jason Crooks		David Nettleton					
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<p>A SITE VISIT WILL BE HELD ON THURSDAY 29 OCTOBER 2015. Transport to leave West Suffolk House at 9.30am. Site to be visited as follows :</p> <ol style="list-style-type: none"> 1. House Holder Application DC/15/1441/HH - 3 Clopton Park, Wickhambrook 															

**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:	Six Members
Committee administrator:	David Long Committee Administrator & SEBC Scrutiny Support Tel: 01284 757120 Email: david.long@westsuffolk.gov.uk

Agenda

Procedural Matters

Page No

1. Apologies for Absence

2. Substitutes

Any Member who is substituting for another Member should so indicate together with the name of the relevant absent Member.

3. Minutes

1 - 10

To confirm the minutes of the meeting held on 1 October 2015 (copy attached).

Part 1 - Public

4. Reserved Matters Application DC/15/1308/RM - Submission of details under Outline Planning Permission DC/13/0520/OUT

11 - 26

The appearance, landscaping, scale and layout for 20 dwellings with associated service road and access, as amended by plans received 14 October 2015 revising the mix and layout and as amended by plans received 19 October 2015 revising landscaping, at Land South of School Road, Risby for Fleur Developments Ltd.

Report No. **DEV/SE/15/63**

5. House Holder Application DC/15/1441/HH

27 - 40

Single storey side extension, two storey rear extension and garage conversion including extension to form 'granny annexe' at 3 Clopton Park, Wickhambrook for Mr and Mrs Keith Dailey

Report No. **DEV/SE/15/64**

6. House Holder Application DC/15/1901/HH

41 - 50

(i)Single storey rear extension to existing building; and (ii) replacement of front path and new gate at 77 Queen's Road, Bury St Edmunds for Mr Andrew Mills

Report No. **DEV/SE/15/65**

7. Trees in Conservation Area Notification DC/15/1964/TCA

51 - 58

T1 Apple Tree – fell and replace at Forge Cottage, The Street, Horringer for Mrs Ann-Marie Howell

Report No. **DEV/SE/15/66**

Part 2 – Exempt

NONE

Agenda Notes - Version for Publication

**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.

Decision Making Protocol - Version for Publication

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/altered, 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/altered, 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/alterd, 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.

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Development Control Committee



St Edmundsbury
BOROUGH COUNCIL

Minutes of a meeting of the **Development Control Committee** held on
Thursday 1 October 2015 at **10.00 am** at the **Conference Chamber,**
West Suffolk House, Western Way, Bury St Edmunds

Present: **Councillors**

Chairman Jim Thorndyke
Vice-Chairman Angela Rushen

John Burns
Carol Bull
Tony Brown
Robert Everitt
Paula Fox

Susan Glossop
Ivor Mclatchy
Alaric Pugh
David Roach
Julia Wakelam

Substitutes attending:
John Griffiths

Betty Mclatchy

111. **Apologies for Absence**

Apologies for absence were received from Councillors Ian Houlder, Tim Marks, Peter Stevens and Patsy Warby.

112. **Substitutes**

The following substitutions were announced :

Councillor John Griffiths for Councillor Peter Stevens
Councillor Betty Mclatchy for Councillor Ian Houlder.

113. **Minutes**

The minutes of the meeting held 3 September 2015 were confirmed as a correct record and signed by the Chairman.

114. **Planning Applications**

The Committee considered Reports DEV/SE/15/53 to DEV/SE/15/61 (previously circulated).

RESOLVED – That:

- (1) subject to the full consultation procedure, including notification to Parish Councils/Meetings and reference to Suffolk County Council, decisions regarding applications for planning permission, listed building consent, conservation area consent and approval to carry out works to trees covered by a preservation order be made as listed below;
- (2) approved applications be subject to the conditions outlined in the written reports (DEV/SE/15/53 to DEV/SE/15/61) and any additional conditions imposed by the Committee and specified in the relevant decisions;
- (3) refusal reasons be based on the grounds outlined in the written reports and any reasons specified by the Committee and indicated in the relevant decisions.

115. Planning Application DC/15/0087/FUL

(i) Change of use from Class B2 (General Industrial) to Class A1 (Retail) including side and rear extensions (following partial demolition of existing and associated refurbishment and alterations; and (ii) provision of accesses and car parks at Haldo House, Western Way, Bury St Edmunds for Western Way Retail LLP

The Committee had visited the application site on 24 September 2015.

A Committee Update Report had been previously circulated after the agenda and papers for this meeting had been distributed. This contained an updated site plan and representations from the applicants requesting that the proposed Conditions 13 to 16 be amended. In response to the request Officers had put forward in the Update Report proposed amendments to Conditions 15 (Range and type of goods to be sold from Unit 2a/2b) and 16 (Submission of a floor plan showing how Unit 2a/2b will be occupied either as a single unit or by a subdivision into two units). Officers advised that, if planning permission was granted, the precise wording of these conditions could be the subject of further discussion with the applicants to satisfy their concerns as far as was possible. In view of these circumstances Officers suggested that the decision be delegated to the Head of Planning and Growth.

Officers reported that the applicants had submitted information in relation to a sequential test as to whether there were other sites available in the town for this type of retail outlet. This had demonstrated that there were no other suitable sites available. Members were advised that the allocated site in Tayfen Road could not be considered 'available' within the meaning of the National Planning Policy Framework as there were currently no extant planning permissions for retail uses in this location.

The following person spoke on this application:

- (a) Applicants - Michael Haslam, agent.

In discussing the application Members acknowledged that the proposed use would not maximise potential employment and that the building had been empty since 2012 with no apparent market interest in utilising it within the General Industrial Use Class. The concerns from the occupiers of properties in Newmarket Road about the impact of the proposal on residential amenity were also acknowledged and it was requested that particular regard be taken of these when the landscaping scheme required by Condition 19 was being considered. An observation was made that the car park for the retail unit(s) might become a short cut between Olding Road and Western Way. It was suggested, however, that this would be a matter within the remit of the applicants to control.

Decision

The Head of Planning and Growth be authorised to grant planning permission upon the conditions as listed in the report, including Conditions 15 and 16 in amended form as to be agreed by him, and subject to the completion of a Section 106 Agreement in relation to Travel Plan monitoring

116. **Outline Planning Application DC/15/1147/OUT**

Construction of up to 7 dwellings at Flint Cottage, 21 Bumpstead Road, Haverhill for Mr Kenneth Dobinson

The Committee had visited the application site on 24 September 2015.

A Committee Update Report had been previously circulated after the agenda and papers for this meeting had been distributed. This contained information on the Local Listing of Buildings of Historic Interest and a reply from the Suffolk Wildlife Trust. In response to the latter-mentioned matter Officers had suggested an update to the proposed Condition 9 (bat boxes) and an additional proposed Condition 12 (no external lighting unless first agreed). Officers reported that as the response from the Suffolk Wildlife Trust had now been received the delegated authority referred to in the recommendation contained in Report DEV/SE/15/54 did not have relevance any longer. Officers also reported late comments from Anglian Water that confirmed that there was no objection to the application, subject to the imposition of a drainage condition (that had already been suggested in the report) and that they were currently considering possible solutions to prevent risk of future occurrences of surface water flooding in the vicinity.

The following persons spoke on the application:

- (a) Objector - Mr Bill Taylor
- (b) Town Council - Councillor Pat Hanlon
- (c) Applicant - George Machin, agent.

Members noted that the application was in outline form and was seeking to establish the principle of development of the site. Details of how the site was to be developed including the means of vehicular access did not form part of the submission and, if outline permission was to be granted, would be dealt at a later stage by an application for approval of Reserved Matters. Notwithstanding this situation, Members expressed fears that because of the evident difficulties in gaining access to the site the historic Flint Cottage would be demolished to overcome these. Members also expressed concerns that a development of 7 dwellings would be excessive and would constitute overdevelopment and adversely affect neighbouring property. Other reservations relating to the flooding potential of the site and the absence of pedestrian footways along Bumpstead Road were referred to. In proposing a motion that planning permission be refused the mover requested that an investigation be also carried out with a view to Flint Cottage being locally listed as being of historic interest. Officers advised that this was a separate matter from determining the application and would have resource implications for the Specialist Services and as such would require further discussion with the Planning Policy Service Manager

Decision

Permission be refused for the following reason:

Vision 2031 highlights the need to ensure that large gardens are not developed to the detriment of the overall character of the area and Policy HV2 states that housing development within the Settlement Boundary will be permitted. However, this must not be contrary to other planning policies. Policy DM2 of the Joint Development Management Policies document requires that proposals for development should not involve the loss of gardens that make a contribution to the appearance of the settlement and requires development proposals to recognise the key features and characteristics of an area and to maintain a sense of place whilst also protecting amenity. This is supported by Policy DM22 and by the general provisions of the National Planning Policy Framework (NPPF) in relation to good design.

This part of Bumpstead Road is characterised by long gardens which extend some distance beyond the residential dwellings which front Bumpstead Road. These form part of a wider wildlife corridor and green infrastructure which incorporates the former railway walk. The development of this individual plot by up to seven dwellings, in whatever form, is considered to lead to a material erosion of the spaciousness of the site, to its intrinsic detriment and also to the detriment of the wider character of the area, which is characterised presently by low density spacious development set generally facing Bumpstead Road. It is also considered that the provision of development in depth within the site, including the need for access, parking and circulation areas, will lead to a materially detrimental impact upon the reasonable residential amenities presently experienced by the residents of adjacent properties by reason of noise and general disturbance in close proximity to private gardens.

It is therefore considered that in depth residential development in this location would be detrimental to the wider character of the area and to reasonable residential amenities, contrary to Policies DM2, DM22 and HV2

and Paragraph 53 of the NPPF. It is not considered that the provision of up to seven dwellings in an otherwise sustainable location outweighs this harm.

117. **Planning Application DC/15/0873/FUL**

Introduction of right turn ghost island junction on the A1088 to provide vehicular access at Land for new access road, A1088, Ixworth for Persimmon Homes (Anglia)

(Councillor John Griffiths indicated that as he had previously spoken against this proposal publicly he wished to avoid any perception of bias or predetermination at this meeting and therefore whilst he would participate in the debate he would not be voting)

Further consideration of this application had been deferred by the Committee at its meeting on 3 September 2015 when additional information had been requested. Report DEV/SE/15/55 contained an Update Report in line with this request and also a Risk Assessment Report in view of the situation that some Members were of a mind to refuse the application at the last meeting. The report also contained as appendices technical information supplied by Suffolk County Council, Highways regarding the assessment of the proposal in road safety terms and a letter from the applicants which provided further information in support of the proposal.

The following persons spoke on the application:

- (a) Parish Council - County Councillor Joanna Spicer (in the absence of a Parish Council representative speaker);
- (b) Ward Member - Councillor John Griffiths;
- (c) Applicants - Jerry Bullard, Highway Consultant for Persimmon Homes (Anglia).

In discussing the proposal Members reiterated strong concerns that the proposed ghost island junction arrangement would not be the best solution in road safety terms. The arrangement, it was felt, was unacceptable in view of the number of dwellings, currently unknown, it would serve when land allocated in the Ixworth Concept Statement and Masterplan for residential purposes was developed. In addition to the number of vehicular movements to and from the residential development site there would be potential traffic using the junction in connection with the proposed primary school. Concerns were expressed that, in view of the potential volume of traffic, there would be tailback queues from within the estate and that traffic egressing the estate to take a right hand turn onto the A1088 would have to negotiate oncoming traffic in two directions.

Samantha Bye, Suffolk County Council Highways, present at the meeting, referred to the situation that the land between the A143 and the village identified for residential development was in two separate ownerships. Whilst it might be envisaged that the southern part of the site might be served by a spine road extended from the northern development, the County Council would require for overall developments in excess of 250 dwellings a

secondary means of vehicular access. If this could not be achieved it would cap the total number of dwellings which could be built on the allocated site. Such a secondary means of access would not be permitted from the A143.

Members were of the view that the proposal under consideration would exacerbate existing problems of traffic movements in and around the village of Ixworth and that an overview was needed of the current roundabout and junction arrangements in relation to future development proposals and that this investigation should involve both developers of the land allocated for residential development and the highway authority.

Decision

Planning permission be refused for the reasons stated in Paragraph 22 of Report DEV/SE/15/55 with the number of dwellings amended from 400 to 475 to reflect the number referred to in the report.

118. **House Holder Application DC/15/1441/HH**

Single storey side extension, two storey rear extension and garage conversion including extension to form 'granny annexe' at 3 Clopton Park, Wickhambrook for Mr and Mrs Keith Dailey

This application was before the Committee in the interests of openness and transparency because Councillor Clive Pollington, had objected to the proposal in his capacity as the neighbour occupying 2 Clopton Park.

The following person spoke on the application:

(a) Objector - Mike Kemp.

In considering the proposal Members acknowledged that there were visual aspects to be taken into account which would be easier to assess if a site visit was carried out.

Decision

Further consideration be deferred to enable the Committee to carry out a site visit.

(Note: Items 119 to 123 below were required to be considered by the Committee by virtue of the Framework for the Shared Planning Service as the applicant each case was the Borough Council.)

119. **Tree Preservation Order Application DC/15/1696/TPO**

Tree Preservation Order 388 (2004) 2 - 1 no. Sycamore reduce lateral spread up to 4 metres to south at 139 King's Road, Bury St Edmunds for St Edmundsbury Borough Council

Decision

Approval be granted

120. **Tree Preservation Order Application DC/15/1689/TPO**

Tree Preservation Order 261 (1998) – (i) 1 no. Alder (01726 on plan within Area A1 of order); (ii) 1 no. Ash (01302 on plan) coppice; (iii) 1 no. Hazel (01346 on plan) crown lift to 3 metres; (iv) 9 no. Willow (01349 on plan) and 1 no. Goat Willow (01727 on plan) re-pollard; (v) Willow and Alder (01349 on plan) reduce by 1 metre to clear garage at rear of 11 Corsbie Close (all within Area A2 of order) at 1 Corsbie Close, Bury St Edmunds for St Edmundsbury Borough Council

In considering this proposal a Member pointed out that as some of the overgrown trees involved were probably self seeded a more radical approach should be adopted in future by felling these and replacing them with a more appropriate species as this would reduce recurring maintenance costs to the Council.

Decision

Approval be granted

121. **Planning Application DC/15/1540/FUL**

Change of use of existing Bed and Breakfast establishment to House of Multiple Occupation at Abbott's House, 2 Newmarket Road, Bury St Edmunds for St Edmundsbury Borough Council

A Committee Update Report had been previously circulated after the agenda and papers for the meeting had been distributed. This contained amendments to paragraphs 12, 18 and 20 of Report DEV/SE/15/59 and reported on further representations received from the occupier of a neighbouring property.

The following person spoke on the application:

(a) Objector - Michael Barker

With reference to complaints of anti-social behaviour being associated with the present use of the property as bed and breakfast accommodation for homeless persons Tony Hobby, Service Manager (Housing Options), present at the meeting, explained that the Borough Council had not been able to exercise overall control in relation to this issue since its involvement was limited as typically only 2 to 5 out of 11 units of accommodation were

occupied by residents nominated by the Council. The intention now was for the Council to purchase the property from the private owner and to carry out a conversion to create 7 units of temporary accommodation. Thereafter the property would be managed by a professional housing organisation and a different client group of families, single pregnant women and disabled persons would be catered for. Tenancy agreements would be tightly drawn, 24 hour CCTV would be in operation for external locations and staff would be on call. Contact points would be made available to neighbours in the event of complaints. There would thus be a marked difference to the operation of the premises. The objective would be to move the temporary residents to permanent accommodation in the fullness of time. The Committee acknowledged the concerns of neighbours and asked that there be full consultation with them regarding the development and operation of the facility.

Decision

Permission be granted.

122. Tree Preservation Order Application DC/15/1518/TPO

Tree Preservation Order 041 (1977) – (i) 1 no. Lime (122 on plan) pollard to 6 metres; (ii) 1 no. Lime (166 on plan) crown reduce by 20%; (iii) 1 no. Copper Beech (125 on plan) crown reduce by 20 %; (iv) 1 no. Horse Chestnut (126 on plan) crown reduce by 20% ; (v) 1 no. Oak (140 on plan) reduce lateral branches over cemetery by 4 metres; (vi) 1 no. Hornbeam (142 on plan) raise to 1.2 metres for formative pruning; (vii) 1 no. Pine (152 on plan) crown lift by 3 metres; (viii) 1 no. Scots Pine (153 on plan) crown lift by 3 metres ;and (ix) 1 no. Lawson Cypress (918 on plan) fell (all trees in G1 of Order) at Cemetery adjacent to Horace Eves Close, Withersfield Road, Haverhill for St Edmundsbury Borough Council

Decision

Approval be granted.

123. Tree Preservation Order Application DC/15/1688/TPO

Tree Preservation Order 106 (1986) 10 – (i) 1 no. Oak (565 on plan) reduce lateral spread up to 2 metres over car park; (ii) 1 no. Oak (566 on plan) reduce lateral spread up to 3 metres over garage; and (iii) 1 no Beech reduce height up to 4 metres and reduce lateral branches up to 2 metres and fell 5 small Yew and Holly trees around base (all trees within G1 of order) at 1 Bullen Close, Bury St Edmunds for St Edmundsbury Borough Council

A Committee Update Report had been previously circulated after the agenda and papers for the meeting had been distributed. This contained further consultation responses.

A Member asked whether or not it would be better to fell the Beech tree as it was suffering from disease. Officers advised that the tree was still considered

to be viable and that it would continue to provide amenity and wildlife values for the foreseeable future. Its decline was therefore being managed until such time it had to be felled.

Decision

Approval be granted.

124. **Quarterly Update Report**

The Committee received and noted Report DEV/SE/15/62 (previously circulated) which was a quarterly monitoring report giving Members information on performance in relation to Development Management and Planning Enforcement. In receiving the report the Committee expressed thanks to Gemma Pannell for her work as this was the last meeting she would be attending prior to taking up an appointment with another authority.

An updated list of Appeal cases was tabled at the meeting. Officers also gave further information on salient parts of the Report.

A member asked how many applications for Prior Approval there had been. Officers responded that there was no figure currently available but this matter would be looked at in the next report since the introduction of this procedure had resulted in a significant loss of planning fee income.

Councillor Alaric Pugh, Portfolio Holder for Planning and Growth, advised that a programme of visits in relation to development control across the Borough was being formulated for next Spring, the purpose of which would be look at examples of best practice.

The Committee welcomed the improvements in service provision and performance which had taken place and thanked Officers for their endeavours towards this end.

The meeting concluded at 1.20pm

Signed by:

Chairman

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St Edmundsbury
BOROUGH COUNCIL

Development Control Committee 5 November 2015

Reserved Matters Application DC/15/1308/RM Land South of School Road, Risby, Suffolk

Date	15 July 2015	Expiry Date:	14 October 2015,
Registered:			Extension of time agreed until 9 November 2015
Case Officer:	Dave Beighton	Recommendation:	Grant
Parish:	Risby	Ward:	Risby

Proposal: Reserved Matters Application - submission of details under outline planning permission DC/13/0520/OUT - The appearance, landscaping, scale and layout for 20 no. dwellings with associated service road and access, as amended by plans received 14 October 2015 revising the mix and layout and as amended by plans received 19 October 2015 revising landscaping.

Site: Land South of School Road, Risby

Applicant: Fleur Developments Ltd - Mr Jamie Bird

Synopsis:

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

Recommendation:

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

CONTACT CASE OFFICER:

Email: dave.beighton@westsuffolk.gov.uk
Telephone: 01638 719470

Background:

This application is referred to the Committee because it is a major application and the Officer recommendation to approve is contrary to the objection received from Risby Parish Council.

Application Details:

1. The proposal seeks reserved matters planning permission for the appearance, layout, scale and landscaping of the site. Outline planning permission exists for a development of up to 20 dwellings.

Amendments:

2. Amended plans have been received during the lifetime of the application. These amend the mix such that they are representative of the Strategic Housing Market Assessment required mix. Modest changes have also been made to the layout and positioning of certain plots, as well as to the rear boundary treatment of the proposed plots at 8-13. An amended landscaping plan has also been received supplementing the soft landscaping on the northern boundary. These changes are discussed in more detail within the main section of the report.

Site Details:

3. The site comprises 1.68 hectares of arable agricultural land located to the south of School Road and adjacent to the village playing field and cricket pitch which is located to the west of the application site. The frontage of the site is situated within Risby Conservation Area but the area of the built development itself will be outside, within land designated as Countryside for the purposes of the adopted Policies Map.
4. The site is relatively flat and is bounded to the south by a mature field hedge, to the west by a field hedgerow, to the east the site by open farmland and a farm access track, and to the north by School Road and Quays Barn with residential development beyond.
5. The A14 is located approximately 450 metres to the south, across open farmland.

Application Supporting Material:

6. Information submitted with the application as follows:
 - Application forms.
 - Plans and drawings.

These plans are available to view on the planning file of the Authority website.

Planning History:

7. The following application is relevant – SE/11/1426. Outline Planning Application – Erection of 25 dwellings, service road and access. Withdrawn prior to determination.

8. DC/13/0520/OUT – Outline Planning Application – Erection of 20 dwellings with associated service road and access. Approved subject to S106.

Consultations:

9. **Conservation Officer:** No objections to the outline indicative layout, and no further comments to make in relation to this proposal. *Officer Note - The only part of the site that sits within the Conservation Area is the access and frontage, which is in general accord with the indicative details submitted at outline stage.*
10. **SEBC Tree and Landscape Officer:** Raises comment as follows –
- Existing trees to be shown accurately. *Officer Note – they are.*
 - Easement along the southern footpath is too tight and does not allow sufficient room. *Officer Note – see discussion on amended plans.*
 - The proposed trees in the south east corner of the site are not sustainable in relation to the very small gardens of the affordable houses.
 - The tree screen proposed in the outline gave a continued rural backdrop to the existing properties and has been lost and replaced by built development. *Officer Note – see main section of report.*
 - The footpath crossing the road looks directly into the dwelling at plot 1 and should be moved.
11. **Suffolk County Council Highway Authority:** No objection, and make the following comments –
- It is noted that it has been previously agreed that the access roads, footways, verges, drainage and any street lighting within this development will NOT be adopted by Suffolk County Council under a section 38 agreement. This is referred to in the Design/Access/Explanatory Statement (Condition 9 paragraph) by Fleur dated June 2015 and is due to unapproved drainage. Therefore, the development will not be adopted by Suffolk County Council at any point in the future. Subsequently, the internal layout has only been assessed in relation car parking and manoeuvring, drainage onto the adjacent highway and any other factors that may affect highway safety.*
- The aforementioned highway related matters are covered in the outline application (DC/13/0520/OUT) conditions and will be discharged as details are provided to the satisfaction of the Highway Authority. Therefore, no further comments are made in relation to this reserved matters application.*
12. **Environmental Health Services – Public Health and Housing:** No objection.
13. **Suffolk County Council Public Rights of Way:** No objection.
14. **Environment Agency:** Do not have comments to make on this Reserved Matters application.
15. **Suffolk County Council Fire and Rescue:** Raise no objections, and restate comments made at the outline stage.

16. **Natural England:** *Natural England has assessed this application using the Impact Risk Zones data (IRZs). Natural England advises your authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which Breckland SPA has been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives.*

In addition, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Breckland Farmland SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application.

17. **Suffolk County Council Archaeological Service:** No objections subject to the imposition of conditions. Officer Note - *conditions covering this matter satisfactorily were imposed at the outline stage.*

Representations:

Risby Parish Council: It was resolved that the Council would object to this application for the following reasons:

- a) The most sensitive boundary is on the northern edge of the main site where the existing housing is closest to the new development. The outline application showed a full line of mature trees along the entire length of this boundary which has now been replaced by an immature hedge. This is not acceptable to the occupiers of Quays Barn. The re-instatement of the line of mature trees is forcefully requested as the most important issue to existing residents. *Officer Note – see main report.*
 - b) The boundary on the western side of the site requires a semi-mature hedge along the entire length and the removal of existing scrub, save for an access point to the site. *Officer Note – see main report.*
 - c) The access road from School Road should be constructed first to ensure that there is no use of the existing access to Quays Barns by construction traffic. *Officer Note – see main report.*
 - d) A legal agreement is required as a condition of the planning permission to ensure that priority of the social housing element of the scheme is to accommodate people with a local connection to the village, irrespective of the which housing association subsequently manages the properties. *Officer Note – A s106 Agreement has already been completed and signs which establishes the quantum and mix of social housing. It will be considered for occupation in the normal manner in accordance with the Authority's standards relating to such.*
 - e) The footpath which crosses the site from the existing playing fields is a public right of way and hence needs a formal diversion to what is described on the plans as an informal footpath. *Officer Note – this is not the case. The formal route of the footpath is along the western and southern boundaries. This will be retained and no diversion is necessary. There are no objections to this proposal from the County Council Public Rights of Way team.*
18. Two letters of representation have been received which raise the following comments.
- I was greatly concerned to note that the detailed landscaping plan for the above development shows only a hedge at the most sensitive boundary on the northern edge of the main site where existing housing is closest to the new development. The approved outline planning permission showed a full line of mature trees along the entire length of this boundary which has now

been replaced simply by an immature hedge. This is not acceptable and the re-instatement of the full line of mature trees is strenuously requested as this was a key issue for local residents during the discussions regarding outline planning permission. *Officer Note – Amended plans have been received which supplement this already extensive boundary on the other side of the access track.*

- Secondly, I would like to request that the access road from School Road should be constructed first to ensure that there is no use of the existing access to Quays Barns by construction traffic. Planners should also note that the footpath which crosses the site from the existing playing fields is a public right of way and hence needs a formal diversion to what is described on the plans as an informal footpath.
- I would also suggest that the boundary on the western side of the site requires a semi-mature hedge along the entire length and the removal of existing scrub, save for access point to the site via the public footpath. This is a safety consideration to prevent a free flow of children from the recreation field into the new development, especially during construction, as children regularly play close to this boundary after school.
- Further inspection showed in fact that the full line of mature trees on the Northern border, (which was approved on original plan), shows now only a hedge. This border is the closest to the properties of 4 & 5 Quays Barns (we are the occupiers of 5 Quays Barns). We strongly object to this change in detail, and request that borders remain as original plans.
- The Access to Quays Barns is a small private gravel road, and totally unsuitable for heavy construction traffic and therefore insist that the main entrance road onto new development be installed at start of development.

Policies:

Development Plan

19. Joint Development Management Policies 2015

DM1 – Presumption in Favour of Sustainable Development.

DM2 – Creating Places – Development Principles and Local Distinctiveness.

DM6 – Flooding and Sustainable Drainage.

DM7 – Sustainable Design and Construction.

DM10 – Impact of Development on Sites of Biodiversity and Geodiversity Importance.

DM11 – Protected Species.

DM12 – Mitigation, Enhancement, Management and Monitoring of Biodiversity.

DM14 – Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards.

DM17 – Conservation Areas.

DM20 – Archaeology.

DM22 – Residential Design.

DM42 – Open Space, Sport and Recreation Facilities.

DM44 – Rights of Way.

DM46 – Parking Standards.

20. Rural Vision 2014.

RV23a – Land Adjacent the Cricket Pitch – allocation for up to 20 dwellings.

21. St Edmundsbury Core Strategy December 2010.

CS1 St. Edmundsbury Spatial Strategy

CS2 Sustainable Development

CS3 Design and Local Distinctiveness
CS4 Settlement Hierarchy and Identity
CS5 Affordable Housing
CS7 Sustainable transport
CS13 Rural Areas

Other Planning Policy

22. National Planning Policy Framework and online Planning Practice Guidance.

Officer Comment:

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

- Introduction and Context of Outline Planning Permission
- Design and Impact on Character and Appearance, including upon Conservation Area.
- Impact upon Amenity
- Impact upon Biodiversity
- Sustainable Design and Construction
- Highway related impacts.
- Other Matters including Sustainable Design and Construction.

Introduction and Context of Outline Planning Permission

24. The site is allocated under Policy RV23a of the Rural Vision 2014. The site also benefits from outline planning permission for 20 dwellings, of which this is a reserved matters submission. Adoption of this Vision 2031 allocation post dated the approval of the outline planning application for this site. However, at the time of consideration of the outline approval the Vision document was at an advanced stage and it was not considered reasonable to resist development simply on the basis that it had come forward in advance of the final adoption of the Vision.

25. Policy RV23a confirms that residential development on this site will be permitted having regard to the phasing period shown. It states that development on the site must provide enhanced footpath and cycleway access to the village centre (The Green), community centre and primary school. Strategic landscaping and open space must be provided to address the individual site requirements and location.

26. Whilst the site is identified as medium term in Rural Vision 2031, it was considered at outline stage that due to its modest size, and the fact there are no other allocated sites to the period up to 2031 within the village, the development of this site will not prejudice the overall strategy of development in the rural areas. There was and still is therefore no objection to development of this site at this stage on planning policy grounds.

27. Negotiation has taken place, post submission, in order to ensure that the proposed mix is representative of the Strategic Housing Market Assessment (SHMA) requirements, and in accordance with the requirements of Policy DM22. This has resulted in two more three bedroom dwellings than had previously been submitted and two less four/five bedroom dwellings. With such changes made it is considered that the mix is in accord with the provisions of Policy DM22 and can be considered satisfactory.

28. The site benefits from an outline approval for 20 dwellings. This proposal is the reserved matters associated with that approval. Enhanced footpath access to the village, in the form of a pedestrian crossing, is secured through conditions attached to the outline approval and consideration as to the effectiveness or not of the proposed open space can be made below.
29. Accordingly, the principle is already satisfied and it is consideration of the further matters of detail that is necessary at this stage.

Design and Impact on Character and Appearance, including upon the Conservation Area

30. The front part of the site is located within Risby Conservation Area albeit the adjacent dwellings at Quay's Barn are outside and the majority of the site further south away from School Road is also outside. The adjacent playing field to the west is within the Conservation Area.
31. Earlier concerns raised from a Conservation perspective in response to an outline application in 2011 for 25 dwellings in this location related to, at that time, the provision of dwellings at the entrance of the site located within the Conservation Area and to the detrimental impact of such upon the setting of the adjacent historic barns. The development proposed in this reserved matters proposal, with the exception of the proposed access, is located outside but adjacent to the Conservation Area boundary. The impact of the proposal on the character and appearance of the Conservation Area is largely restricted therefore to the proposed access.
32. The treatment of the access will prove particularly sensitive in this rural location and an overly engineered access has been avoided. Instead a sensitively designed access as shown will not cause harm to the character or appearance of the Conservation Area. The access shown on the submitted layout plan is considered to sit comfortably within this part of the site. It is modest in scope and extent, such that it appears suitably incidental within the otherwise soft landscaped frontage. The proposal includes for the main block of open space to the front of the site providing an attractive gateway to the development. The space is linked to the adjacent playing field by an existing public footpath.
33. Accordingly. It is considered that the proposal will not be detrimental to the Conservation Area.
34. It is also important to consider the impact of the proposal upon the wider, non-designated character and appearance of the area, as well as the specifics of the design itself.
35. The village of Risby is visible across the fields from the A14, viewed set amongst trees reinforcing its appearance as an attractive rural settlement. The submitted layout builds on certain design parameters shown indicatively at the outline stage. The layout provides for an appropriately modest density of approximately 12 dwellings per hectare, in accordance with the Vision allocation, and noting the need to protect the soft landscaped setting of Risby and to protect the character of the Conservation Area. It also provides a well landscaped layout which responds to the low density and verdant character of much of the wider village. The layout includes access to the adjacent open space and it is considered that the layout proposed is wholly satisfactory in this context.

36. The proposal includes the provision of a green spine through the centre of the site, with buildings framing this and set around it. Buildings are also positioned in key locations further enhancing the appearance and character of the development. For example, Plots 1 and 17 which are positioned in visually prominent locations close to the entrance, and plots 6 and 7 which help frame part of the green spine. Negotiation has taken place in relation to plots 8-13. It had been hoped that it might have been possible to ensure that these addressed the public footpath to the south in a more positive fashion. However, this has not proven possible due to the implications of the drainage requirement for this part of the site. Officers are satisfied, having robustly tested this point, that the present orientation is the best possible from a technical perspective, with the fact remaining that, whichever way they were orientated, they would need to turn their back on either the footpath or the remainder of the development site. Amendments have taken place to the landscaping and boundary treatment in this part of the site to ensure that the relationship of plots 8-13 to the footpath can be maintained satisfactorily. A permitted development restriction on walls, fences and other means of enclosure will be necessary to ensure that this transition between the rear gardens of plots 8-13 and the soft landscaped margin to the footpath is not otherwise eroded over time by the erection of any inappropriate boundary treatments.
37. The layout has also been further amended in a number of ways. Plot 3 has been narrowed to improve the relationship to off site dwellings to the north. Plots 20 and 14 have been amended to ensure that a better stand off / margin exists between them and the public footpath to the south of the site. The fenestration to plot 1 has been amended to make it simpler and less cluttered. As advised above, the mix has also been amended to increase the number of three bedroom dwellings, in accordance with the mix required in the SHMA, and through Policy DM22. This has led to some consequential changes to the design of certain plots.
38. With these changes secured officers are satisfied that this proposal is of a design quality appropriate for this location. The design of the dwellings is considered intrinsically acceptable, and with a varied palette of materials including colour washed render, painted larch weather boarding, graded field flint, and natural clay pantiles, the scheme can be considered wholly satisfactory in respect of its layout, design and appearance.
39. The proposal extends the village south and is relying on the existing hedgerow to provide the landscape setting. Whilst this will provide some softening the development would benefit significantly from a more robust landscaped boundary particularly given the presence of a PRoW along this southern boundary. The submitted soft landscaping details propose a number of trees to this southern boundary it is considered that impact upon the landscaped setting of Risby can be considered satisfactory.
40. Footpath 1 (PRoW) is shown on the western and southern sides of the site. The layout shows the retention of this path within a suitable soft landscaped setting. Amendments to plots 14 and 20, involving the repositioning further north, ensure that the footpath will be retained satisfactorily within this development.

41. Accordingly it is considered that the design and layout of the proposal is acceptable, and also that the proposed development will have an acceptable impact upon the character and appearance of the immediate and wider area, including the Risby Conservation Area.

Impact upon Amenity

42. The submitted plans demonstrate a layout that will maintain a satisfactory inter-relationship between proposed dwellings whilst being respectful to the existing off site residential dwellings to the north. It is not considered, given the separation distances involved, that the provision of an access road in the location proposed will be significantly detrimental to the amenities of any nearby residential properties.

43. Concern has been raised by third parties about the proposed soft landscaping on the northern boundary. Officers are satisfied that this relationship remains acceptable. The physical separation between dwellings is considered sufficient. Furthermore, the orientation of dwellings (including the narrowing of the span and hiping of the roof of Plot 3 as secured by Officers through the submission of amended plans) plus the intervening existing soft landscaping at the rear of Quay's Barns further considerably limit any adverse impacts upon amenity as a result.

44. Nonetheless, the applicant has been invited to provide more soft landscaping at this part of the site, in response to the concerns of the Parish Council and others. In particular the applicant has been asked to investigate the possibility of more trees along the northern boundary, rather than just the hedge boundary as proposed. An amended landscaping plan has been provided which provides additional trees along this boundary and with such included it is considered that the scheme will have a wholly acceptable impact upon the amenities of nearby property. In order to secure this landscaping it will be necessary to impose an additional condition requiring implementation.

45. Concern has been raised in representation from third parties about the impact of the use of Quay's Barn access in conjunction with construction traffic. The applicant has advised in response to this that the access track is not owned by those who object to its use, rather it is owned by the Kilverstone Estate and the applicant confirms that rights have been granted to them for construction traffic. Amenity impacts arising from construction activities are unfortunate, but they are a simple and unavoidable consequence arising from development. They will not endure beyond the construction phase and, subject to the consideration, agreement and implementation of the Construction Method Statement required under condition six of the outline approval, it is considered that any transient adverse impacts upon amenity must be noted as being acceptable within this context.

46. With such considered Officers advise that the impacts upon amenity arising from this proposal can be assessed reasonably as being acceptable in this context and do not present any material reasons to withhold the grant of reserved matters planning permission.

Impact upon Biodiversity

47. This application is in close proximity to the Breckland Farmland Site of Special Scientific Interest (SSSI). This SSSI forms part of the Breckland Special Protection Area (SPA).

48. Natural England advises that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which Breckland SPA has been classified. Natural England's advice is that the Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives.
49. In addition, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Breckland Farmland SSSI has been notified. The SSSI does not represent a constraint in determining this application therefore.
50. This development should also provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. Details of such are included within the submitted soft landscaping proposals, and no objection to such has been received from the Council's Tree, Landscape and Ecology Officer.
51. An ecology report had been submitted to support the outline planning application. The assessment in that report relied on the retention of a veteran oak tree located to the south west and the layout now before us ensures that new development and garden land is outside of the RPA and canopy spread.
52. Accordingly, it is considered that the impact upon biodiversity, subject to compliance with the conditions imposed on the outline approval, can be considered satisfactory.

Highway related implications.

53. Suffolk County Council raised no objection to the outline proposal, subject to the imposition of extensive conditions relating to the access and visibility. SCC has subsequently confirmed again that they have no objection to the scheme.
54. The scheme proposes a sufficiency of car parking spaces, including on plot driveways and garages that meet the up to date standards in the County Councils 2014 parking standards. The terrace of affordable houses at plots 8-13 also proposes 11 spaces, set against a minimum requirement in the adopted standards of ten.
55. Accordingly, it is considered that the highway related implications of this development can be satisfied.

Sustainable Design and Construction

56. Section 19 (1A) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to include in their Local Plans "policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change".
57. The Framework confirms planning has a key role in helping shape places, to (inter alia) secure radical reductions in greenhouse gas emissions and supporting the delivery of renewable and low carbon energy. The Government places this central to the economic, social and environmental dimensions of sustainable development.

58.The document expands on this role with the following policy:

In determining planning applications, local planning authorities should expect new development to:

- *comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
- *take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.*

59.Core Strategy policy CS2 seeks to secure high quality, sustainable development by (inter alia) incorporating principles of sustainable design and construction in accordance with recognised appropriate national standards and codes of practice covering various themes.

60.Policy DM7 of the Joint Development Management Policies Document sets out requirements for achieving sustainable design and construction. The policy expects information to accompany planning applications setting out how Building Control standards will be met with respect to energy standards and sets out particular requirements to achieve efficiency of water use. The policy is also supported by the provisions of Policy DM2 of the same plan.

61.The outline planning application was submitted in advance of the adoption of the Joint Development Management Policies Document and was therefore not accompanied by a statement confirming how Building Control requirements for energy efficiency will be achieved. The reserved matters Design and Access Statement does not include any commentary on this point and the planning application does not address water efficiency measures. Neither does it presently propose a strategy for minimising water use and the proposals are therefore technically contrary to policy DM7 of the Joint Development Management Policies Document in this respect.

62.However, given the modest overall scale of the proposal, and given that it is considered that the steps that will be required to ensure compliance with DM7 in relation water efficiency can be readily considered at a later stage, it is considered reasonable to impose a condition requiring these details to be submitted at a later date and for the agreed measures to be subsequently incorporated into the construction/fitting out of the development at the construction stage.

Conclusion:

63.There are no reasons to withhold the grant of reserved matters planning permission. The land is allocated for 20 dwellings and benefits from an outline planning approval for such.

64.The proposal raises no issues of detail that would warrant refusal at this stage. The design, layout, appearance, landscaping and wider impacts of this proposal are all considered acceptable and there are no reasons to withhold the grant of reserved matters planning permission.

Recommendation:

65. Grant Reserved Matters Planning Permission, subject to the following conditions:

1. Compliance with Plans (14FP).
2. A scheme shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of construction on the dwellings, that demonstrates what measures will be taken to minimise water use within the dwellings in accordance with the requirements of Policy DM7 of the Joint Development Management Policies. Any such scheme as may be agreed shall be implemented in accordance with the details and timescales therein.

Reason: To ensure water conservation in accordance with the requirements of Policy DM7 of the Joint Development Management Policies.

3. The boundary treatment to rear of plots 8-13 (inclusive) shall be provided in accordance with drawing 1501 -2/ R8/ 13f prior to the first occupation of any of these dwellings. Thereafter, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), no development permitted by Article 3 and Part 2 Class A of Schedule 2 to the Order shall be erected/carried out within the site, to the south of the buildings at plots 8-13 (inclusive), other than as expressly authorised by this permission.

Reason: To ensure that the satisfactory appearance of the development/locality is maintained.

4. Implementation of landscaping (drawing JBA 13/217-01 rev C) (23EA).

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=NQHPT3PDIWZ00>

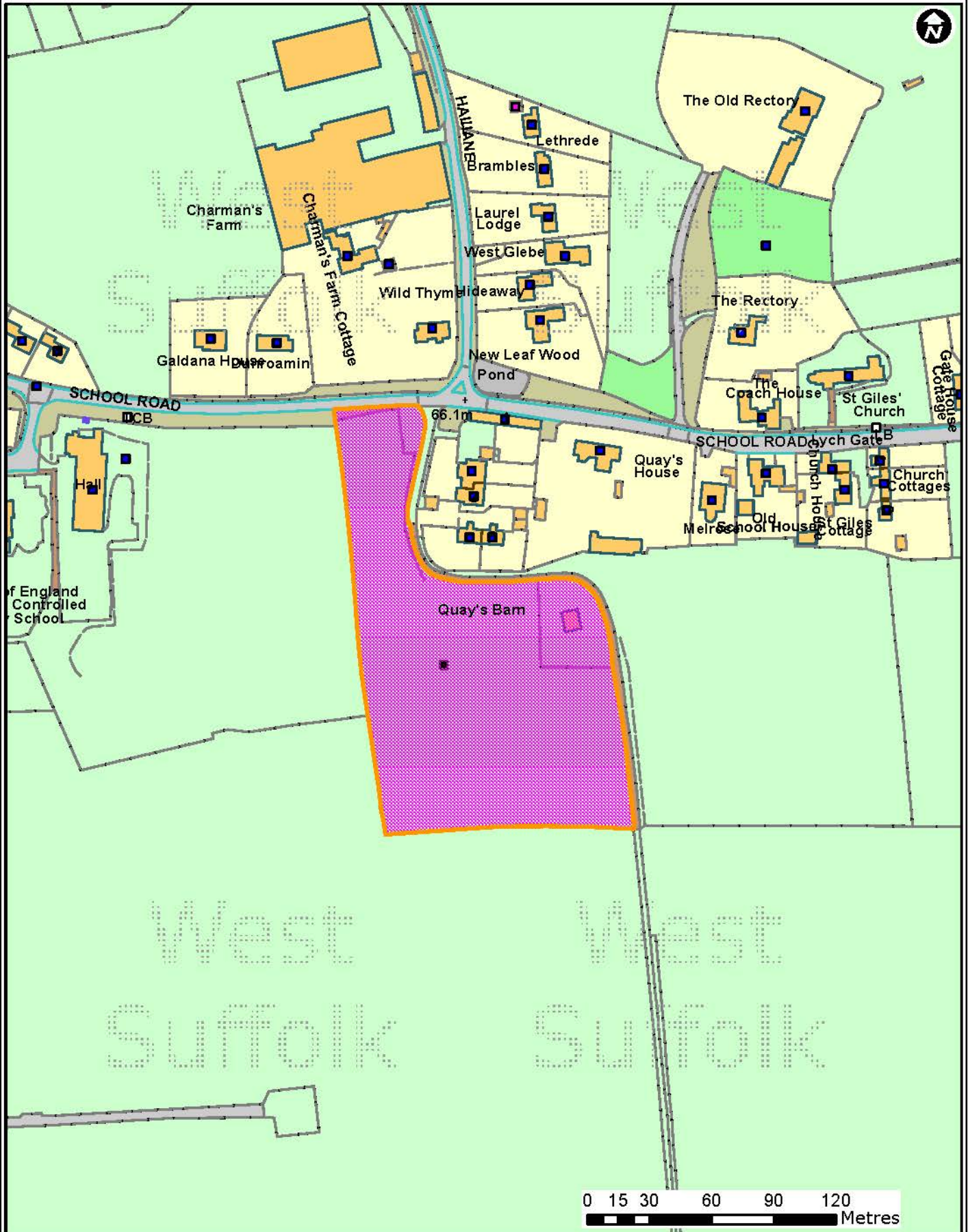
Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, St. Edmundsbury Borough Council, West Suffolk House, Western Way, Bury St. Edmunds, Suffolk

Case Officer: Dave Beighton

Tel. No. 01638 719470

DC/15/1308/RM

Land South of School Road, Risby

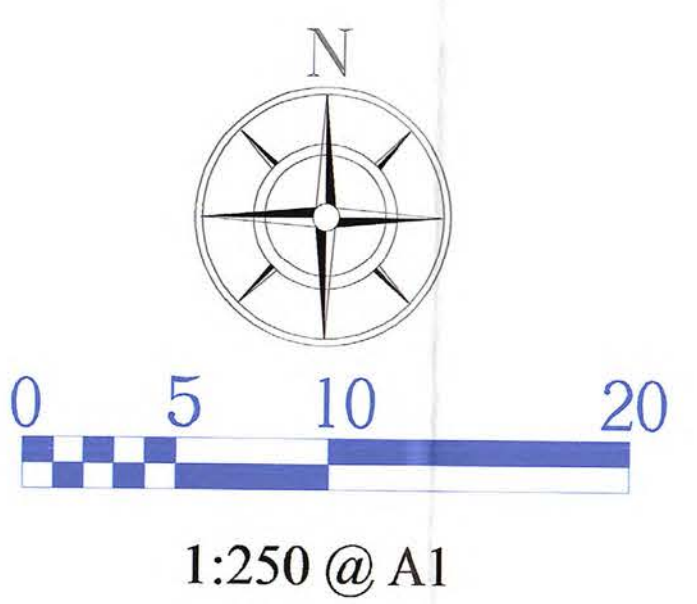


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KEY

	APPLICATION BOUNDARY		LEVEL THRESHOLD
	EXISTING TREE with 20' circle from JBA Tree Survey Schedule		WATER BUTT 50' collection pipe to collection tank 2' dia. recycling work 1' dia. normal waste work
	PROPOSED TREE AT MATURITY (indicative)		Site change possible allowed by 100' cover area which is not shown
	PROPOSED HEDGE (indicative)		Abandonment hole pump
	EXISTING LEVEL		Reinstatement areas - see JBA report and drawings
	PROPOSED LEVEL		
	FINISHED FLOOR LEVEL		
	BRICK WALL & HEIGHT		
	CLOSE BOARDED FENCE & HEIGHT		



REVISIONS
 L: 25 JUN 2015
 ACCESS ROAD AMENDED TO
 UNIFORM 4.8M WIDTH

MRA
 Martin Raper Architect
 amartinraper@btconnect.com

School Road
 Risby
 for Fleur Developments

1501 PA3 | L

BLOCK PLAN 1:250

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St Edmundsbury
BOROUGH COUNCIL

Development Control Committee

5 November 2015

Planning Application DC/15/1441/HH

3 Clopton Park, Wickhambrook

Date: 27 July 2015 **Expiry Date:** 21 September 2105
Registered:

Case Officer: Aaron Sands **Recommendation:** Grant

Parish: Wickhambrook **Ward:** Wickhambrook

Proposal: Householder Planning Application - Single storey side extension, two storey rear extension and garage conversion including extension to from granny annexe

Site: 3 Clopton Park, Wickhambrook

Applicant: Mr & Mrs Keith Dailey
Agent: KJ Architects – Mr Keith Johns

Synopsis:

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

Recommendation:

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

CONTACT CASE OFFICER:

Email: aaron.sands@westsuffolk.gov.uk

Telephone: 01284 757355

Background:

This application was deferred by the Committee at its meeting on 1 October 2015, in order to allow a site visit to be undertaken.

The application was referred initially to the Committee due to the interest shown by Councillor Clive Pollington as the neighbour of the property and, following advice from the Legal Officers in relation to Cllr. Pollington's stated position, in the interests of openness and transparency.

Wickhambrook Parish Council objects on the grounds of overdevelopment. In ordinary circumstances the application would first have been presented before the Delegation Panel, but in these circumstances it was considered reasonable to present this matter straight before the Committee.

This report is the same report as was presented on 1 October 2015, albeit updated where necessary. Officer comments added since the last meeting of the Committee may be found under the section titled "Additional Comments Following October Development Control Committee"

The application is recommended for APPROVAL.

Proposal:

1. Planning permission is sought for the erection of a single storey side extension and a two storey rear extension to the host dwelling. The proposal also includes the conversion of a detached garage into an annexe and a single storey rear extension to the garage to facilitate this conversion. The single storey side extension to the dwelling measures 2.7 metres in width and 6.2 metres in depth. It has a flat roof and approximately 3.2 metres in height.
2. The two storey rear extension 5.2 metres in width and 5.6 metres in depth. It measures approximately 8.2 metres in height to the ridgeline and 5.2 metres to the eaves, matching the roof form of the existing two storey rear wing. It is located on the site of an existing conservatory that is to be removed to accommodate the extension.
3. The garage extension is 2.8 metres in depth and 3.2 metres in width. It features a flat roof at approximately 2.5 metres in height. The existing garage doors are to be blocked up and replaced by a pair of windows.

Application Supporting Material:

4. Information submitted with the application as follows:
 - Application Form
 - Planning Statement
 - Existing Floor Plans (Drawing no. 001)

- Existing Elevations and Site plans (Drawing no. 002 rev A)
- Proposed Floor Plans (Drawing no. 003)
- Proposed Elevations and Site Plans (Drawing no. 004 rev A)

Subsequent information received incorporated the following:

- Existing Sunlight diagrams
- Proposed Sunlight diagrams
- Justification Statement
- Proposed Elevations and Site Plans (Drawing no. 004 rev B)

Site Details:

5. The site comprises a two storey detached dwelling located in the designated Countryside and built on the site of a former Transport Yard. The property is located in a spacious plot with a double garage to the front and further provision for parking to the front. The boundary is marked by a brick wall to the front and a close boarded fence approximately 2 metres in height to the rear and sides. The properties along this road feature a mix of materials and forms but share a similar scale the size of the plot.

Planning History:

6. E/99/2567/P - Outline Planning Application - Nine houses and access (following demolition of warehouses and dwelling) as amended by drawing No. 2030/A received 15th March 2000 indicating reduction in number of dwellings, by letter and plan received 6th April 2000 indicating revised indicative layout, alterations to site boundary to south and inclusion of area of open space to west, by letters and plans received 12th May 2000 indicating realignment of access, and by letter and plan received 9th August 2000 indicating access arrangements amended. Granted 26/07/2001
7. SE/01/1861/P - Submission of Details - Erection of 9 dwellings and garages, construction of new vehicular access and stopping up of existing vehicular access as amended by letter and plans received 19th July 2001 indicating revised detail to Plot 3 and alteration to boundary wall at Plot 8. Granted 26/11/2001
8. SE/07/1084 - Planning Application - Erection of conservatory to side/rear elevation. Granted 08/08/2007.

Consultations:

9. Environment Team: No objection, advisory informatives to be included
10. Highway Authority: No objection subject to conditions

Representations:

11. Parish Council: Objection on the grounds of overdevelopment and adverse impact to the character of the area.

12. Ward Member (Councillor Pollington): Objection to the proposal on the grounds of overdevelopment, parking, loss of amenity and harm to the character of the area. *Note: Cllr. Pollington owns the neighbouring property at No. 2 Clopton Park and his comments are made as a neighbour.*

13. Six representations received incorporating the following points:

- Overdevelopment of the site
- Amenity impacts due to loss of light, overshadowing and overlooking
- Impacts to character of the area
- Loss of parking
- Inappropriate design

The following points have been raised that are not material planning considerations:

- Effect on property values
- The annexe could be used as a new dwelling in the future

One anonymous representation incorporating the following points:

- Amenity impacts due to loss of light and overshadowing
- Overdevelopment
- Setting a precedent (*it should be noted that each application is taken on its own merits and the provision of one garage conversion does not mean that others will be granted consent if there are concerns raised by the application*)

Policy: The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

14. Joint Development Management Policies Document:

- Policy DM2 (Creating Places – Development Principles and Local Distinctiveness)
- Policy DM24 (Alterations and Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage)
- Policy DM46 (Parking Standards)

15. St Edmundsbury Core Strategy December 2010

- Policy CS3 (Design and Local Distinctiveness)

Other Planning Policy:

16. National Planning Policy Framework (2012)

Officer Comment:

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

- Principle of Development
- Design and Form (including impact on character and setting)
- Impact on Neighbours

Principle of Development

18. Applications of this nature are directed by policies DM2 and DM24. Policy DM24 in particular recognises that many people wish to extend and alter their properties and provide annexes within their property boundaries. Proposals of this nature must indicate that they are respectful of the character of the dwelling and the area. Development must also be mindful of the amenity of neighbouring areas and residents and ensure that they will not be adversely affected. For those proposals in the Countryside development will also need to indicate that it is subservient to the host dwelling and, for annexes, will need to be capable of integrating back into the use of the host dwelling when the need has ceased. There is clear indication within the policies that the principle of the development is acceptable subject to the details meeting the appropriate tests as set out above.

Design and Form (including impact on character and setting)

19. The proposed two storey rear extension is proposed in similar materials to the host dwelling and mirrors the roof form of the existing rear wing. It is located in such a way as to be screened from the public domain by the host dwelling and is set below the height of the existing ridgeline to highlight subservience. These features tie the extension into the host dwelling and indicate its deferential nature to the host dwelling. Similarly, the side extension with its matching materials and modest projection also shows deference to the host property. This side extension is screened by the existing garage and the fence to the boundary.

20. The conversion of the garage also includes a modest single storey rear extension located along the boundary and screened by both the dwelling and the boundary treatment. Policy DM24 requires that annexes are no larger than required in order to meet their needs and it is considered that this modest extension to the existing garage space in conjunction with the conversion to an annexe would be compliant with the policy. This street is characterised by spacious properties and detached garages. While the proposal does introduce an alternative use for the outbuilding its subservient scale and nature and the lack of a defined boundary between the annexe and the host dwelling will allow the two buildings to appear and be read as one property, thereby respecting the character of the area. It is considered that the annexe, noting its capability to be converted back to either a garage once it is no longer required, or else retained and thereafter used for other purposes ancillary to the dwelling (storage, games room, office etc.), ensures that the proposal complies with the provisions of Policy DM24.

Impact on Neighbours

21. A number of objections have been received in relation to the application as summarised above. The application site is bordered by four neighbours, though two to the rear are well screened by substantially developed trees and are so unlikely to be able to view the site except through glimpses between the trees such that no concerns whatsoever exist about the

impacts upon them.

22. The remaining two properties, numbers 2 and 4 Clopton Park have expressed concerns relating to a number of points. Number 2 has raised the issue of loss of light and states that the two storey rear extension will have a harmful effect to their amenity by way of overshadowing. The agent has submitted shadow diagrams that indicate the proposed works are unlikely to overshadow the neighbouring properties except for those late months, predominantly mid-September through to February, in the evening or early morning. It is considered that this shading, noting the time of year, would not be materially harmful to the amenity of the adjacent properties as the shadows largely appear to be introduced by the existing dwelling in any event, rather than by the proposed extension, as the sun moves closer to the horizon.
23. The rear extension is otherwise considered to be proposed a sufficient distance (approximately 8 metres) from the closest neighbouring property such that it cannot reasonably be considered that there will be any adverse amenity impact arising from any overbearing appearance, noting the scale and distances involved.
24. The issue of overlooking has been raised by number 4 in relation to the single storey side extension. This is a modest extension located close to the boundary on the site of an existing outbuilding. While there is a window that faces number 4 there is existing boundary treatment in the form of a fence that would screen the site from overlooking views. Additionally the room is a utility room and, while it may see a reasonable level of traffic it is not a room that would be in prolonged use thereby significantly reducing any impacts. It is therefore considered that the proposal would not have an adverse impact the amenity of nearby residents and is compliant with those policies that seek to protect this.

Additional Comments Following October Development Control Committee

25. Further to meeting of the Development Control Committee in October this section aims to highlight further background information in relation to the development. Firstly, the use of the annexe, as highlighted within the Justification Statement submitted by the applicants (which has been attached as appendix A) indicates that the annexe is to be primarily in use by the family, particularly the parents of Mrs Dailey and latterly the applicant's son. This statement mentions that financial constraints are one of the reasons behind the choice of an annexe and indicates that the use of a detached building is to allow a level of independence that would not otherwise be achievable with an integrated annexe.

Conclusion:

26. 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:

It is **RECOMMENDED** that planning permission be **Approved** subject to the following conditions:

1. 01A – Time Limit details
2. 14FP – Accordance with approved plans
3. 04I – Materials to match existing dwelling
4. 08C – Annexe not to be separate from dwelling
5. 18AA – Parking/Manoeuvring to be provided and retained

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=summary&keyVal=NRMQ6LPDJ9Q00>

Case Officer: Aaron Sands

Telephone: 01284 757355

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Annexe Justification Statement

As a family of 5 (Keith, Carolyn and our 3 children) the current property is now full on the first floor. After considering the future plans for our parents (Carolyn's parents) and for our eldest son who is 10 years old who has Downs Syndrome it certainly became obvious that we would have to start planning for our parents pending retirement and even more so our sons future.

Our parents currently live with our brother in Lakenheath and he is set to marry next May. They are then both planning a family and in their current property being 3 bedrooms this will not be a viable option for my parents as they do need separate bedrooms.

Our father has recently overcome cancer and our mother has increasing mobility problems and neither are in a financial position to buy property near us. The cost of the annexe certainly is nowhere near what it would be to buy a property close to us to protect the family unit and nor would it be practical for the future of our son.

Given that our business is within the care sector we are more than aware of the strains on adult social care and the lack of family members being socially responsible to adapt their homes to accommodate elderly parents, this ensures security for them and more importantly reduces the strain on the current social situation which by 2020 will be the biggest problem the government are facing.

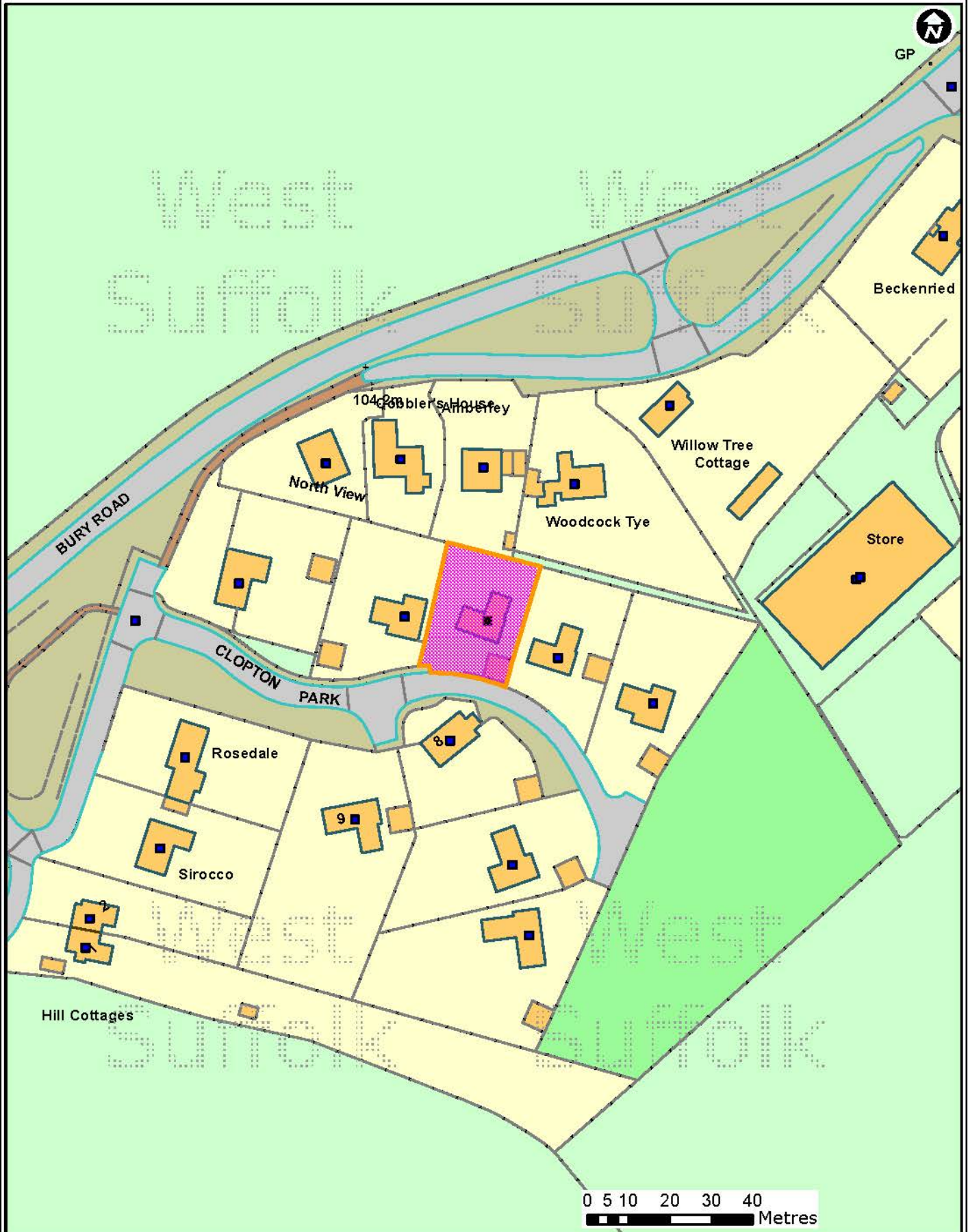
It will also provide a wider family network for our children especially our eldest son. The suggestion that we make our house bigger to accommodate them is seriously lacking in the holistic approach of them remaining as independent as possible but within the safety of their family. We see more and more families transforming their unused garage facilities to create this profoundly important space and more importantly taking the pressure off the local councils.

Looking further into the future, younger vulnerable adults like our son will find it increasingly difficult to find safe and familiar assisted living premises allowing him to remain as independent as possible but within the realms of the safety of his family. This annexe will also allow him to do just that.

Overall the responses to our plans of an annexe seem certainly short sighted and generally quite selfish to the current situation that all of us at some point will be faced with. They are based on the minor addition to a window which is not affecting anyone and given the reasons why we are proposing it, seems quite out of proportion to reality.

In respect of the comments from the Highways agency regarding ensuring there is enough space for parking; as our current driveway comfortably fits 4 cars (without use of the garage) this will not affect current parking arrangements, however our plans are to open up the unused grassed area to ensure plenty of on drive parking.

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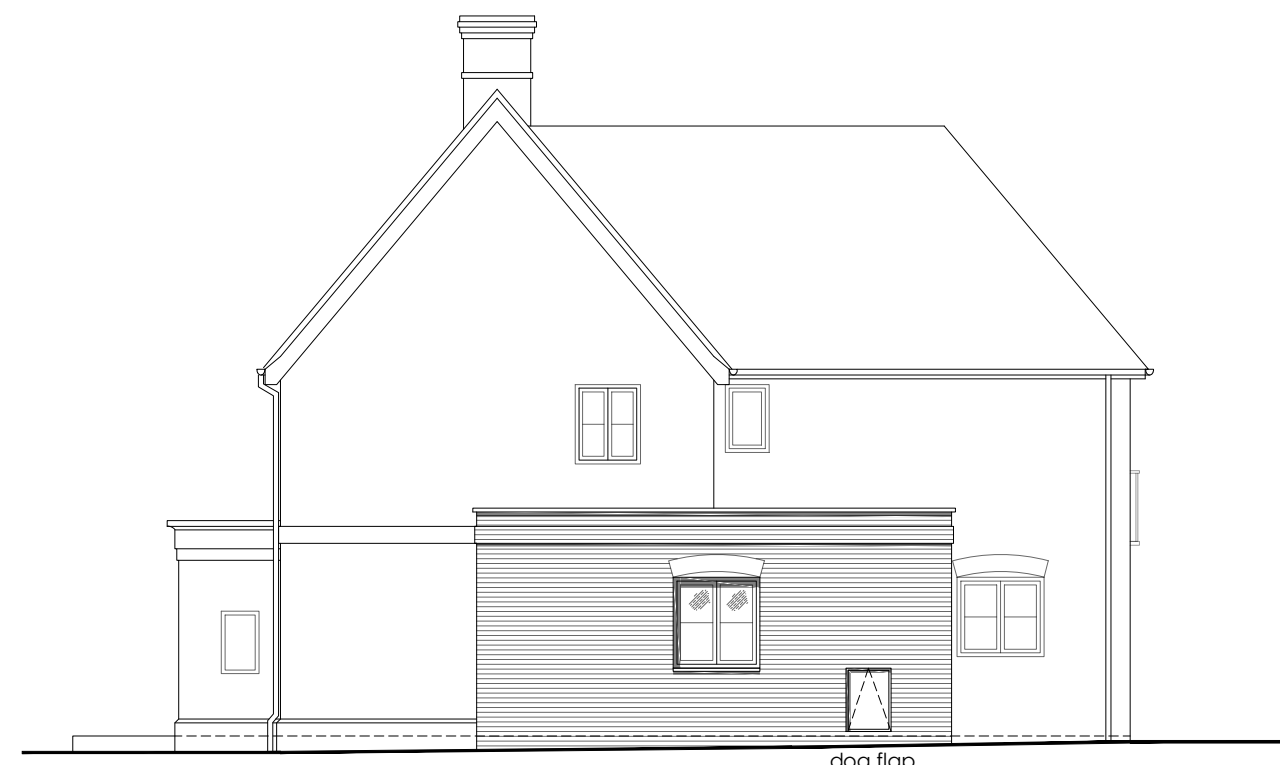


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Proposed Front Elevation

1:100



Proposed Side Elevation

1:100



Proposed Rear Elevation

1:100



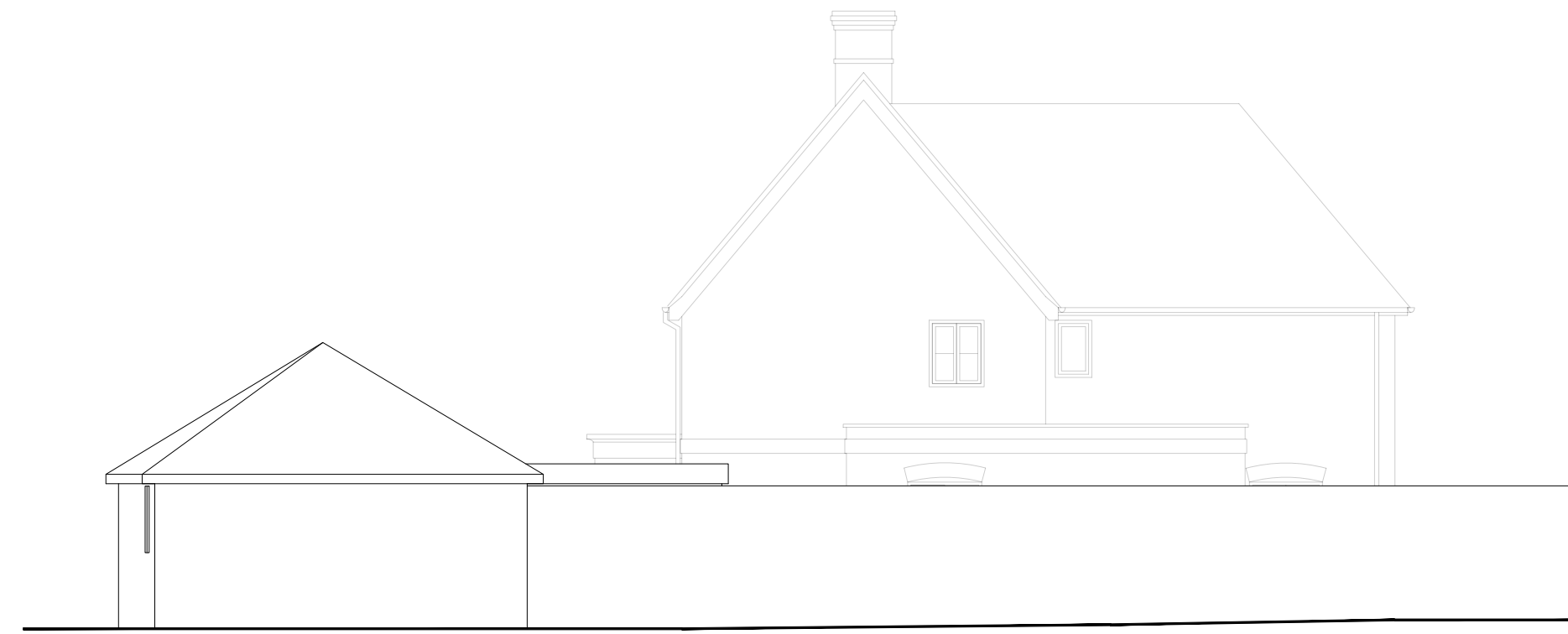
Proposed Side Elevation

1:100



Proposed Street Scene

1:100



Proposed View From No.4

1:100



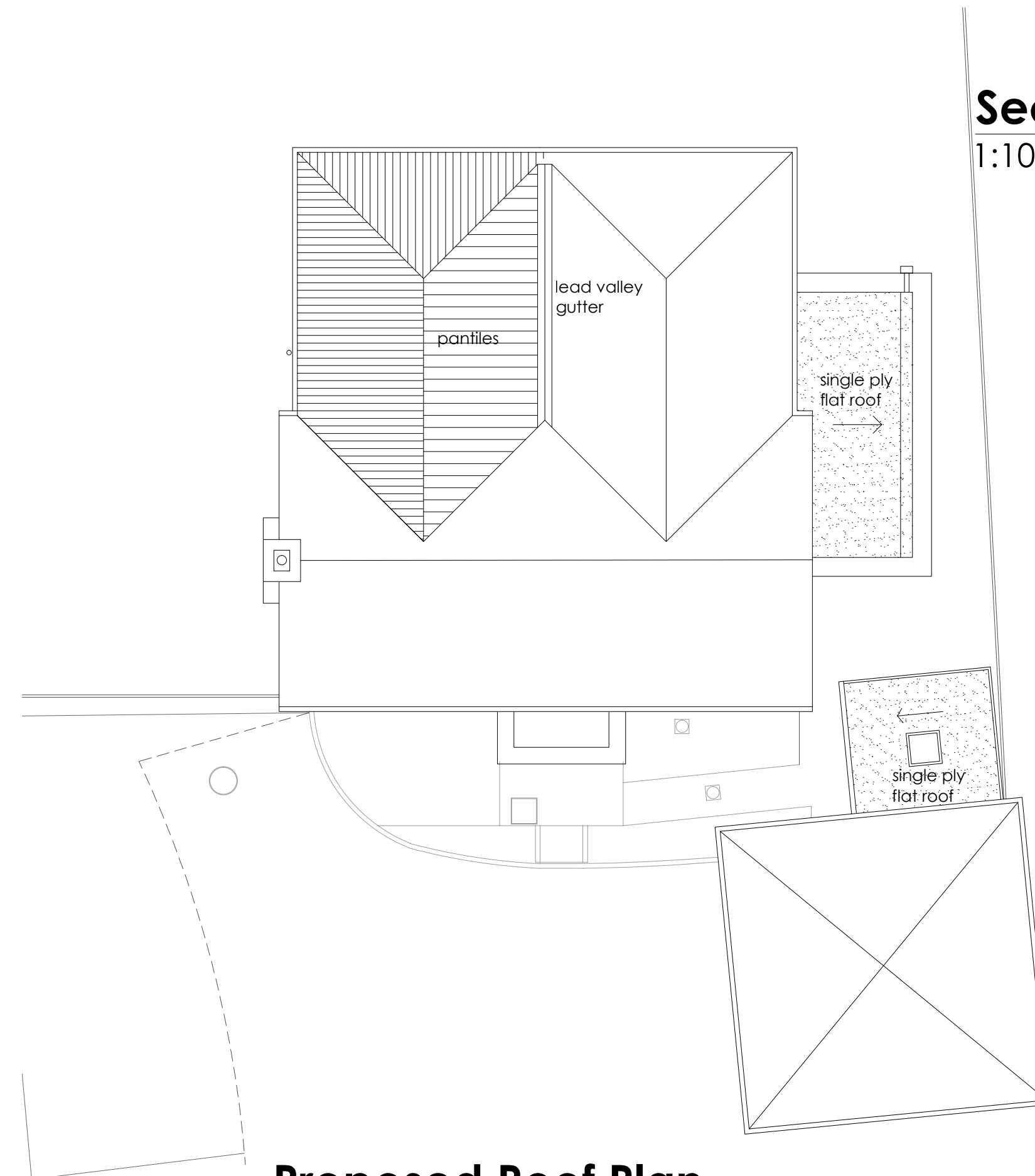
Section

1:100



Proposed Site Plan/ Block Plan

1:200



Proposed Roof Plan

1:100

AMENDED PLANS



REVISION	DATE	
Rev A	View from No. 4 added	27.07.15
Rev B	Driveway modified	04.09.15



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PLANNING

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CAD REFERENCE: S:\Drawings\2015 Job Numbers\823-15 - Wickhambrook - Keith & Carolyn Dailey - Drawings

CLIENT:
 Mr & Mrs Dailey
 3 Clopton Park
 Wickhambrook
 Newmarket, CB8 8ND

JOB TITLE:
 Proposed Side & Rear Extensions
 and Garage Conversion

DRAWN: A.S. CHECKED: AUTHOURED:

SCALE: 1:100 @ A1 JOB NO: 823-15 PROJECT ARCHITECT

DRAWING TITLE:
 Proposed Elevations,
 Roof & Site Plan

DRAWING NO. 004 REVISION B



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St Edmundsbury
BOROUGH COUNCIL

Development Control Committee

5 November 2015

Planning Application DC/15/1901/HH

77 Queen's Road, Bury St Edmunds

Date: 8 October 2015 **Expiry Date:** 3 December 2015

Registered:

Case Officer: Jonny Rankin **Recommendation:** Approve

Officer:

Parish: Bury St. Edmunds Town **Ward:** Risbygate

Proposal: House Holder Planning Application - (i) Single storey rear extension to existing building; and (ii) replacement of front path and new gate

Site: 77 Queens Road, Bury St Edmunds IP33 3EW

Applicant: Mr Andrew Mills

Synopsis:

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

Recommendation:

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

CONTACT CASE OFFICER:

Email: jonny.rankin@westsuffolk.gov.uk

Telephone: 01284 757621

Background:

This application is referred to the Committee because it is made by the husband of a contracted employee of St. Edmundsbury Borough Council.

Proposal:

1. Planning permission is sought for: (i) Single storey rear extension to existing building; and (ii) Replacement of front path and new gate. The proposed extension extends 2.5m to the rear of the property with a width of 1.8m. The extension is of lean-to design with sloped roof of 3.1m to 2.4m in height. A 90cm x 50cm Velux roof light is included and the extension is raised, creating storage space beneath which is accessed via doors to the side elevation. A handrail and steps are provided from the extension to ground level. The path proposed is of red and black tiled design and the gate would be of wrought iron 'latch gate' design.

Application Supporting Material:

2. Information submitted with the application as follows:
 - Application form
 - Location plan
 - Existing block plan
 - Proposed elevation and floor plans
 - Heritage statement
 - Assessment of heritage significance

Site Details:

3. The site is a terraced dwelling situated with the Bury St Edmunds Housing Settlement Boundary, Bury St Edmunds (Victoria Street) Conservation Area and subject to Article 4 Direction.

Planning History:

4. None.

Consultations:

5. Conservation Officer (*advice given verbally on 16 October 2015*): supports the principle. No concerns over the extension to the rear. Path is an acceptable and positive addition to the dwelling in conservation terms. Principle of reinstating the gate is supported, although design shown within the heritage statement is more ornate than would be preferred under Article 4.
6. Recommends approval subject to condition relating to the details of the gate.

Representations:

7. Town Council: No objection based on information received subject to Conservation Area issues and Article 4 issues.

Policy: The following policies of the Replacement St Edmundsbury Borough Local Plan 2016 and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

8. Replacement St Edmundsbury Borough Local Plan 2016:
- Policy DM2 (Creating Places – Development Principles and Local Distinctiveness)
 - Policy DM16 (Local Heritage Assets and Buildings Protected by an Article 4 Direction)
 - Policy DM17 (Conservation Areas)
 - Policy DM24 (Alterations or Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage)
9. St Edmundsbury Core Strategy December 2010
- Policy CS3 (Design and Local Distinctiveness)

Other Planning Policy:

10. National Planning Policy Framework (2012) core principles and paragraphs 56 – 68.

Officer Comment:

11. The issues to be considered in the determination of the application are:
- Principle of Development
 - Design and form
 - Impact on the Conservation Area and Article 4 Direction
 - Impact on neighbour amenity

Principle of development

12. The policies listed above state that planning permission for alterations, extensions to dwellings, annexes and other ancillary development will be permitted provided that the proposal respects the character and design of existing dwellings, will not result in over development of the curtilage and will not adversely affect the residential amenities of neighbouring properties.

Design and form

13. The application proposes a single storey rear extension 2.5m to the rear of the property with a width of 1.8m. The extension is of lean-to design with sloped roof of between 3.1m to 2.4m in height. A 90cm x 50cm Velux roof light is included and the extension is raised, creating storage space beneath accessed via doors to the side elevation. A handrail and steps are provided from the extension to ground level. The path proposed is of red

and black tiled design and the gate would be of wrought iron 'latch gate' design.

14. The rear extension is of modest scale and in-fills space between previous extensions. The extension will reduce the number of windows on the side elevation facing no. 76 Queen's Road from two to one and also re-orientate the side opening door to the rear garden of the host property.
15. Given the modest scale of the extension and its position it is considered a sensitively located and subservient addition to the property.

Impact on the Conservation Area and Article 4 Direction

16. Policy DM16 states extension or alteration of buildings protected by Article 4 direction will be permitted where they:

- a. demonstrate a clear understanding of the significance of the building and/or its setting, alongside an assessment of the potential impact of the proposal on that significance;*
- b. respect the historic fabric, design, materials, elevational treatment and ornamentation of the original building;*
- c. will not entail an unacceptable level of loss, damage or covering of original features; and*
- d. have regard to the setting, plot layout and boundary features.*

17. Development to the rear of the property will not adversely affect the street scene, appearance of the Conservation Area or the reasoning behind the Article 4 Direction. As such the conservation officer supports this element of the proposals.

18. The proposed tiling to replace the existing concrete path will be an improvement and will fulfil the objectives of the Article 4 Direction in reinstating features of traditional design within the Conservation Area.

19. Whilst the re-hanging of a gate is supported in principle and will fulfil the objectives of the Article 4 Direction, this is subject to a sympathetic design to be agreed with the conservation officer.

20. Policy DM17 states that proposals should preserve and enhance the character or appearance of the conservation area and works should be of an appropriate scale, form, height and massing. Given the modest nature of the rear extension and favourable additions to the front elevation it is considered the proposals are compliant with Policy DM17, subject to conditional approval of a suitable gate, as discussed above.

Impact on neighbour amenity

21. The extension is modest in depth and height and the absence of any proposed windows facing no. 76 means the extension is considered neighbourly. The reorientation of the door away from the flank elevation and reduction of windows from two to one reduces the potential for actual and perceived overlooking between the two properties.

22. By virtue of its location and in particular its modest scale the proposed extension would not be considered a prominent or overbearing addition and would be in accordance with DM24 of the Joint Development Management Document and Policy CS3 of the Core Strategy.

Conclusion:

23. 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:

It is **RECOMMENDED** that planning permission be **Granted** subject to the following conditions:

1. 01A – Time limit detailed.
2. 14FP – Development to accord with the plans.
3. 04R – Materials detailed on plans.
4. 22A1 – Later approval of details

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=NUTK03PD02E00>

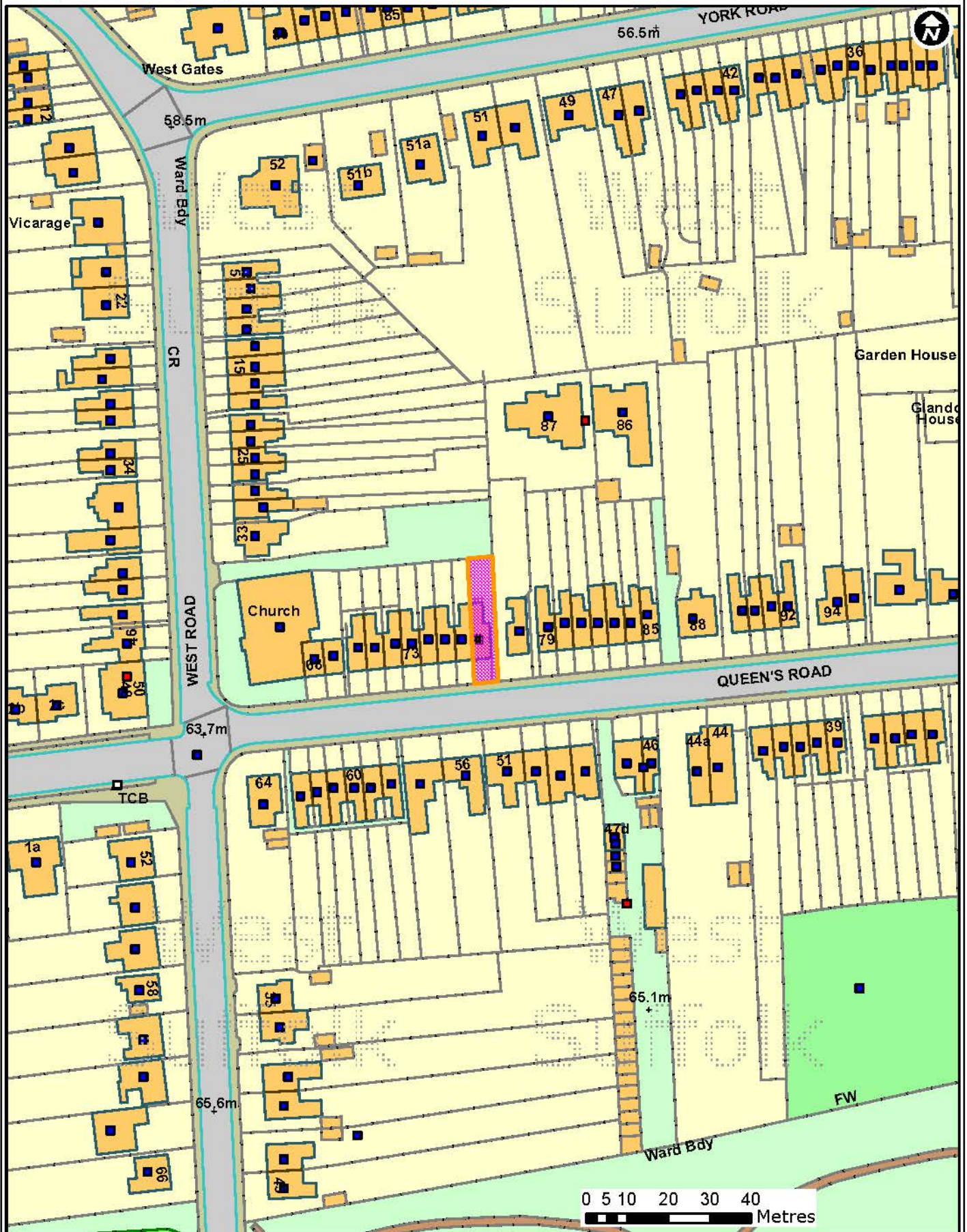
Case Officer: Jonny Rankin

Telephone: 01284 757621

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DC/15/1901/HH

77 Queens Road, Bury St Edmunds



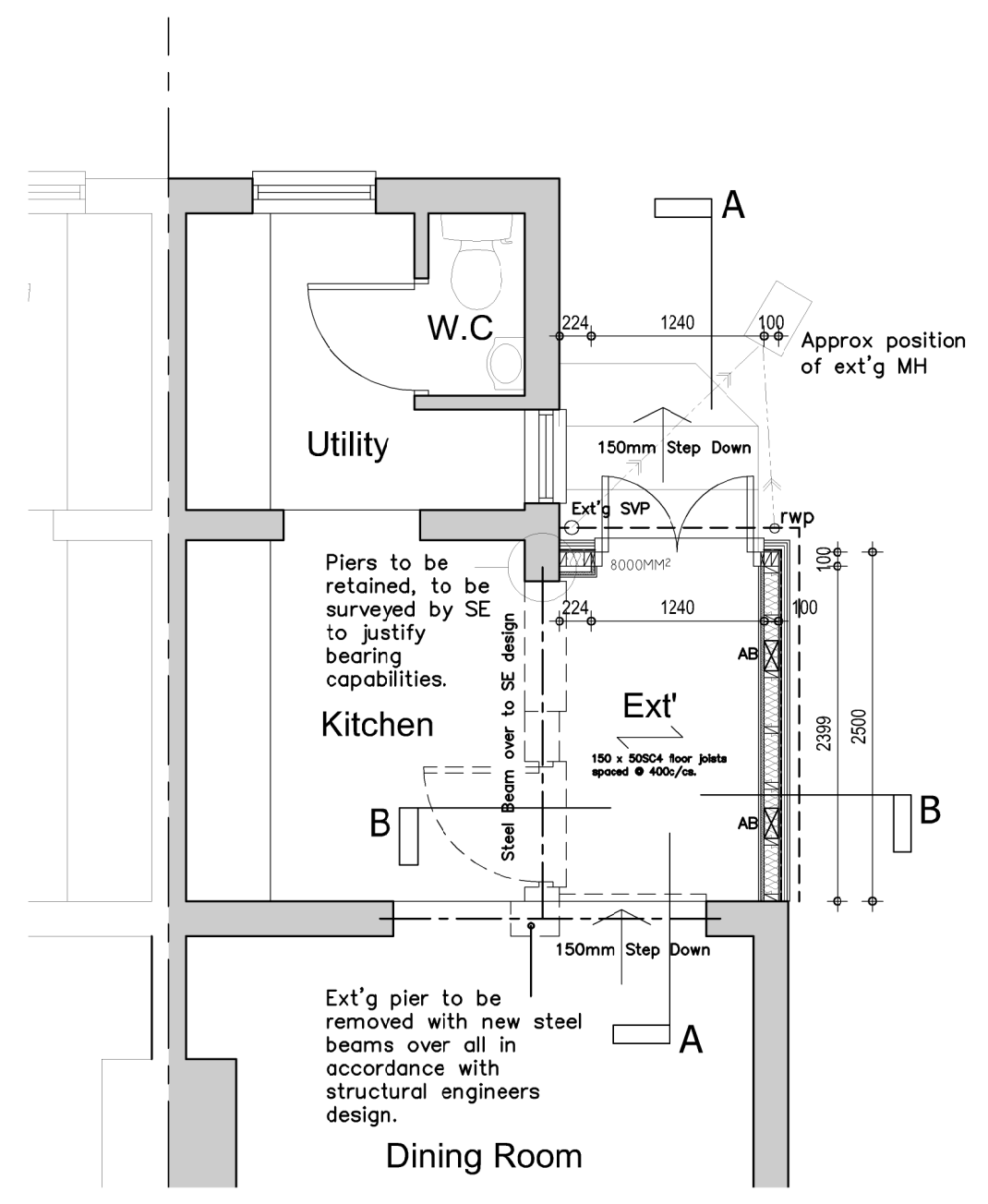
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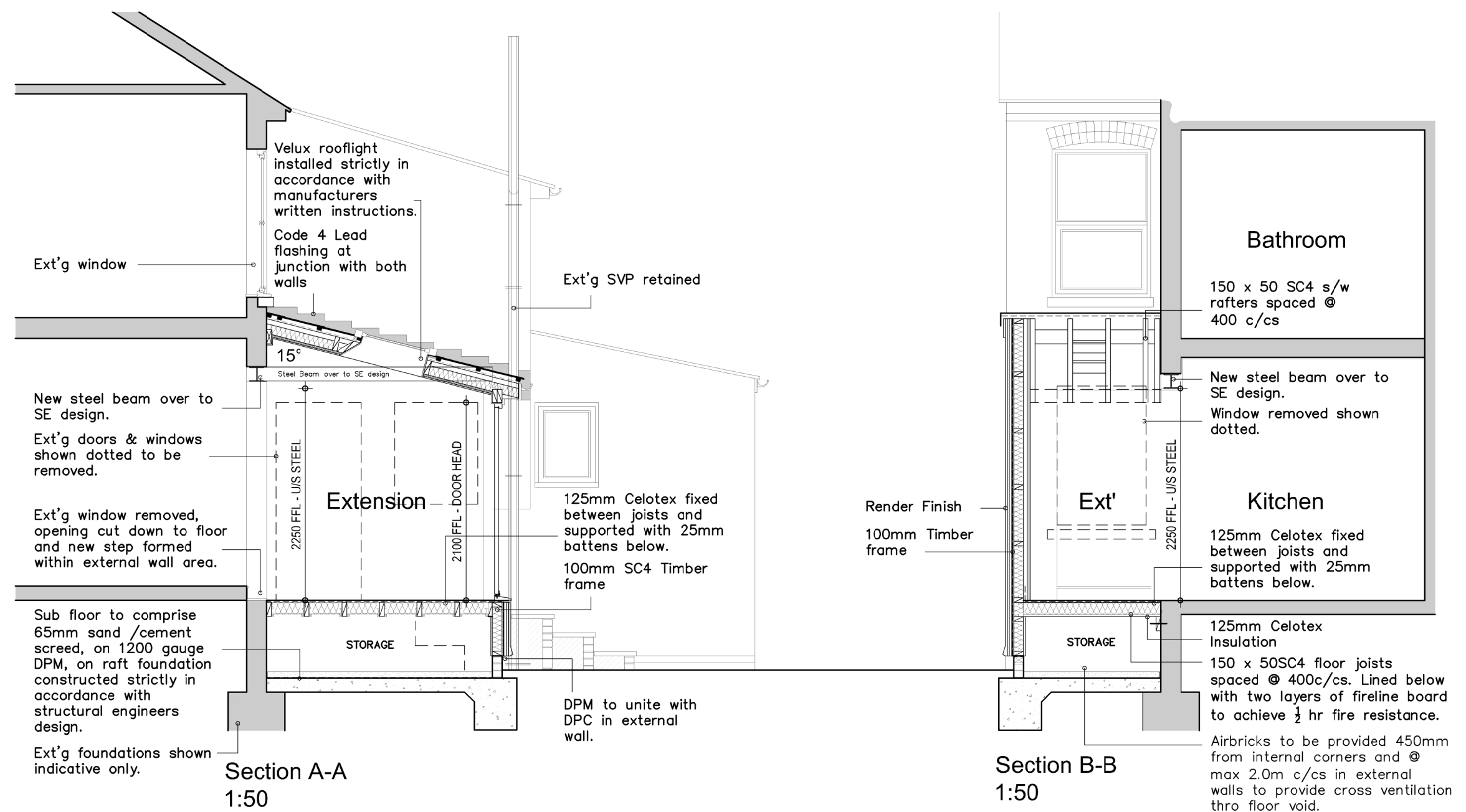
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Date: 19/10/2015

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Ground Floor Plan 1:50



Section A-A 1:50

Section B-B 1:50

HEALTH AND SAFETY - CDM REGULATIONS
The obligations required under CDM regulations are to be the sole responsibility of the client or contractor. This design has been prepared to minimise the risks to health and safety during construction. The client or contractor should be aware of these risks and make provisions for managing such risks. The client/contractor should be aware of his obligation to notify the HSE where required under the CDM regulations. Where required the contractor should inform the design/engineer of any operations that require inspection prior to the completion of the operation or commencing construction.

FOUNDATIONS
Foundation to be standard narrow strip trench fill foundations min 450mm wide. Final depth to be dependent on sub-soil conditions and local authority approval. Minimum depth of 1.0m below ground level.

SUB-STRUCTURE
Walls below dpc level to consist of one skins of 102mm flinton or similar frost resistant brickwork built of the centre of the foundation. The wall to be built using a facing brick (TO MATCH EXISTING HOUSE), a minimum of four courses below dpc, or down to finished ground level. Air bricks to be built into external wall to maintain air flow at max 2.0m c/c.

FLOOR CONSTRUCTION
To comprise min 22mm V313 chipboard on vapour control layer, laid onto 150 x 50 sc4 joists laid @ max 400c/c. Space between joists to be filled tightly with 125mm Celotex insulation. The insulation is to be held in place with 25mm laminated battens fixed to the side of the joists. The underside of the floor is to be lined with two layers of fireline board with joints staggered to achieve 1 hr fire resistance.

D.P.C.
The damp proof course is to be continuous around the building and is to be lapped with the dpm. The dpc is to be "Pluxex" or similar approved and is to be a minimum of 150mm above the external finished ground level.

EXTERNAL WALL CONSTRUCTION
K Rend render or similar approved on EML fixed to 16mm marine grade Ply Board on treated vertical battens at max 600mm c/c. (to provide ventilated air space) on Type 1 breathable paper with min. 150mm lapped joints on 11mm OSB3 boarding on 100x50mm s.w. studs @ 400mm c/c with fixed and sole plate and nogging at 600mm c/c. Finish internally with plaster skim on 37.5mm Celotex insulated plasterboard with taped and fixed joints or 250mm s.w. battens to provide min. 25mm service void on DuPont AirGuard Reflective vapour control layer all installed in accordance with manufacturers details. Timber frame void to be filled with 100mm Celotex insulation. Timber frame built off dpc on 102mm facing brickwork to match existing. Timber sole plate fixed to brickwork using Fischer Fixings at max. 600mm c/c. Timber frame to be Structural Engineers details. Provide insect screen to bottom of boarding.

WINDOWS
Windows/Doors are to be to clients specification with trickle vents factory fitted to achieve 400mm² in permanent ventilation. The windows are to provide a minimum of 9% of floor area in operable window. All new windows/rooftlights and doors are to comply with Part L1b 2010 building regulations with WER Band C or above or Min U value 1.6w/m² for windows and rooftlights, and min U value 1.8W/m² for doors. Trickle vents sets as annotated on drawing. All windows and doors are to be draught excluded.

GLAZING
Any glazing that is within 800mm above finished ground level and 1500mm above ground level around door openings to be glazing in safety glass to comply with BS6208 1985.

ROOF CONSTRUCTION
Roof to be selected Slate to match existing house on 38 x 50 s/w tanalised batten on 1 layer of Rochshield breathable membrane to allow ventilation through roof void on 150 x 50 SC4 s/w rafters spaced @ 400 c/c. The rafters are to be battenmouthed over timber linel incorporated into timber frame. All ceilings to be 12.5mm foibacked plaster board with joints filled and taped to receive plaster finish. Upvc Fascia and 50/100. Roof void to be insulated between and below rafters with 100mm Celotex FR6000 insulation and 52.5mm (including plasterboard) fixed below.

SURFACE WATER DRAINAGE
100mm PVC guttering fixed to fascia board and discharging into 63mm PVC downpipes with roofing access plates at base. The surface water is to discharge into existing combined foul sewer with prior permission of AWA. Or to surface water soakaway constructed a min 5m from any building a min 1m² in capacity. Surface water drain is to comprise 100mm diameter Orma drain bedded on and surrounded with pea-shingle.

STEELWORK
All steelwork to be designed by structural engineer. Steelwork to be painted with Zinc Phosphate primer and two coats of black bitumen paint.

Note:
All electrical work required to meet the requirements of Part P (Electrical safety) must be designed, installed inspected and tested by a person competent to do so prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.



Location Plan 1:1250



Site Plan 1:200

NOTES:
1. DO NOT SCALE FROM THIS DRAWING.

Revision	Amendment
A-07.10.015	EXISTING ELEVATIONS ADDED / HANDRAIL ADDED TO EXT STEPS
---	total / name / date

Project PROPOSED REAR EXTENSION NO.77 QUEENS ROAD BURY ST EDMUNDS	
Drawing WORKING DRAWING	
Drawing Area	Date AUG 2015
Scale 1:50 / 1:100 / 1:1250	Contract No.
Site Location	Drawn No. 77QR / 02
Drawn By	Checked By
	Revision A



St Edmundsbury
BOROUGH COUNCIL

Development Control Committee 5 November 2015

Planning Application DC/15/1964/TCA Forge Cottage, The Street, Horringer

Date	30 September	Expiry Date:	3 November 2015
Registered:	2015		
Case Officer:	Matthew Gee	Recommendation:	No objection be raised
Parish:	Horringer-cum-Ickworth	Ward:	Horringer And Whelnetham
Proposal:	Trees in a Conservation Area Notification - T1 - Apple Tree - Fell and replace		
Site:	Forge Cottage, The Street, Horringer, Bury St Edmunds, Suffolk, IP29 5RY		
Applicant:	Mrs Ann-Marie Howell		

Synopsis:

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

Recommendation:

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

CONTACT CASE OFFICER:

Email: Matthew.gee@westsuffolk.gov.uk

Telephone: 01638 719792

Background:

This notification is referred to the Committee because it has been submitted by a member of staff.

Proposal:

1. Permission is sought to fell 1.no. apple which is protected by virtue of it being located within a conservation area.

Application Supporting Material:

2. Information submitted with the notification as follows:
 - Application form
 - Site plan

Site Details:

3. The site is situated within the settlement boundary and conservation area for Horringer. The site comprises of a detached two storey cottage, with sizeable rear garden with a number of trees located within its boundary. The apple tree for which this application relates is located to the rear of the dwelling and is not visible from the public realm.

Planning History:

4. None relevant to the determination of this application.

Consultations:

5. Tree Officer: No objection

Representations:

6. Parish Council: No response received at the time of writing the report – to be updated verbally at the meeting

Policy: The following policies of the Joint Development Management Policies Document have been taken into account in the consideration of this application:

7. Joint Development Management Policies Document:
 - Policy DM13: Landscape Features

Other Planning Policy:

8. National Planning Policy Framework (2012)

Officer Comment:

9. In considering this notification the Council must decide whether to allow the works to proceed or to make a Tree Preservation Order (TPO) to protect the tree. The main consideration is whether the proposed works would, if undertaken, have a significant impact on the amenity and character of the conservation area.

10. The tree is located in the rear garden of the property and is not visible from a public realm and therefore the tree makes a very limited contribution to the character and setting of the conservation area. In addition the tree is considered in a poor condition by the applicant and at the end of its natural life.

Conclusion:

11. Due to its poor condition and its lack of amenity and contributory value the tree is considered to not warrant a TPO being made. As such no objections are raised to the proposed felling of the apple tree.

Recommendation:

No objection be raised.

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=summary&keyVal=NVDQC3PD03E00>

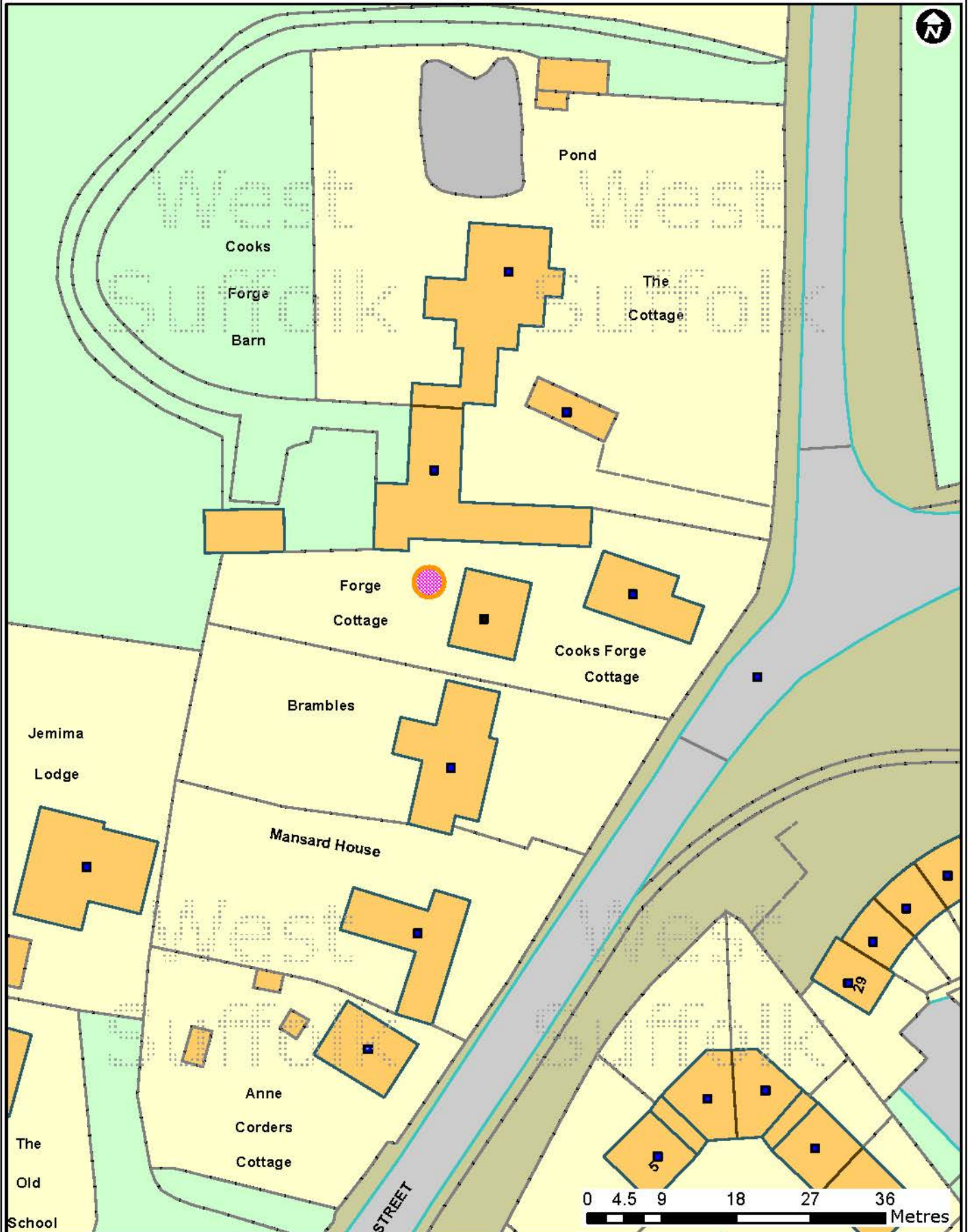
Case Officer: Matthew Gee

Date: 20/10/2015

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DC/15/1964/TCA

Forge Cottage, The Street, Horringer



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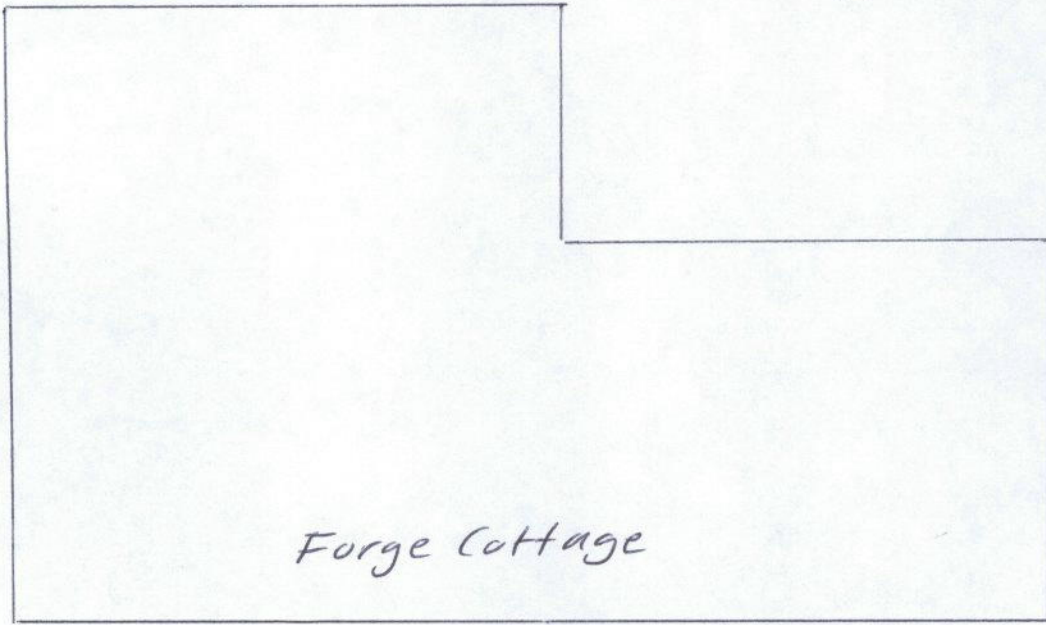
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Date: 19/10/2015

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The Brambles boundary



Cooks Forge Barn boundary wall

Cooks Forge

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