

Development Control Committee



Forest Heath
District Council

Minutes of a meeting of the **Development Control Committee** held on
Wednesday 7 September 2016 at **6.00 pm** at the **Council Chamber,**
District Offices, College Heath Road, Mildenhall IP28 7EY

Present: **Councillors**

Chairman Rona Burt

Vice Chairman Chris Barker

Andrew Appleby	Stephen Edwards
David Bowman	Brian Harvey
Ruth Bowman	Carol Lynch
Louis Busuttill	David Palmer
Simon Cole	Peter Ridgwell
Roger Dicker	

By invitation: Lance Stanbury

163. **Apologies for Absence**

Apologies for absence were received from Councillor Louise Marston.

164. **Substitutes**

There were no substitutes at the meeting.

165. **Minutes**

The minutes of the meeting held on 3 August 2016 were accepted as an accurate record and were signed by the Chairman, with 12 voting for the motion and with 1 abstention.

166. **Planning Application DC/16/1274/HH - Lowlands Lodge, 70 Holmsey Green, Beck Row (Report No: DEV/FH/16/025)**

Householder Planning Application DC/16/1274/HH:

- (i) Retention of car port to side elevation
- (ii) Retention of Alterations to side extension roof

This application was referred to the Development Control Committee because the applicant was a relation of an Officer of Forest Heath District Council.

No third party or Parish Council representations had been received. Officers were recommending that the application be approved as set out in Paragraph 16 of Report No DEV/FH/16/025.

It was proposed by Councillor Simon Cole, seconded by Councillor David Bowman and with the vote being unanimous, it was resolved that

Planning permission be **GRANTED**.

167. Planning Application DC/16/0723/FUL - 35 Kingsway, Mildenhall (Report No: DEV/FH/16/026)

The Lawyer advised that the Chairman had agreed for this item to be withdrawn from the agenda due to it having come to light that a tree protected with a Tree Preservation Order existed within the site. Officers therefore required additional time in which to review the application.

168. Planning Application DC/16/1175/FUL - Weston, Milburn Drove, Moulton (Report No: DEV/FH/16/027)

The Lawyer advised that the Chairman had agreed for this item to be withdrawn from the agenda as a result of Officers having reviewed the file and ascertaining that the application did not have the correct site location plan. A further 21 day consultation period would therefore need to take place before the application could be determined.

169. Planning Application DC/16/0596/OUT - Land East of Newmarket Road and North of Elms Road, Red Lodge (Report No: DEV/FH/16/028)

Outline Planning Application DC/16/0596/OUT (Means of Access to be considered):

- (i) Residential development for up to 125 dwellings
- (ii) Public open space including children's play area and electricity substation

This application was referred to the Development Control Committee because it was a proposal for 'major' development and raised matters requiring interpretation of extant planning policy.

A Member site visit was held prior to the meeting. Officers were recommending that the application be approved as set out in Paragraphs 241 and 242 of Report No DEV/FH/16/028.

The Principal Planning Officer – Major Projects advised that since publication of the agenda the Council's Public Health and Housing Team had submitted comments. They did not object to the scheme but stressed that, due to the close proximity of the site to the dual carriageway, the noise mitigation measures proposed must be delivered.

Considerable discussion took place with regard to the access that was proposed for the development with Members favouring the inclusion of a mini roundabout. The Officer explained that he could advise Suffolk County

Council Highways of the Committee's concerns and ask if they would consider it reasonable to amend the access for the scheme to include a mini roundabout. If Highways agreed then an approach would be made to the applicants to establish whether they were willing to make the necessary amendments, or accept a condition requiring a roundabout at the access.

Comments were also made with regard to:

- The proximity of the building line to the dual carriageway;
- The location and level of open space to be provided; and
- The degree of planting/replanting to be carried out.

The Officer explained that all of which would be considered as part of the Reserved Matters application.

Councillor Brian Harvey asked if any highways measures were to be included from the delivery of this scheme in respect of the access road into Worlington (from Red Lodge). He raised concerns that the cumulative impact of development in Red Lodge was putting increased pressure on the smaller local/village roads by resulting in more residents avoiding using the A11 and five-ways roundabout.

The Officer explained that the size of this application did not justify any highways measures on this route but reminded the Committee that the previously approved, larger application for the 'Yellow Land' site at Red Lodge did secure highways works at Worlington and Kentford. At the request of Councillor Harvey the Officer agreed to contact Worlington Parish Council to explain this and he also agreed to raise Councillor Harvey's concerns with Suffolk County Council.

In response to questions concerning primary education, the Officer explained that Suffolk County Council was working to open the second primary school in Red Lodge to intake from September 2018.

Councillor Simon Cole asked if it would be possible to condition the planning application (as had been done with a previous application) to restrict occupation of the site until September 2018 when the second school was due to open. The Officer explained that this was possible, however, he would need to contact the Local Education Authority (as statutory consultee) to establish if they deemed this necessary.

Councillor Carol Lynch proposed that the application be approved, subject to the Officer raising the access and primary school provision concerns with Suffolk County Council as identified above, and this was duly seconded by Councillor Ruth Bowman.

With 8 voting for the motion, 4 against and with 1 abstention it was resolved that

1. Full and outline planning permission be **GRANTED** subject to:
 - 1) Officers approaching the Highways Authority and applicant to establish whether it was feasible to provide a roundabout access into the site from Newmarket Road, and if all parties agree it is, receipt of amended plans illustrating the roundabout or a condition requiring further details of a roundabout at Reserved Matters stage.

2) The completion of a S106 agreement to secure:

- (a) Policy compliant affordable housing provision (30%).
- (b) Land (£45,601) and construction (£509,299) contributions towards the construction of a new primary school.
- (c) Pre-school contribution (up to £73,092).
- (d) Libraries Contribution (up to £27,000).
- (e) Public Open Space contributions: Formula to be included in the Agreement to secure, at reserved matters stage, policy compliant provision on site including delivery and future management of those areas.
- (f) Local Highways contributions as specified by the Highway Authority.
- (g) Travel Plan – matters not appropriate for inclusion as planning conditions, including payment of any financial contributions towards travel planning initiatives reasonably required.
- (i) Commuted payment towards wardening of the Red Lodge Heath SSSI site (precise specification and sum to be agreed).
- (j) Health Contribution (up to £39,500)
- (k) Any further clauses considered necessary by the Head of Planning and Growth.

And

3) Subject to conditions, including:

- Time limit (3 years for commencement)
- Materials (details to be submitted with the Reserved Matters)
- Water efficiency measures (compliance with the option for more stringent requirements set out by the Building Regulations)
- Bin and cycle storage strategy (to be submitted for approval with the Reserved Matters and subsequently implemented)
- Public open space (strategy for future management and maintenance of all open spaces, unless provided for by the S106 Agreement)
- Landscaping details (including precise details of new hard and soft landscaping and future management of landscaping outside of domestic gardens)
- Retention and protection during construction of existing trees and hedgerows to be retained.
- Ecology (enhancements at the site)
- Noise mitigation measures
- Construction management plan
- As recommended by the Local Highway Authority
- Means of enclosure (details to be submitted with relevant Reserved Matters submissions)
- Noise mitigation measures
- Fire Hydrants
- Waste minimisation and re-cycling strategy
- Details of the surface water drainage scheme.
- Archaeology.
- Submission of open space plans with subsequent Reserved Matters submissions.
- Details of pedestrian and cyclist links to be provided with Reserved Matters submissions.

- Travel Plan measures (matters not addressed in the S106 Agreement).
- Restriction of occupancy until September 2018 when the second Red Lodge primary school is due to open (if deemed necessary by the Local Education Authority)
- Any additional conditions considered necessary by the Head of Planning and Growth.

In the event of;

i) the Head of Planning and Growth recommending alternative (reduced) Heads of Terms on viability grounds from those set out above,

or,

iii) the applicant declining to enter into a planning obligation to secure the Heads of Terms set out above for reasons considered unreasonable by the Head of Planning and Growth,

the planning application be returned to Committee for further consideration.

Speaker: Mr James Bailey (Agent) spoke in support of the application.

Councillor Lance Stanbury joined the meeting at 6.39pm during the discussion of this item, in order to observe proceedings only.

170. **Chairman's Announcement**

Prior to closing the meeting the Chairman advised Members that the Service Manager (Planning – Development) had recently undergone an operation. She asked that well wishes be communicated to the Officer on behalf of the whole Committee.

The meeting concluded at 7.00 pm

Signed by:

Chairman
