

Development Control Committee



St Edmundsbury
BOROUGH COUNCIL

Title:	Agenda											
Date:	Thursday 5 January 2017											
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 Carol Bull and Angela Rushen</p> <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"><u>Conservative Members</u> (13)</td> <td style="vertical-align: top;">Terry Clements Robert Everitt Paula Fox Susan Glossop Ian Houlder</td> <td style="vertical-align: top;">Ivor Mclatchy Alaric Pugh David Roach Peter Stevens Patricia Warby</td> </tr> <tr> <td style="vertical-align: top;"><u>UKIP Group Members</u> (2)</td> <td style="vertical-align: top;">John Burns</td> <td style="vertical-align: top;">Jason Crooks</td> </tr> <tr> <td style="vertical-align: top;"><u>Charter Group Member</u> (1)</td> <td style="vertical-align: top;">Julia Wakelam</td> <td></td> </tr> </table>			<u>Conservative Members</u> (13)	Terry Clements Robert Everitt Paula Fox Susan Glossop Ian Houlder	Ivor Mclatchy Alaric Pugh David Roach Peter Stevens Patricia Warby	<u>UKIP Group Members</u> (2)	John Burns	Jason Crooks	<u>Charter Group Member</u> (1)	Julia Wakelam	
<u>Conservative Members</u> (13)	Terry Clements Robert Everitt Paula Fox Susan Glossop Ian Houlder	Ivor Mclatchy Alaric Pugh David Roach Peter Stevens Patricia Warby										
<u>UKIP Group Members</u> (2)	John Burns	Jason Crooks										
<u>Charter Group Member</u> (1)	Julia Wakelam											
Substitutes:	<table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"><u>Conservative Members</u> (6)</td> <td style="vertical-align: top;">Betty Mclatchy Sara Mildmay-White Richard Rout</td> <td style="vertical-align: top;">Andrew Smith Peter Thompson Frank Warby</td> </tr> <tr> <td style="vertical-align: top;"><u>UKIP Group Member</u> (1)</td> <td style="vertical-align: top;">Barry Robbins</td> <td></td> </tr> <tr> <td style="vertical-align: top;"><u>Charter Group Member</u> (1)</td> <td style="vertical-align: top;">David Nettleton</td> <td></td> </tr> </table>			<u>Conservative Members</u> (6)	Betty Mclatchy Sara Mildmay-White Richard Rout	Andrew Smith Peter Thompson Frank Warby	<u>UKIP Group Member</u> (1)	Barry Robbins		<u>Charter Group Member</u> (1)	David Nettleton	
<u>Conservative Members</u> (6)	Betty Mclatchy Sara Mildmay-White Richard Rout	Andrew Smith Peter Thompson Frank Warby										
<u>UKIP Group Member</u> (1)	Barry Robbins											
<u>Charter Group Member</u> (1)	David Nettleton											

SITE VISITS WILL BE HELD ON TUESDAY 3 JANUARY 2017 – PLEASE NOTE THE AMENDED DATE. Transport will leave West Suffolk House at 9.30am. Sites to be visited as follows:

1. DC/15/2483/OUT - Land South of Rougham Hill, Bury St. Edmunds
2. DC/16/1810/VAR - The Barn, Low Green Barn, Nowton ; and
DC/16/1451/FUL - Low Green Barn, Nowton
3. DC/16/1963/FUL - Ardrella, Freewood Street, Bradfield St. George
4. DC/16/2319/FUL - Acorn Lodge, Sandy Lane, Bury St Edmunds

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 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 - 6

To confirm the minutes of the meeting held on 3 November 2016(copy attached).

Part 1 – Public

4. Outline Planning Application DC/15/2483/OUT (Means of access onto Rougham Hill and Sicklesmere Road to be considered)

7 - 98

To include up to 1,250 dwellings (Use Class C3), local centre comprising retail floor space (A1, A2, A3, A4 and A5), a community hall (D2), land for primary school (D1) and car parking, a relief road, vehicular access and associated works including bridge over the River Lark, sustainable transport links, open space (including children's play areas), sustainable drainage (SuDS), sports playing fields, allotments and associated ancillary works at Land South of Rougham Hill, Rougham Hill, Bury St. Edmunds for Hopkins Homes Ltd. and Pigeon (Bury East) Ltd.

Report **DEV/SE/17/01**

5. Planning Application DC/16/1810/VAR

99 - 118

Variation of Condition 10 of E/89/1085/P to allow working hours of 08.00 to 18.30 on Mondays, 06.00 to 18.30 on Tuesdays to Fridays inclusive and 06.00 to 16.00 on Saturdays; no work to take place at anytime on Bank Holidays or Sundays at The Barn, Low Green Barn, Low Green, Nowton for The Friendly Loaf – Mr Mark D Proctor.

Report **DEV/SE/17/02**

6. Planning Application DC/16/1451/FUL 119 - 138

Change of use of office (Class B1a) to nursery (Class D1), as amended by details received 14 October 2016 including parking layout plan, noise mitigation plan and travel plan, at Ground floor office, Low Green Barn, Low Green, Nowton for Little Larks Day Nursery Ltd. – Mrs Donna Cooper.

Report **DEV/SE/17/03**

7. Planning Applications DC/16/2492/VAR, DC/16/2493/VAR and DC/16/2494/VAR 139 - 172

(i) DC/16/2492/VAR - Variation of Condition 2 of DC/15/1753/FUL, retention of modification and change of use of former agricultural building to storage (Class B8) to enable amendment to opening hours, as amended by revised wording in planning statement of 9 November 2016 at Building C ;

(ii) DC/16/2493/VAR - Variation of Condition 2 of DC/15/1754/FUL, retention of modification and change of use of former agricultural building to storage (Class B8) to enable amendment to opening hours, as amended by revised wording in planning statement of 9 November 2016 at Building D ; and

(iii) DC/16/2494/VAR - Variation of Condition 2 of DC/15/1759/FUL, retention of change of use from former agricultural storage to use for open storage (Class B8) for caravans and motor homes (10 maximum), horse boxes (5 maximum) and containers (20 maximum) to enable amendment to opening hours at Area H

at Lark's Pool Farm, Mill Road, Fornham St. Genevieve for C J Volkert Ltd.

Report **DEV/SE/17/04**

8. Planning Application DC/16/1963/FUL 173 - 184

(i) Conversion of outbuilding/garage (approved under SE/12/0053/HH) to form separate dwelling including two storey and single storey extensions; (ii) new vehicular access to serve new dwelling; and (iii) 2 no. detached garages/outbuildings for use for new and existing dwellings at Ardrella, Freewood Street, Bradfield St. George for Mrs P A Prior

Report **DEV/SE/17/05**

- 9. Planning Application DC/16/2319/FUL 185 - 196**
2 no. dwellings (following demolition of existing office building) at Acorn Lodge, Sandy Lane, Bury St. Edmunds for Livens Property Care – Mr Mark Livens
Report **DEV/SE/17/06**
- 10. Planning Application DC/16/0876/FUL 197 - 214**
50 sheltered retirement apartments with communal facilities, parking, landscaping and access (following demolition of existing building) at Place Court, Camps Road, Haverhill for Churchill Retirement Living.
Report **DEV/SE/17/07**
- 11. Tree Preservation Order 11 (2016) Land at Stockacre House, Thetford Road, Ixworth 215 - 226**
Report **DEV/SE/17/08**

Part 2 – Exempt

NONE

Agenda Notes - Version for Publication

**DEVELOPMENT CONTROL COMMITTEE:
 AGENDA 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
Joint Development Management Policies 2015	Joint Development Management Policies 2015
	Vision 2031 (2014)
Emerging Policy documents	
Core Strategy – Single Issue review	
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 must 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/changed, together with the material planning basis for that change.

 - In making any proposal to accept the Officer recommendation, a Member will clearly state whether the amended recommendation is proposed as stated, or whether the original recommendation in the agenda papers is proposed.

- Where a Member wishes to alter a recommendation:
 - In making a proposal, the Member will clearly state the condition and its reason or the refusal reason to be added/deleted/changed, together with the material planning basis for that change.

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