

Development Control Committee



Forest Heath
District Council

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|---|--|--|--|--------------------------------------|--|--|---|----------------|--------------|-------------------------|--------------|----------------|
| Title: | Agenda | | | | | | | | | | | |
| Date: | Wednesday 2 August 2017 | | | | | | | | | | | |
| Time: | 6.00 pm | | | | | | | | | | | |
| Venue: | Council Chamber District Offices College Heath Road Mildenhall | | | | | | | | | | | |
| Full Members: *Membership subject to approval by Council on 26 July 2017* | <p style="text-align: center;">Chairman Rona Burt</p> <p style="text-align: center;">Vice Chairman Chris Barker</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><u>Conservative Members (10)</u></td> <td style="width: 33%;">David Bowman Ruth Bowman J.P. Louis Busuttil Simon Cole</td> <td style="width: 33%;">Stephen Edwards Brian Harvey Carol Lynch Louise Marston</td> </tr> <tr> <td><u>West Suffolk Independent Members (2)</u></td> <td>Andrew Appleby</td> <td>David Palmer</td> </tr> <tr> <td><u>UKIP Members (2)</u></td> <td>Roger Dicker</td> <td>Peter Ridgwell</td> </tr> </table> | | | <u>Conservative Members (10)</u> | David Bowman Ruth Bowman J.P. Louis Busuttil Simon Cole | Stephen Edwards Brian Harvey Carol Lynch Louise Marston | <u>West Suffolk Independent Members (2)</u> | Andrew Appleby | David Palmer | <u>UKIP Members (2)</u> | Roger Dicker | Peter Ridgwell |
| <u>Conservative Members (10)</u> | David Bowman Ruth Bowman J.P. Louis Busuttil Simon Cole | Stephen Edwards Brian Harvey Carol Lynch Louise Marston | | | | | | | | | | |
| <u>West Suffolk Independent Members (2)</u> | Andrew Appleby | David Palmer | | | | | | | | | | |
| <u>UKIP Members (2)</u> | Roger Dicker | Peter Ridgwell | | | | | | | | | | |
| <p>SITE VISITS WILL BE HELD ON MONDAY 31 JULY 2017 AT THE FOLLOWING TIMES:</p> <p>No coach is to be provided for these site visits, Members are requested to make their own way there and to car share wherever possible.</p> <ol style="list-style-type: none"> 1. Planning Application DC/17/0766/HH - 14 Collings Place, Newmarket Householder Planning Application - Two storey rear extension Site visit to be held at 10.00am (CB8 0EX) 2. Planning Application DC/17/0938/TPO - 50 The Street, Gazeley TPO002(2014) Tree Preservation Order - i) Fell - 2no Sycamore (G002 on plan, within group G2 of Order), 1no. Sycamore (T042 on plan, within group G4 of Order), 1no Horsechestnut (T008 on plan, within Group G1 of Order), 1no Tree of Heaven (T009 on plan, within Group G1 of Order) and 1no Ash (T041 on plan, within Group G2 of Order) and (ii) 1no Sycamore (T032 on plan, within Group G3 of Order) Remove the two lowest limbs on left side to balance crown (amended 18.07.2017 - T040 on plan, within group G2 of Order - removed from proposal) Site visit to be held at 10.30am (CB8 8RB) <p style="text-align: right;">Cont. overleaf...</p> | | | | | | | | | | | | |

3. Planning Application DC/17/1025/HH - 16 High Street, Tuddenham
Householder Planning Application - Detached garage/garden store
Site visit to be held at 11.00am (IP28 6SA)

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

**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.

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 Assistant Director (Planning and Regulatory);
 - delegate the detailed wording and reason to the Assistant Director (Planning and Regulatory) 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 Assistant Director (Planning and Regulatory) and the Assistant Director (Human Resources, Legal and Democratic) (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/altered, together with the material planning basis for that change.
 - Members can choose to;
 - delegate the detailed wording and reason to the Assistant Director (Planning and Regulatory)
 - delegate the detailed wording and reason to the Assistant Director (Planning and Regulatory) following consultation with the Chair and Vice Chair(s) of Development Control Committee
- Member Training
 - In order to ensure robust decision-making all members of Development Control Committee are required to attend annual Development Control training.

Notes

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

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

Agenda

Procedural Matters

Part 1 - Public

- 1. Apologies for Absence**
- 2. Substitutes**
- 3. Minutes** **1 - 10**

To confirm the minutes of the meeting held on 5 July 2017 (copy attached).
- 4. Planning Application DC/17/0938/TPO - 50 The Street, Gazeley** **11 - 22**

Report No: **DEV/FH/17/028**

TPO002(2014) Tree Preservation Order - i) Fell - 2no Sycamore (G002 on plan, within group G2 of Order), 1no. Sycamore (T042 on plan, within group G4 of Order), 1no Horsechestnut (T008 on plan, within Group G1 of Order), 1no Tree of Heaven (T009 on plan, within Group G1 of Order) and 1no Ash (T041 on plan, within Group G2 of Order) and (ii) 1no Sycamore (T032 on plan, within Group G3 of Order) Remove the two lowest limbs on left side to balance crown (amended 18.07.2017 - T040 on plan, within group G2 of Order - removed from proposal)
- 5. Planning Application DC/17/0766/HH - 14 Collings Place, Newmarket** **23 - 32**

Report No: **DEV/FH/17/029**

Householder Planning Application - Two storey rear extension
- 6. Planning Application DC/17/1025/HH - 16 High Street, Tuddenham** **33 - 42**

Report No: **DEV/FH/17/030**

Householder Planning Application - Detached garage/garden store
- 7. Planning Application DC/16/0866/VAR - Motocross Circuit, Hayland Drove, West Row** **43 - 66**

Report No: **DEV/FH/17/031**

Variation of Conditions 5 and 6 of F/2001/768 to extend the opening hours (as per Planning Statement submitted with this application) to allow for continued use of land as motocross track on a permanent basis and variations to conditions

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Development Control Committee



Forest Heath
District Council

Minutes of a meeting of the **Development Control Committee** held on
Wednesday 5 July 2017 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

| | |
|------------------|----------------|
| David Bowman | Brian Harvey |
| Ruth Bowman J.P. | Carol Lynch |
| Louis Busuttill | Louise Marston |
| Simon Cole | David Palmer |
| Roger Dicker | Peter Ridgwell |
| Stephen Edwards | |

237. **Apologies for Absence**

Apologies for absence were received from Councillor Andrew Appleby.

238. **Substitutes**

There were no substitutes present at the meeting.

239. **Minutes**

The minutes of the meeting held on 7 June 2017 were unanimously received as an accurate record and were signed by the Chairman.

240. **Planning Application DC/16/1897/FUL - Land South of Laurel Close, Holywell Row (Report No: DEV/FH/17/023)**

Planning Application - 6no. detached dwellings with cart lodges, garages and associated works (demolition of agricultural buildings)

This application was referred to the Development Control Committee as it was a departure from development plan policy, in that it proposed residential development outside the limits of the settlement envelope.

A Member site visit was held prior to the meeting. Officers were recommending that the application be approved, subject to conditions, as set out in Paragraph 63 of Report No DEV/FH/17/023.

During the presentation reference was made to the policy conflict in respect of the application; Officers had therefore had to weigh up the benefits and disbenefits of the scheme in order to achieve a balanced recommendation.

The Case Officer also illustrated how the design and layout of the development had been amended during the course of the application.

In response to queries raised at the site visit, the Senior Planning Officer confirmed that there were three other accesses to the adjacent agricultural land so the development proposed would not restrict access.

Lastly, the Committee were advised that three additional recommendations were to be added to the recommendation in respect of surface water, parking provision and deliveries.

Councillors David Palmer and Peter Ridgwell raised questions with regard to the width of the entrance and the roadways within the development. The Case Officer confirmed that Suffolk County Council Highways had raised no concerns and that means of access for the emergency services would be dealt with under the Building Regulations requirements.

Councillor David Bowman proposed that the application be approved, as per the Officer recommendation, and this was duly seconded by Councillor Louis Busuttil.

Upon being put to the vote and with the vote being unanimous, it was resolved that

Decision

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

1. Time limit
2. Approved Plans
3. Site clearance not within nesting season
4. Checking for bats prior to demolition
5. Installation of bat boxes on new dwellings
6. Hours of demolition/preparation/construction
7. Construction management and dust mitigation scheme
8. No external lights
9. Acoustic insulation of new dwellings
10. Details of materials, fenestration and doors
11. Contamination conditions as recommended by Environment Officer
12. Soft landscaping (to include native species)
13. Hard landscaping
14. Provision of visibility splays
15. Details of shared surfacing
16. Secure cycle storage
17. Bin storage
18. Water consumption
19. Details to prevent surface water to the highway
20. Construction of carriageway and provision of parking prior to occupation
21. Deliveries management plan

241. **Planning Application DC/16/2762/FUL - Land West of Gazeley Road, Gazeley Road, Kentford (Report No: DEV/FH/17/024)**

Planning Application - 1no. dwelling (following demolition of existing garage)

This application had been referred to the Development Control Committee following consideration by the Delegation Panel. The application came before the Delegation Panel as the Parish Council objected to the development and concerns had been expressed by local Ward Member Councillor Roger Dicker, which was contrary to the Officer recommendation.

A Member site visit was held prior to the meeting. Officers were recommending that the application be approved, subject to conditions, as set out in Paragraph 39 of Report No DEV/FH/17/024.

Councillor Roger Dicker addressed the meeting as Ward Member (South) for the application and expressed disappointment at the quality of the design of the scheme, which he did not consider to be in keeping with other recent developments in Kentford.

Councillor David Bowman asked if it would be possible to condition the opening mechanisms used for the obscure glazed windows in order to reduce the capability of overlooking the neighbouring properties. The Service Manager (Planning – Development) advised Councillor Bowman that this could be looked into.

Councillor Bowman then moved that the application be approved, as per the Officer recommendation, and this was duly seconded by Councillor Simon Cole.

Upon being put to the vote and with 11 voting for the motion and with 1 abstention, it was resolved that

Decision

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

1. 01A – Time limit detailed.
2. 14FP – Development to accord with Application Form, Design and Access Statement, Biodiversity Checklist, Land Contamination Report, Arboricultural Impact Assessment and Drawing Nos. 10 C, 11 D, 12 A and 5652 D received 16th December 2016, 19th January, 20th February, 13th April and 10th May 2017.
3. 04C – Facing and roofing samples.
4. 18AA – Parking.
5. NS – Hours of construction.
6. NS – Acoustic insulation.
7. 12D – Boundary treatment.
8. 23 – Tree protection in accordance with Hayden’s Tree Report dated 13th December 2016.
9. DM7 – Water consumption.

242. **Planning Application F/2013/0394/OUT - Land West of Eriswell Road, Lakenheath (Report No: DEV/FH/17/025)**

Residential development of up to 140 dwellings with associated open space provision, landscaping and infrastructure works, as amended

This item was originally considered by the Development Control Committee on 3 September 2014 when Members determined that the application be granted.

The planning application was returned to Committee in order to enable Members to consider material changes in circumstances that had occurred since the September 2014 determination, these being:

- i. The Council's submission to the Planning Inspectorate of the 'Single Issue Review' and 'Site Allocations' Development Plan Documents;
- ii. The completion of a cumulative traffic assessment for the village;
- iii. The recent publication of noise contour information by the Defence Infrastructure Organisation (on behalf of the Ministry of Defence);
- iv. The ability of the Council to demonstrate a five-year land supply of deliverable housing sites;
- v. The adoption by the Council of the Joint Development Management Policies document in February 2015;
- vi. The submission of a number of additional planning applications proposing large scale housing development at and around Lakenheath village;
- vii. Enactment of CIL Regulation 123 which led to a requirement for the off-site public open space contributions being omitted from the S106 Agreement;
- viii. Amendments to the nesting attempts 'buffer' outside the Special Protection Area and the inclusion of the application site within this buffer; and
- ix. The service of a Tree Preservation Order with respect to trees along the Eastern (road frontage) boundary of the site.

Members conducted a site visit prior to the meeting.

Prior to his presentation the Case Officer tabled two documents to the meeting which related to the application:

1. Late representations from Lakenheath Parish Council and supporting documentation (as emailed directly to all Committee Members by the Parish Council the day before the meeting); and
2. A response to the Parish Council's concerns from RPS CgMs, acting on behalf of the applicant.

The Case Officer spoke to each of the items and summarised what Members had before them.

The Chairman then allowed a 10 minute adjournment in order to permit the Committee time in which to peruse the tabled documentation.

Councillor Ruth Bowman joined the meeting at 6.35pm during the adjournment.

The Principal Planning Officer – Major Projects advised Members that, as made reference to in the tabled response from RPS CgMS, the applicant had instructed consultants WSP UK to provide a specific response in relation to the noise concerns raised by the Parish Council. The Officer informed the Committee that the Council's Public Health and Housing Officer had stated that they concurred with WSP UK's report. The most recent noise contour mapping was illustrated as part of the Officer's presentation.

Officers were continuing to recommend that the application be approved, subject to the completion of a S106 agreement and conditions, as set out in Paragraph 124 of Report No DEV/FH/17/025.

Lastly, by way of an update, the Committee were advised that the Council had received an appeal decision in respect of the application at 34 Broom Road, Lakenheath.

Whilst Members were reminded that they were to consider each application on its own merits, attention was drawn to the comments made by the Inspector in respect of highways assessment/mitigation and aircraft noise mitigation which he considered could be transferred to the application before them.

Speakers: Mr Andrew Ellis (resident) spoke against the application
Councillor Hermione Brown (Lakenheath Parish Council) spoke against the application

Councillor Louise Marston, as Ward Member for Lakenheath, spoke both in favour of the appeal outcome (34 Broom Road) and in support of the application and moved that it be approved as per the Officer recommendation. This was duly seconded by Councillor Simon Cole.

Upon being put to the vote and with 11 voting for the motion, 1 against and with 1 abstention, it was resolved that

Decision

Outline planning permission be **GRANTED** subject to:

- A. The completion of a S106 agreement to secure:
 - Affordable housing (30% - up to 42 dwellings)
 - Education contribution (Primary School – up to £ £543,620 towards build costs and up to £45,290 towards land costs)
 - Education contribution – contribution for temporary travel arrangements.
 - Pre-school contribution (up to £151,662)
 - Libraries Contribution (up to £30,240)
 - Public Open Space provision on site (to comply with SPD requirements and future management and maintenance plan) unless the requirements can be appropriately imposed as a condition.
 - SPA Recreational Impact Mitigation Contribution – partly in kind (on land in the control of the applicant) and partly financial contribution to be used towards provision of new and/or upgrade

of existing public footpath network in the vicinity of the application site.

And

B. Subject to conditions, including:

- Time limit (3 years for submission of reserved matters and 2 years for commencement following approval of reserved matters)
- Materials (details to accompany reserved matters submission/s)
- Water efficiency measures (triggering the 'optional' requirements of the Building Regulations)
- Bin and cycle storage areas to be submitted with Reserved Matters
- Public open space (provision in accordance with the adopted SPD and strategy for future management and maintenance, unless specifically required by clauses in the S106 Agreement)
- Protection of retained trees during construction
- Ecology (further ecological surveys, including bat surveys and securing ecological enhancements at the site)
- Construction management plan, including waste minimisation and recycling, hours of construction etc.
- As recommended by the Local Highway Authority, including provision of the strategic highway improvements to the 'Eriswell Road' junction prior to the occupation of the first dwelling.
- Contamination & remediation (further investigations and any remediation necessary)
- Noise mitigation measures (to internal rooms)
- Fire Hydrants (details to be submitted and agreed)
- Surface water drainage scheme (SUDS – full details to be submitted with the Reserved Matters).
- Provision of public information/interpretation boards and information packs for the new residents with respect to avoiding impacts upon the Special Protection Area.
- Archaeological investigations and recording.

In the event of the Assistant Director for Planning and Regulatory Services recommending alternative (reduced) S106 Heads of Terms from those set out at Paragraph 124 of Report No DEV/FH/17/025 on the grounds of adverse financial viability or other factors pertaining to the deliverability of the development, the planning application be returned to Committee for further consideration.

In the event the applicant declines to enter into a planning obligation in full or in part to secure the Heads of Terms set out above for reasons considered unreasonable by the Assistant Director for Planning and Regulatory Services, the planning application be returned to Committee for further consideration.

243. **Planning Application DC/17/0718/FUL - Barley Close, Newmarket
(Report No: DEV/FH/17/026)**

Planning Application - 1no. dwelling

This application was referred to the Development Control Committee following consideration by the Delegation Panel. The application came before the Delegation Panel as the Town Council objected to the development and concerns had been expressed by local Ward Member Councillor Stephen Edwards, which was contrary to the Officer recommendation.

A Member site visit was held prior to the meeting. Officers were recommending that the application be approved subject to conditions, as set out in Paragraph 34 of Report No DEV/FH/17/026.

The Case Officer spoke on the history of the application site and explained how the recommendation presented to the Committee had been reached on balance.

Speaker: Ms Lisa Beckett (on behalf of applicant) spoke in support of the application

Councillor Stephen Edwards, Ward Member for All Saints, spoke against the application. He proposed that the application be refused on the grounds of the scheme being; overdevelopment, cramped/contrived and out of keeping with the surrounding area. This was duly seconded by Councillor David Bowman.

The Service Manager (Planning – Development) clarified that Officers would not need to undertake a risk assessment on the motion to refuse, meaning the item could be determined and would not need to be deferred to the following meeting of the Committee. She also confirmed that in terms of Policies, the reasons for refusal that Councillor Edwards had cited were contrary to DM2, DM22 and CS5.

Upon putting on the motion to the vote and with the vote being unanimous, it was resolved that

Decision

Planning permission be **REFUSED** as the application was considered to be:

- Overdevelopment;
- Cramped/contrived;
- Out of keeping with the surrounding area; and
- Contrary to Policies DM2, DM22 and CS5

On conclusion of this item Councillors David Bowman and Carol Lynch left the meeting.

244. **Planning Application DC/16/2731/HH - 5 Whitegates, Newmarket
(Report No: DEV/FH/17/027)**

**Householder Planning Application - (i) Single storey front extension
(ii) Two Storey side and rear extension (iii) Single storey rear
extension - revised scheme of -DC/15/2282/HH**

This application was deferred from the Development Control Committee on 7 June 2017 as Members resolved that they were 'minded to refuse' planning permission contrary to the Officer recommendation of approval. The application had been referred to the Development Control Committee following consideration by the Delegation Panel.

A Member site visit was held on 3 April 2017. In their motion to refuse the Committee cited the following objections to the scheme:

- Poor design being out of character in the street scene;
- Impact on neighbours' amenity (overlooking); and
- Overdevelopment of the site.

The Planning Officer reminded Members that in 2016 planning permission was granted under application DC/15/2282/HH. However, whilst works had been largely completed, several elements had been found not to conform to what was granted permission.

Accordingly, the plans before Members had been amended as part of the retrospective application to better show what works had been completed.

As requested at the June meeting, the following information was included in the risk assessment report; the scheme granted approval under DC/15/2282/HH, development allowed under Permitted Development and the scheme applied for retrospectively – to enable Members to clearly consider all elements in comparison with each other.

Whilst Officers continued to recommend that the application be approved, subject to conditions as set out in Paragraph I1 of Report No DEV/FH/17/027, reasons for refusal had also been drafted in Paragraphs E9 and F4.

Councillor Ruth Bowman continued to raise concerns, specifically with regard to the unauthorised balcony element and the impact this had on neighbours' amenity. She asked if it would be possible to approve the scheme but condition that the balcony had to be removed.

The Service Manager (Planning – Development) explained that this would not be possible, the Committee were required to determine the scheme before them without amendment.

Councillor Stephen Edwards moved that the application be refused, for the reasons set out in the report, and this was duly seconded by Councillor Simon Cole.

Upon being put to the vote and with the vote being unanimous, it was resolved that

Decision

Planning permission be **REFUSED** for the following reasons:

1. The development is considered to represent overdevelopment of the application site; the extensions do not respect the character, scale and massing of other dwellings in the locality, detrimental to the visual amenities of the wider street scene. This, together with the use of boarding which is not representative of materials used in the locality, results in a development which has an adverse impact on the character and appearance of the area. The proposals therefore fail to comply with policies DM2 and DM24 of the Joint Development Management Policies Document 2015 and policy CS5 of the Forest Heath Core Strategy 2010; and
2. The proposed development would be detrimental to the amenity of adjacent residents by virtue of resulting overlooking and loss of privacy to neighbouring residents caused by the proposed rear balcony. The proposal would therefore conflict with policy DM2 and DM24 of the Joint Development Management Policies Document 2015.

The meeting concluded at 7.32 pm

Signed by:

Chairman

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Forest Heath
District Council

DEV/FH/17/028

Development Control Committee Wednesday 2 August 2017

Planning Application DC/17/0938/TPO – 50 The Street, Gazeley

| | | | |
|-------------------------|--|------------------------|----------------|
| Date Registered: | 22.05.2017 | Expiry Date: | 17.07.2017 |
| | | Ext of Time: | 03.08.2017 |
| Case Officer: | Karen Littlechild | Recommendation: | Split decision |
| Parish: | Gazeley | Ward: | Iceni |
| Proposal: | TPO002(2014) Tree Preservation Order - i) Fell - 2no Sycamore (G002 on plan, within group G2 of Order), 1no. Sycamore (T042 on plan, within group G4 of Order), 1no Horsechestnut (T008 on plan, within Group G1 of Order), 1no Tree of Heaven (T009 on plan, within Group G1 of Order) and 1no Ash (T041 on plan, within Group G2 of Order) and (ii) 1no Sycamore (T032 on plan, within Group G3 of Order) Remove the two lowest limbs on left side to balance crown (amended 18.07.2017 - T040 on plan, within group G2 of Order - removed from proposal) | | |
| Site: | 50 The Street, Gazeley, , CB8 8RB | | |
| Applicant: | Mr Gilbey - Logan Home Ltd. | | |

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:

Karen Littlechild
Email: karen.littlechild@westsuffolk.gov.uk
Telephone: 01638 719450

Background:

This application is referred to Development Control Committee at the request of the Ward Member. Gazeley Parish Council object to the proposal and the application is recommended for a SPLIT DECISION.

A site visit is due to take place on Monday 31 July 2017.

Proposal:

1. Permission is sought to (i) fell 2no Sycamore, 1no. Horse Chestnut, 1no Tree of Heaven and 1no. Ash. (ii) Removal of the two lowest limbs on the left side to balance the crown of 1no. Sycamore.
2. The application has been amended omitting Sycamore T040 as this tree is now to be retained.

Application Supporting Material:

3. Information submitted with the application as follows:
 - Application Form
 - Tree Plan
 - Schedule of Trees
 - Replacement Planting Scheme

Site Details:

4. The site is situated towards the centre of the village of Gazeley, close to the junction of Mill Road. The site is within the settlement boundary and outside any Conservation Area (the village of Gazeley not having a Conservation Area).
5. The trees to which this application relates are located to the south and south east of the site which has planning consent for four dwellings and are protected under TPO002(2014).

Planning History:

| Reference | Proposal | Status | Decision Date |
|------------------|---|---------------------|----------------------|
| DC/14/0527/OUT | Outline Application - Erection of two dwellings and conversion of one dwelling (50 The Street) into two dwellings including access road, parking and garaging. | Application Granted | 17.10.2014 |
| DC/16/1145/FUL | Planning Application - (i) 4no dwellings and ancillary out buildings (following demolition of existing dwelling and out buildings) and (ii) improvements to existing vehicular access | Application Granted | 09.02.2017 |

| | | | |
|-----------------|---|------------------------|------------|
| DCON(1)/16/1145 | Discharge of conditions 3 - Materials (specific to plot 2), 8 -Details of footway , 11 - refuse / recycling, 12 - Surface water drainage and 17 -boundary treatment of DC/16/1145/FUL | Application Granted | 03.05.2017 |
|-----------------|---|------------------------|------------|

Consultations:

Arboricultural Officer – comments summarised below

6. **G002 Sycamore**–objects to felling
*The structural form of the tree is reasonable and is as expected for a tree growing in previously relatively dense tree cover. No significant defects are apparent other than a co-dominant twin stem, with a tight compression fork exhibiting moderate included bark. The increased wind loading is not likely to be significant at this location.
The co-dominant stem of the eastern tree in this group can be adequately managed and mitigated with a cable and brace system.*

7. **T040 Sycamore** – Objects to felling
*The increased wind exposure is not likely to be significant, given predominant westerly wind. Risk of failure is relatively low, and again can be mitigated with cable and bracing.
Officer note: this tree has now been removed from the proposal*

8. **T042 Sycamore** – No objection to felling
A multi stem sycamore in very poor form. A conditioned replacement of 2 x heavy standard Quercus robur, planted within 2 metres would be required, as would a preservation order on the replacements.

9. **T008 Horse Chestnut & T009 Tree of Heaven** – No objection to felling
A crown reduction to retain both these trees remains a viable proposal to retain the trees in the short to medium term. However, on balance, neither trees are likely to be retained in the long term, given their current form and species characteristics, and while they could be retained, it may be desirable to allow their removal in order to secure better long term tree cover and amenity value. In this case conditioned replacements would need to be secured and protected with an additional preservation order. This would secure an improved long term amenity value. If removal is granted for these two trees, 3 replacement heavy standard beech trees should be conditioned, within 2 metres of the existing trees, and protected by a TPO.

10. **T041 Ash** – objects to felling
An ash with fairly poor form, fairly typical of species. However, the fused branch with included bark can also be considered as natural bracing. The tree is located on the eastern end, and wind exposure is not likely to be significant. A minor reduction of up to 1.5m to the south east "straggly" lateral would be acceptable.

11. **T032 Sycamore** – No objection to the removal if the two lowest limbs on left side to balance crown

Representations:

12. Parish – Object to the felling of any trees for reasons other than disease or safety. If it is found that felling is necessary then the Parish request replacement trees of a suitable species be planted.

Neighbours – 3 representations have been received raising the following objections:

13. Tigh Willow – These trees are an important contribution to the amenity of the local area providing an attractive backdrop to the property. The environment in this vicinity of the village has already changed substantially since this development was started. Previously this site offered a large haven for wildlife as the whole site was heavily wooded. It attracted many different species (birds, rabbits, bats, deer etc.). Whilst the development of such a site, being within the village boundary was inevitable, the further loss of such habitat for this wildlife could have an even more detrimental effect on the diversity of the wildlife population.
14. 40 The Street – Concerns raised regarding environmental and visual impact due to the amount of trees already removed and the amount proposed to be removed. Also questioned if these trees are being removed for potential additional housing.
15. 58 The Street – Concerns raised that a further application for an additional dwelling will be submitted if these trees are felled.

Officer Comment:

16. This site which has been cleared and the existing dwelling (No. 50 The Street) demolished ready for the construction of 4 dwellings approved under DC/16/1145/FUL, for which these trees were to be retained.

When the site was originally surveyed in May 2016 many of the trees were covered with dense ivy and the area underneath was largely inaccessible.

This application has been submitted following a recent assessment of the site now that the area has been cleared, in consideration of the long-term management and sustainability of the site.

The Arboricultural officer has raised no objection to the felling of T008 Horsechestnut, T009 Tree of Heaven and T42 Sycamore, subject to replacement trees being planted and protected by a Tree Preservation Order. No objection was also raised to the removal of the two lowest limbs of T032 Sycamore. However, objection has been raised to the felling of three of the trees; G002 & T040 Sycamores, recommending that these can be adequately managed and mitigated with a cable and brace system and T041 Ash, recommending a minor reduction of up to 1.5m to the south east "straggly" lateral.

Applicant's response to the Arboricultural Officers comments

- 17.T040 Sycamore - It is agreed that the unions at the base of T040 are not an immediate risk and should be of sufficient strength for the tree to be retained. However given the tight and included nature of the stem unions we will recommend that these are regularly inspected. We therefore request that this be removed from the application.
- 18 G002 Sycamore - The union at the base of this tree is particularly poor and may lead to an increased risk of failure as the tree continues to grow, exerting increased strain at the union. The base of the union can be seen to extend to ground level, with no fusion of the tissues above this point, between the two stems. It is often the case that poorly formed unions in trees can repair over time, in response to movement of tree parts by wind, which leads to the production of reaction wood at the location of peak stress. However, sufficient wood must exist at the union for this natural strengthening to occur. Given the depth of the union and the extent of included bark, there is not sufficient wood within the union for such strengthening to occur. This tree will therefore remain at risk of increased failure as it continues to grow, irrespective of the proposed bracing. Bracing of the tree for this purpose is not recommended, as support braces are designed to provide additional support in trees as an aid while natural strengthening can occur or in cases where the value of the tree outweighs the cost of retention and management. It should not be used to mitigate an irreparable structure in a relatively young tree in which the risk will undoubtedly increase over time. It therefore remains our recommendation that the tree be removed.
- 19.T041 Ash - Whilst we appreciate that the tree is not at imminent risk of failure, but its morphology with the natural brace is such that the braced limb is likely to fail due to the weakness of the natural brace. I would therefore suggest that it is unwise to retain this tree as it is not a sustainable feature within the permitted development. Given this, it is still our opinion that it would be far better to remove the tree and replant new tree(s) to secure the future tree cover/screening on the site, rather than the 1.5m reduction of the limb as suggested.

Response from the Councils Arboricultural Officer

- 20.G002, my comments were that the structural form of the tree was reasonable, other than one identified defect. The point being the poor structural form cited in this application was not identified or quantified. I would still maintain this tree could be retained in the short to medium term. I would not disagree the tree is not suitable for long term retention, as most of the trees on this site are not suitable for long term retention. For clarity I would quantify long term retention as over 40 years. However, given the high amenity value of the trees, their contribution in the short to medium term is desirable. Overall, if a suitable replacement is secured, and also protected with a preservation order, this may be acceptable
- 21.T041, again the same principle of short to medium retention applies. While the defects in the tree mean that long term retention is unlikely, it is a balance between the short to medium term contribution this tree makes, against the loss of significant numbers of trees on the site and the lack of

tree cover in the short to medium term, in the time it takes for replacement trees to have a contribution. I would suggest this tree is retained if the eastern tree in G002 is removed and replaced, in an effort to reduce the immediate impact on the amenity of the area and while replacements are established. I note from the development plans that no permanent habitable structures appear to be within the target zone of this tree, which somewhat reduces the hazard associated with this tree failing.

Additional considerations:

22. A replacement planting scheme has been submitted showing the planting of 3no. Beech, 2no. small leaved Lime and 2no. Oak which are to be planted in the vicinity of the removed trees. The Council's Arboricultural Officer confirmed that the replacement planting scheme was acceptable.
23. Whilst the concerns of the Parish and neighbours are noted, a new application for housing in the future may or may not be submitted, but this is not material to the consideration of this application. If the works to or removal of the trees are properly justified for arboricultural reasons, then it would be very difficult to substantiate a reason for refusal.

Conclusion:

24. In conclusion, the felling of trees G002 Sycamore, T042 Sycamore, T008 Horsechestnut, T009 Tree of Heaven and the removal of the 2 lowest limbs of T032 Sycamore are considered acceptable with replacement trees being conditioned and protected by a Tree Preservation Order.
25. However, due to the loss of a significant number of trees within the site and the resulting lack of tree cover in the short to medium term the retention of tree T041 Ash, which is not at imminent risk of failure, will reduce the immediate impact on the amenity of the area while replacement trees are established. Therefore the felling of this tree is not considered acceptable at this time.

Recommendation:

26. SPLIT DECISION:

- A. It is recommended that consent be **GRANTED** for the felling of G002 Sycamore, T042 Sycamore, T008 Horsechestnut, T009 Tree of Heaven and the removal of the 2 lowest limbs on left side to balance crown of T032 Sycamore subject to the following conditions:

1. The authorised works shall be carried out to the latest arboricultural standards (ref BS 3998:2010 Tree Works: recommendations)

Reason: To ensure the works are carried out in a satisfactory manner.

2. The works which are the subject of this consent shall be carried out within two years of the date of the decision notice.

Reason: To enable the Local Planning Authority to review the situation in the event that the authorised works are not carried out within a reasonable period of time.

3. The 2no. Sycamore, 1no. Horsechestnut and 1no. Tree of Heaven, the removal of which is authorised by this consent, shall be replaced by 2no. English Oak (*Quercus robur*), 2no. Small-Leaved Lime and 3no. Beech (*Fagus sylvatica*) planted within 2 metres of the existing trees as shown on the Tree Planting Specification, Drawing No. 6072-D dated 17.07.2017 within 6 months of the date on which felling is commenced or during the same planting season within which that felling takes place (whichever shall be the sooner), unless an alternative scheme is otherwise agreed and the Local Planning Authority shall be advised in writing that the replanting has been carried out. If any replacement tree is removed, becomes severely damaged or becomes seriously diseased it shall be replaced with a tree of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the amenity of the area following the removal of the trees.

- B. It is recommended that consent be **REFUSED** for the felling of T041 Ash for the following reason:

The defects in the Ash tree (T041) mean that long term retention is unlikely, but the tree is not at imminent risk of failure. The retention of this tree can be achieved by reducing the south east lateral up to 1.5m and by supporting with a cable and brace system which would allow its safe retention. Due to the loss of a significant number of trees within the site and the resulting lack of tree cover in the short to medium term, the retention of the tree will reduce the immediate impact on the amenity of the area while replacement trees are established.

Documents:

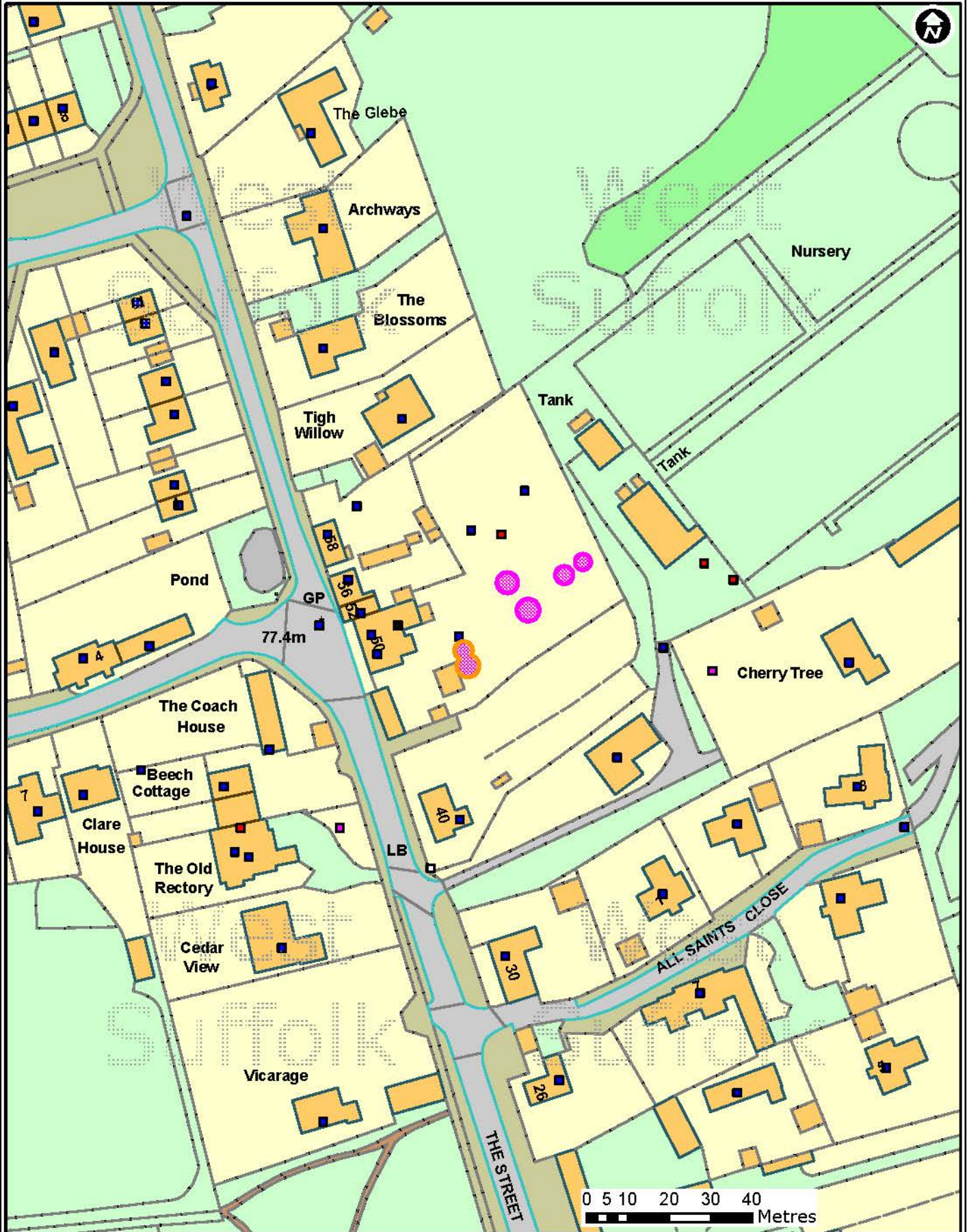
All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OPHAQCPDGK900>

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DC/17/0938/TPO

50 The Street, Gazeley



Forest Heath • St Edmundsbury

West Suffolk
working together

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Scale: 1:1,250
Date: 20/07/2017

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Existing Site Plan



CATEGORY AND DEFINITION

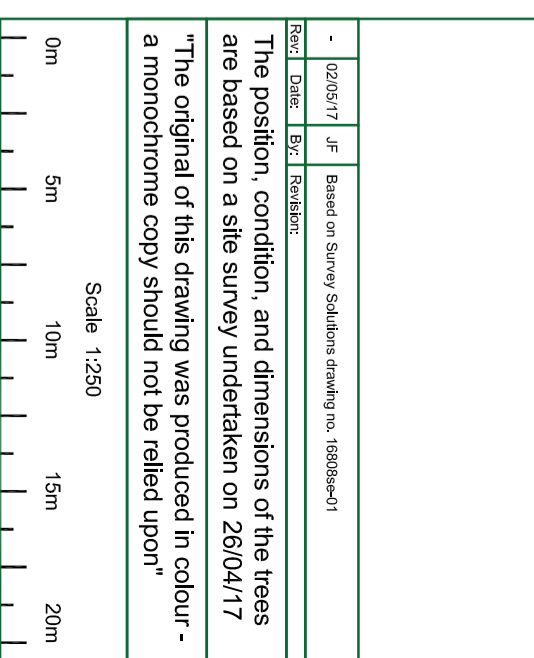
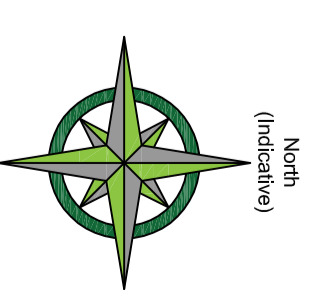
| | |
|---|---|
| Category U | Trees unsuitable for retention Trees in such condition that they cannot realistically be retained as living trees in the current land use or longer than 10 years. |
| Trees to be considered for retention | |
| Category A | Trees of high quality with an estimated remaining life expectancy of at least 40 years. |
| Category B | Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. |
| Category C | Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. |

NOTE:

Haydens Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

LEGEND

| | |
|--|------------------------------------|
| | Existing Tree/Hedge to be Retained |
| | Existing Tree/Hedge to be Removed |



5 Moseleys Farm Business Centre
 Forham All Saints,
 Bury St Edmunds
 Suffolk IP28 6JY

Tel: 01284 765391
 Mobile: 07350 167400
 Twitter: @treesurveyors
 Email: info@treesurveyors.co.uk

| | | | |
|---------|--|----------------|------------|
| Client: | Logan Homes Ltd | Drawing Title: | TWA |
| Site: | 50 The Street, Gazeley, Newmarket, CB8 8RB | Scale: | 1:250 (A2) |
| Date: | 02/05/17 | Drawn By: | JF |
| Scale: | 1:250 (A2) | Checked By: | BF |

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Forest Heath
District Council

DEV/FH/17/029

Development Control Committee Wednesday 2 August 2017

Planning Application DC/17/0766/HH – 14 Collings Place, Newmarket

| | | | |
|-------------------------|--|------------------------|---------------------|
| Date Registered: | 10.04.2017 | Expiry Date: | 05.06.2017 |
| | | Ext of time: | 13.07.2017 |
| Case Officer: | Karen Littlechild | Recommendation: | Approve Application |
| Parish: | Newmarket | Ward: | St. Mary's |
| Proposal: | Householder Planning Application - Two storey rear extension | | |
| Site: | 14 Collings Place, Newmarket | | |
| Applicant: | Mr Sam Sadler | | |

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:

Karen Littlechild

Email: karen.littlechild@westsuffolk.gov.uk

Telephone: 01638 719450

Background:

This application is referred to the Development Control Committee following consideration by the Delegation Panel. The application was referred to Delegation Panel by the Ward Member due to concerns raised by neighbours. Newmarket Town Council raise no objections and the application is recommended for APPROVAL.

A site visit is due to take place on Monday 31 July 2017.

Proposal:

1. Planning permission is sought for a two storey rear extension to provide additional living space on the ground floor and an additional bedroom on the first floor.
2. The ground floor element of the extension measures 3.6m deep, 5.25m wide, 2.4m to the eaves and features a mono pitched roof measuring 3.7m.
3. The first floor element of the extension measures 3.6m deep, 3m wide, 5m to the eaves and 6.1m to the ridge.

Amendments

4. The application has been amended as follows:
 - The width of the extension has been reduced pulling it 0.45m away from the north western boundary line.
 - The width of the first floor extension has been reduced by 2.5m.
 - The roof light has been removed from the side elevation.
 - An amended block plan has been submitted to clarify that there are no changes to the existing parking arrangements.

Site Details:

5. The site comprises of a two storey end of terraced dwelling located within the settlement boundary of Newmarket. The dwelling is set back from the road and benefits from an open front garden with off road parking for one vehicle. The site also benefits from an additional parking space in the residents parking area to the rear. The dwelling has an enclosed rear garden with panel fencing to the sides and a brick wall with a gated pedestrian entrance to the rear.

Planning History:

| Reference | Proposal | Status | Decision Date |
|-----------|---|--------|---------------|
| F/75/369 | 113 dwellings with ancillary roadworks and garage courts (8 acres approx) as amended by letter dated 8th July 1975 and subsequently amended by letter dated 16th January 1976 and | Refuse | 22.03.1976 |

| | | | |
|----------|--|-------------------------|------------|
| | drawing No N 7565/2 and further amended by letter dated 9th March 1976 and drawings received on 10th March 1976 | | |
| F/78/802 | Layout of estate with 65 dwellings including roadworks amenity area etc as amended by letter dated 22/03/79 and drawing No 7825 1B received on 23/03/79 to 32 dwellings and subsequently amended by letter dated 19/04/79 and drawings no 7825 1B received on 26/04/79 to 61 dwellings and the provision of a close boarded fence along the whole of the south easterly boundary of the site | Approve with Conditions | 01.05.1979 |
| F/81/120 | Substitution of new 2 bedroomed house for 3 storey town house | Approve with Conditions | 31.03.1981 |

Consultations:

6. Highways – No objection
7. Tree Officer – The tree officer verbally advised that he had no objections to the proposal or had any concerns regarding the impact on the tree within the garden of no. 22 Collings Place.

Representations:

8. Newmarket Town Council – No objection
9. Neighbours – Residents from numbers 22, 24 & 26 Collings Place raised the following objections:
 - Extension is overbearing leading to feeling hemmed in
 - Overlooking & loss of privacy - roof light will overlook their gardens
 - Block light from their property
 - Concerns regarding conifer tree on boundary of no.22
 - Concerns regarding building right up to the boundary
 - Not in keeping with the style and character of the area
 - Velux roof light in the rear slope of the original roof is unsightly
 - No precedent in the area
 - Parking arrangements and new dropped kerb
 - Storage of building equipment
 - Footpath may be blocked
 - Construction noise

Policy:

10. The following policies of the Joint Development Management Policies Document and Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:

Joint Development Management Policies Document:

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM24 Alterations or Extensions to Dwellings, including Self Contained annexes and Development within the Curtilage
- Policy DM46 Parking Standards

Forest Heath Core Strategy (2010)

- Policy CS5 - Design quality and local distinctiveness

Other Planning Policy:

11. National Planning Policy Framework (2012) core principles and paragraphs 56 - 68

Officer Comment:

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

- Principle of Development
- Design and Form
- Impact on Neighbours

13. Policy DM2 requires that all proposals take account of the wider area and not adversely impact the setting or character of the area. The policy also requires that development should attempt to mitigate any harm to the amenities of nearby plots and residents and respect street patterns and the form of open space. Policy DM24 states that proposals should not result in an over-development of the site and respect the design of the property and other buildings nearby. The principle of development, a rear extension to the dwelling, is considered acceptable.

14. The proposed extension is of a similar design to the adjacent approved extension and is to be constructed in materials to match the existing dwelling.

15. The proposal has been amended to reduce the impact on neighbouring properties. The width of the proposed ground floor rear extension has been reduced by 0.25m which pulls the extension away from the north west boundary by just under half a metre. The first floor element has been further reduced by 2.5m giving a distance of 2.7m from the north west boundary and 9.5m from the rear wall of the neighbouring dwellings.

16. The ground floor element features a mono pitched roof sloping away from the neighbouring dwellings with an eaves height of 2.4m and a ridge height of 3.7m.

17. The roof of the two storey element of the extension has been designed so that it slopes away from the neighbouring properties with the ridge set considerably lower than the existing roofline and that of the approved neighbouring extension.
18. The original proposal included a roof light in the roof slope of the extension which overlooked neighbouring properties. This roof light has been removed. The amended scheme proposes a roof light in the rear roof slope of the original dwelling providing light over the landing area. This roof light although forms part of the application, could be constructed under permitted development.
19. It is not considered that the first floor windows in the proposed extension will lead to any greater degree of overlooking than is already experienced by the existing first floor windows.
20. Whilst the proposed extension increases the potential of any overshadowing or loss of light, due to the orientation of the dwelling and the proposed extension in relation to the neighbouring dwellings to the north west, it is not considered to do so in a more substantive way than the existing dwelling.
21. The hours of construction will be limited by a condition to safeguard the amenities of neighbouring properties.
22. The proposal shows the provision of two parking spaces for what would result in a 3 bedroom dwelling, which complies with policy. This is existing parking provision and no changes to parking or access are proposed.

Conclusion:

23. On balance, the principle and detail of the development as amended is now considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

24. It is recommended that planning permission be **APPROVED** subject to the following conditions:
 - 1 The development hereby permitted shall be begun not later than 3 years from the date of this permission.

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

Reason: To define the scope and extent of this permission.
 - 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order) the car parking spaces shown on revised plan

170228-03 Rev 1 shall be retained solely for the parking of private motor vehicles and shall be used for no other purpose.

Reason: To ensure continued compliance with adopted parking standards in the interests of road safety.

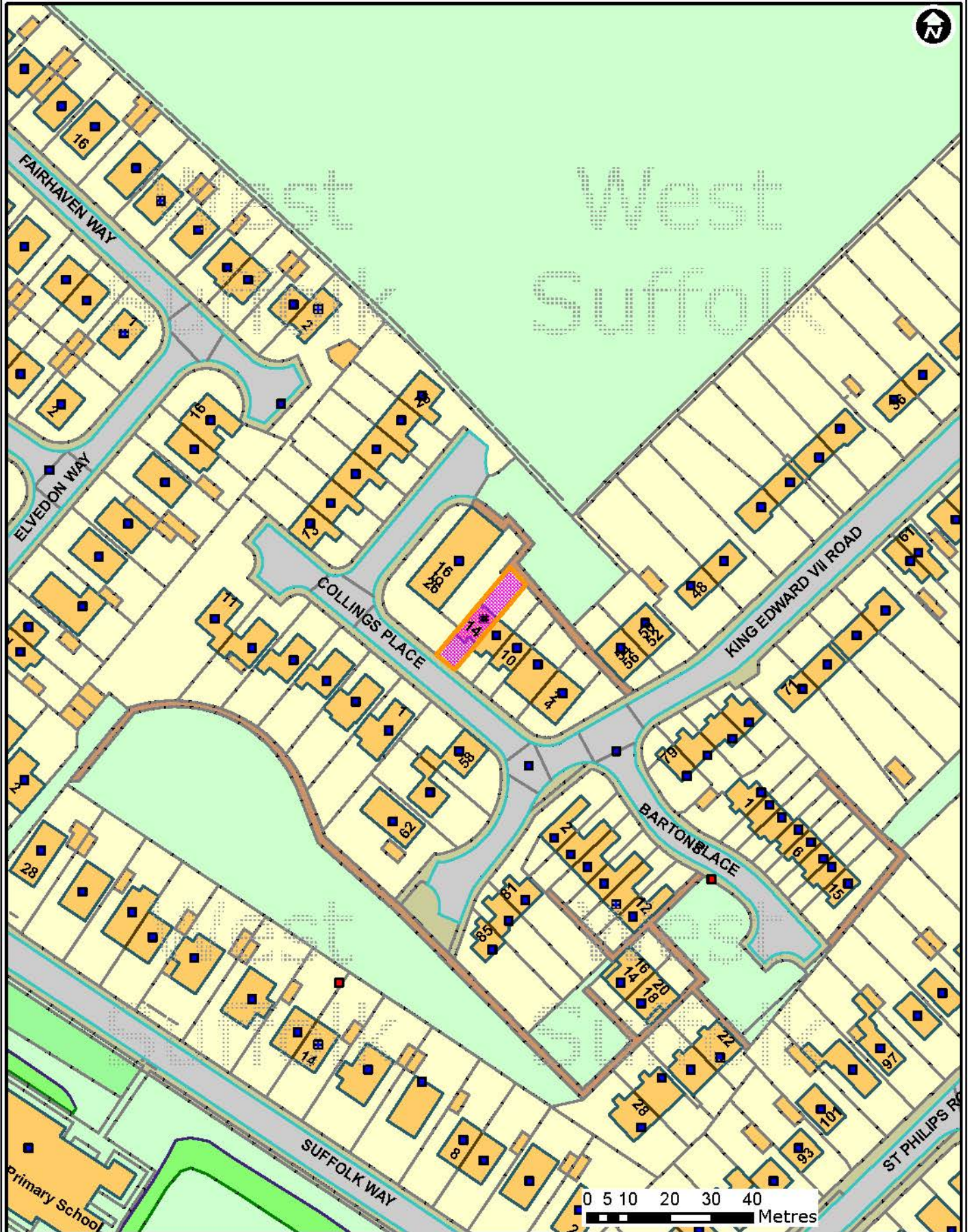
- 4 Demolition or construction works shall not take place outside 8.00 hours to 17.00 hours Mondays to Fridays and 8.30 hours to 14.00 hours on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance.

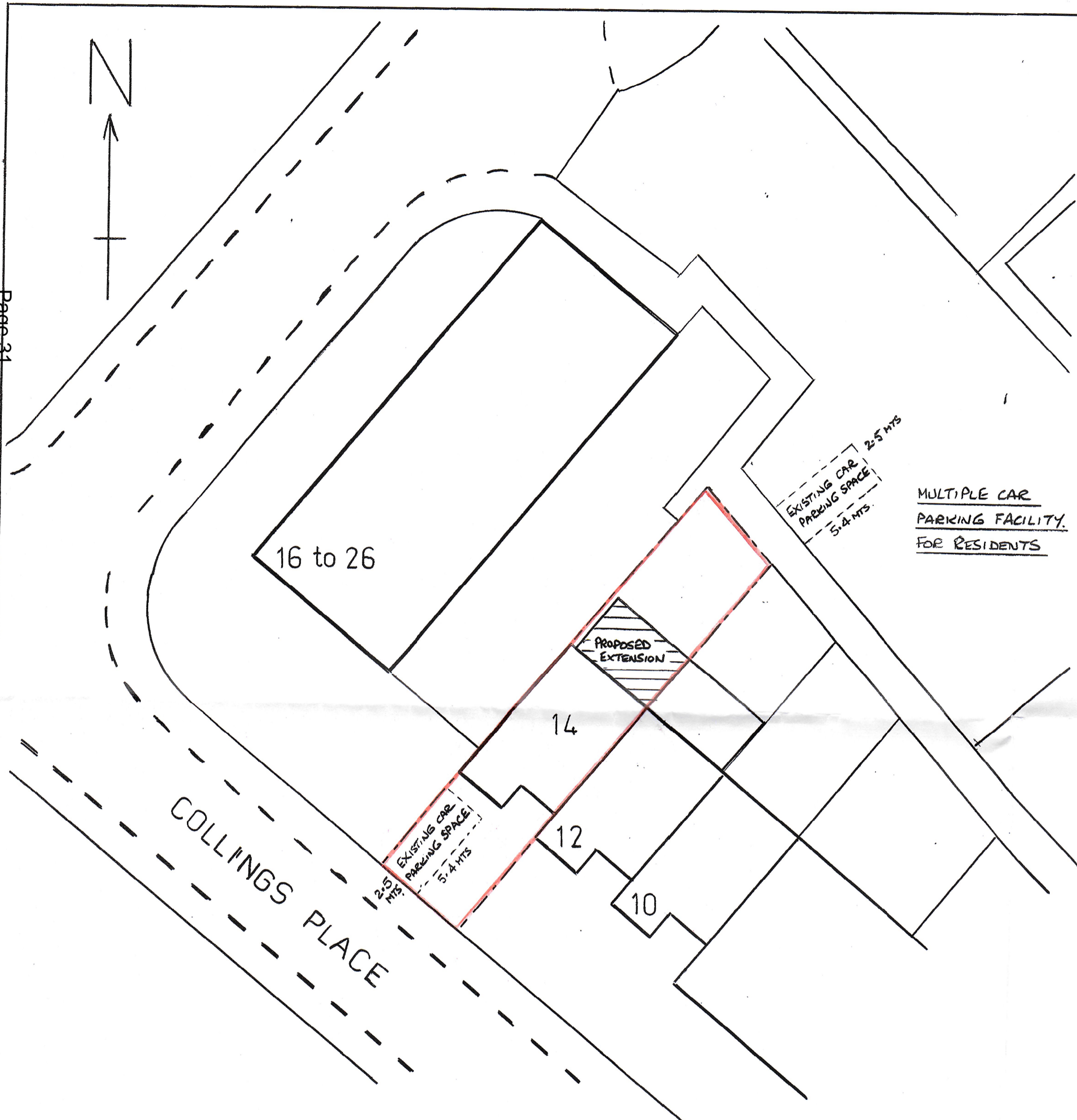
Documents:

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

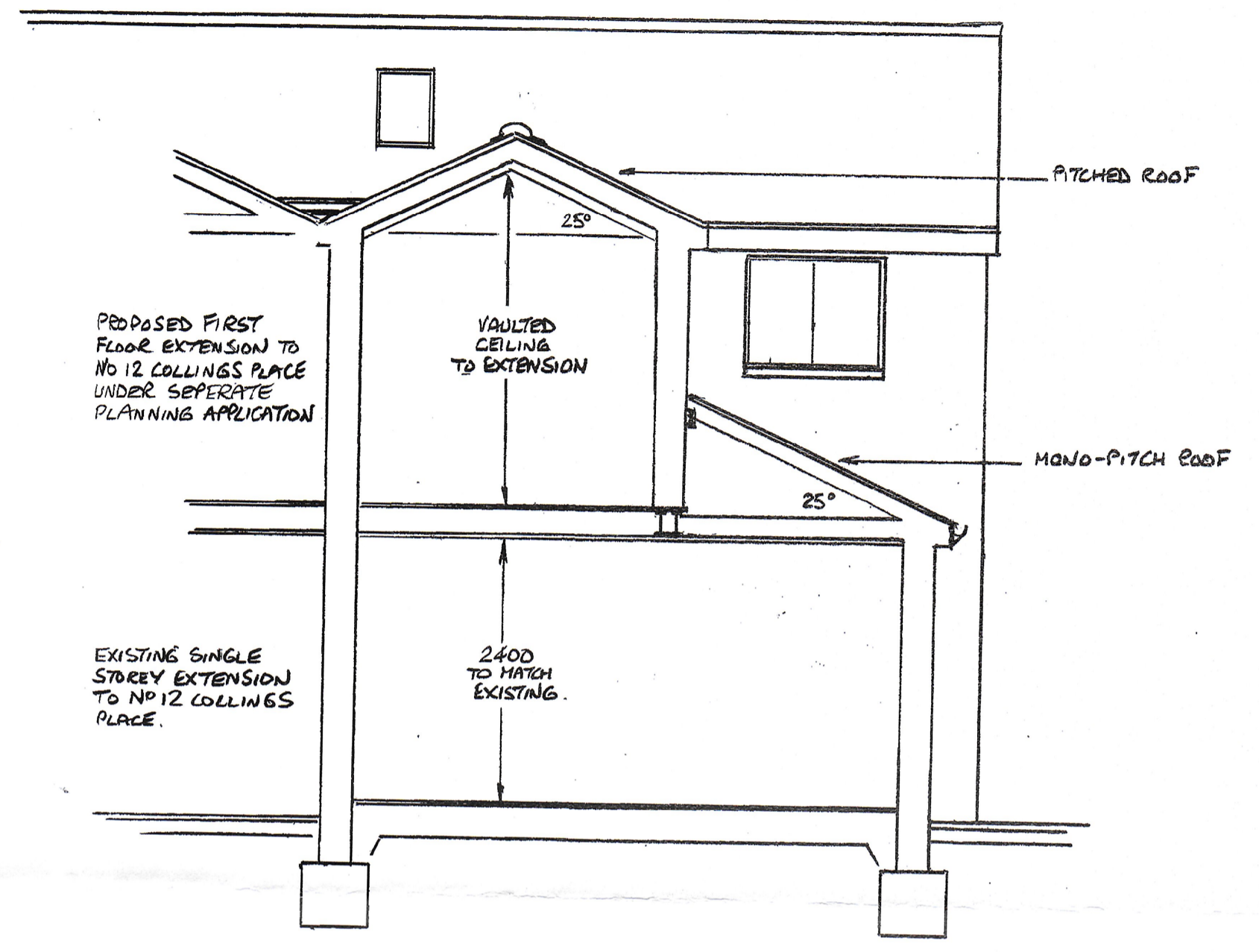
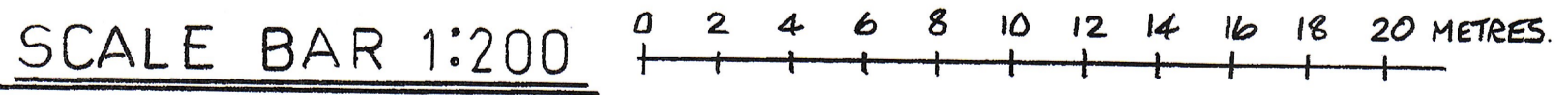
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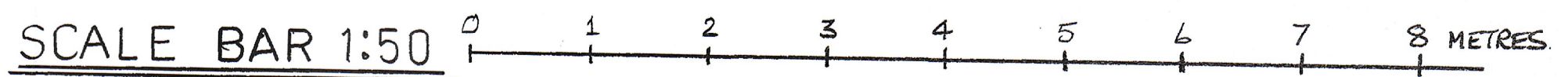
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BLOCK PLAN
(1:200)



SECTION A-A
(1:50)



| No | DESCRIPTION | CHKD | APPD | DATE |
|-----------|---------------------------|------|------|----------|
| 1 | RE-DESIGNED FOR PLANNING. | JES | | 23:05:17 |
| REVISIONS | | | | |

PROPOSED TWO STOREY REAR EXTENSION
AT: 14, COLLINGS PLACE, NEWMARKET.
FOR: MR SAM SADLER

| | | | | | |
|--------------------------------|--------|---------|----------|------------------|------------------------|
| DRAWN TBS | TRACED | CHECKED | APPROVED | DATE 17:03:17 | SCALE 1:50 1:200 |
| DRAWING No PSS 170228-03 rev 1 | | | | | |

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Forest Heath
District Council

DEV/FH/17/030

Development Control Committee Wednesday 2 August 2017

Planning Application DC/17/1025/HH – 16 High Street, Tuddenham

| | | | |
|-------------------------|---|------------------------|---------------------|
| Date Registered: | 22.05.2017 | Expiry Date: | 17.07.2017 |
| Case Officer: | Savannah Cobbold | Recommendation: | Approve Application |
| Parish: | Tuddenham | Ward: | Iceni |
| Proposal: | Householder Planning Application - Detached garage/garden store | | |
| Site: | 16 High Street, Tuddenham | | |
| Applicant: | Mr R Whent | | |

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:

Savannah Cobbold
Email: savannah.cobbold@westsuffolk.gov.uk
Telephone: 01284 757614

Background:

This application is referred to the Development Control Committee following consideration by the Delegation Panel. The Parish Council object to the application raising concerns about the scale of the building. The application is recommended for APPROVAL.

Proposal:

1. The application seeks planning permission for the construction of a detached garage/garden store.
2. The proposal measures approximately 12.6 metres in length, 6.7 metres in width and 6 metres in height.
3. The proposal is single storey, with a pitched roof, incorporating a room within the roof. Velux windows are also to be installed on the north facing roof slope. Concrete plain tiles will be used on the roof and multi-red facing brickwork on the main construction along with stone painted render and brick quoins to the rear wall.

Application Supporting Material:

4. Information submitted with the application:
 - Application form
 - Local Requirements
 - Proposed Site Plan
 - Site Location Plan
 - Proposed Floor Plans and Elevations
 - Tree Report
 - Biodiversity Checklist

Site Details:

5. The application site is located within the settlement boundary for Tuddenham, fronting onto High Street. The site comprises a detached, single storey dwelling and its curtilage, with a large garden to the rear. The property is located within an area of mainly two storey dwellings of mixed characteristics. The dwelling is also set back from the highway. The rear garden includes extensive mature vegetation, including a number of trees.

Planning History:

6. None

Consultations:

7. SCC Highways: No objections subject to a condition regarding the retaining of space for manoeuvring and parking of vehicles.
8. Tree Officer: No objections subject to a condition relating to tree protection for any trees within falling distance of the garage/garden store.

Representations:

9. Parish Council: Raise the following concerns:
- Concerns over scale of this proposed development
 - The proposed building externally measures in excess of 12m L x 6m W x 6m H. This is a substantial proposed construction on two floors, with three rooms on the ground floor. It incorporates an internal staircase and three Velux windows on the first floor. There is also no first floor plan.
 - Proposed building is to be located approximately 2m from the south side boundary (hedge) which I estimate is currently 2.5-3m in height
 - Currently, there is no direct vehicle access to the proposed development. Consequently, the application is planning to construct an access following to demolition of the existing garage (which is conjoined with the north side of the existing dwelling).

10. Neighbours: No representations received.

Policy:

11. The following policies of the Joint Development Management Policies Document and the Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:

12. Joint Development Management Policies Document:

- Policy DM1 – Presumption in Favour of Sustainable Development
- Policy DM2 – Creating Places Development Principles and Local Distinctiveness
- Policy DM24 – Alterations or Extensions to Dwellings, including Self Contained annexes and Development with the Curtilage

13. Forest Heath Core Strategy 2010

- Policy FCS5 – Design Quality and Local Distinctiveness

Other Planning Policy:

14. National Planning Policy Framework (2012) core principles and paragraphs 56 - 68

Officer Comment:

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

- Principle of Development
- Impact on residential amenity
- Impact on street scene/character of the area
- Design and Form

16. Policy DM24 states that planning permission for alterations or extensions to existing dwellings, self-contained annexes and ancillary development within the curtilage of dwellings will be acceptable provided that the proposal respects the character, scale and design of existing dwellings and the character and appearance of the immediate and surrounding area, will not result in over-development of the dwelling and curtilage and shall not adversely affect the residential amenity of occupants of nearby properties.

17. In the case of this application, the dwelling is located within a curtilage which is able to accommodate the scale of proposal without over-development occurring.

- 18.No adverse impact on neighbour amenity is anticipated to arise given the existing extensive boundary treatments of the site. The outbuilding is considered to have a limited impact on Southgate Farm, located towards the south-west of the site dwelling, given the screening provided by hedging along the boundaries, and given the relatively modest scale of the proposal.
- 19.No overlooking issues are considered to arise as there is sufficient distance between the proposed development and neighbouring properties. The outbuilding will not result in any adverse impact in terms of light levels, again given its position and the extent of vegetation. The proposed outbuilding will also have very limited impact on Shepperton House, located towards the north of the site. This is because there is more than satisfactory distance between the proposal and neighbouring dwelling. Although both neighbouring properties may afford glimpses of the proposed development, there will be no overbearing impact on either of the neighbours, given the acceptable separation distances and existing boundary treatments on the site.
- 20.No adverse impact on the street scene or character of the area is anticipated to arise as the property is set back from the highway in a visually discrete location. The outbuilding is located towards the rear of the property which means it would not be readily visible from the public highway. Further, and in any event, the area consists of a varied character in terms of property types and designs.
- 21.The proposed development respects the scale of the dwelling as it is not overbearing due to the separation distance between itself and the main dwelling.
- 22.The condition recommended by the highways authority relates to retaining the space provided for manoeuvring and parking of vehicles shown on Drawing No 2017 05 GD3 D. In relation to this application, the condition is required and will be imposed.
- 23.The Tree Officer requires a condition regarding tree protection for any trees which are within falling distance of the garage/garden store. In relation to this application, the condition is required as there are a variety of trees within the vicinity of the site.
- 24.The Parish Council also submitted comments and concerns in relation to this application. The first concern relates to the scale of the development. They believe that this is a substantial proposed development over two floors. However, the dwelling is located within a curtilage which is more than able to accommodate the scale of construction without over-development of the site occurring and is, in any event, a single storey, albeit with accommodation within the roof space. This is considered to be a suitably domestic scale for a property and curtilage of this size and is of an appropriate design for an outbuilding. There have also been no neighbour objections received. In addition, they raise the point of no first floor layout plan being provided. Upon contacting the agent, Officers have been advised that the first floor is a single open space and a plan has now been received and is available to view online.
- 25.In relation to the position of the proposed outbuilding; the proposed outbuilding is to be located approximately 2m from the south side

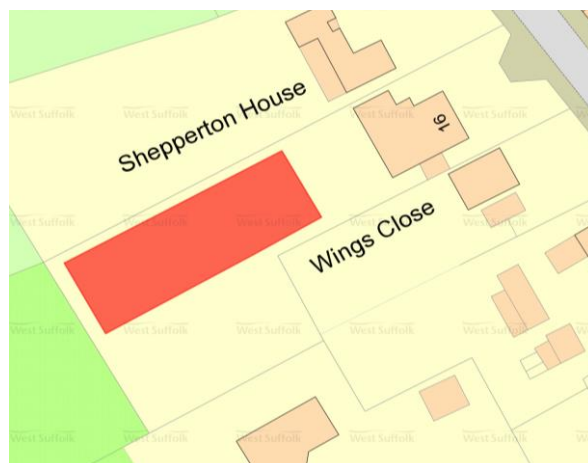
boundary (hedge) which they estimate is 2.5m-3m in height. There is sufficient distance from the proposed development and neighbouring property towards the south-west of the main dwelling and adequate boundary treatments to prevent any overlooking issues. There will be no impact in terms of loss of light.

26. The third comment relates to there being no direct vehicle access to the proposed development. Consequently, the applicant is planning to construct an access following demolition of the existing garage. The existing garage demolition would be subject to another application, which would be considered on its own merits and is not therefore material to the consideration of this proposal. If the garage demolition was refused, it would not warrant a refusal for this application.

27. It is noted that concerns have been raised over the scale of the development, however there are permitted development rights that would allow an outbuilding to otherwise be erected in the curtilage of this dwelling. Any outbuilding would not be permitted development if;

- the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;
- the building would have more than a single storey;
- the height of the building, enclosure or container would exceed -
 - 4 metres in the case of a building with a dual-pitched roof,
 - 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
 - 3 metres in any other case;
- the height of the eaves of the building would exceed 2.5 metres;

28. Using these criteria, an outbuilding could be erected that would appear to have a commensurate level of overall harm. The following image gives the indication of how large an outbuilding could be erected without requiring permission (shown in red, approx. 520m²) and would not be the full extent of permitted development rights.



29. Whilst officers consider it unlikely that this form of outbuilding would be constructed, it indicates that the level of overall floor space sought in the

proposal is no more than what could be achieved under permitted development rights. However, it is acknowledged that the height of the proposed building at 6m, is 2m higher than what could be achieved under permitted development, but for the reasons given above, even with a height of 6m, the proposed building is considered acceptable. The concerns raised have been put to the applicant, but they do not wish to amend the proposals as it would compromise their storage needs and available first floor head room.

Conclusion:

30. 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:

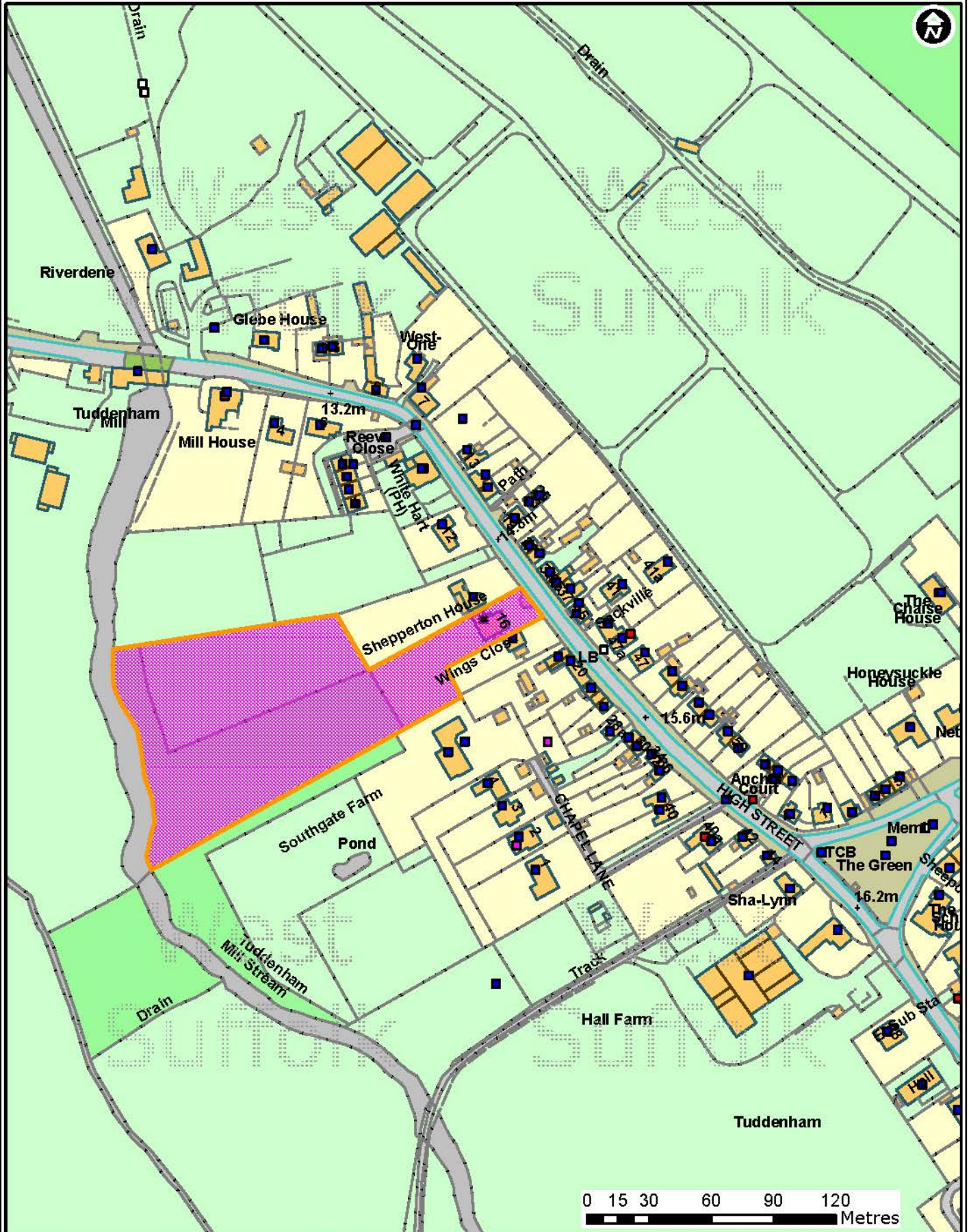
31. It is recommended that planning permission be **APPROVED** subject to the following conditions:

1. Time Limit
2. Compliance with plans
3. Parking/Manoeuvring to be Provided (SCC)
4. Tree Protection Measures
5. Restrict construction hours

Documents:

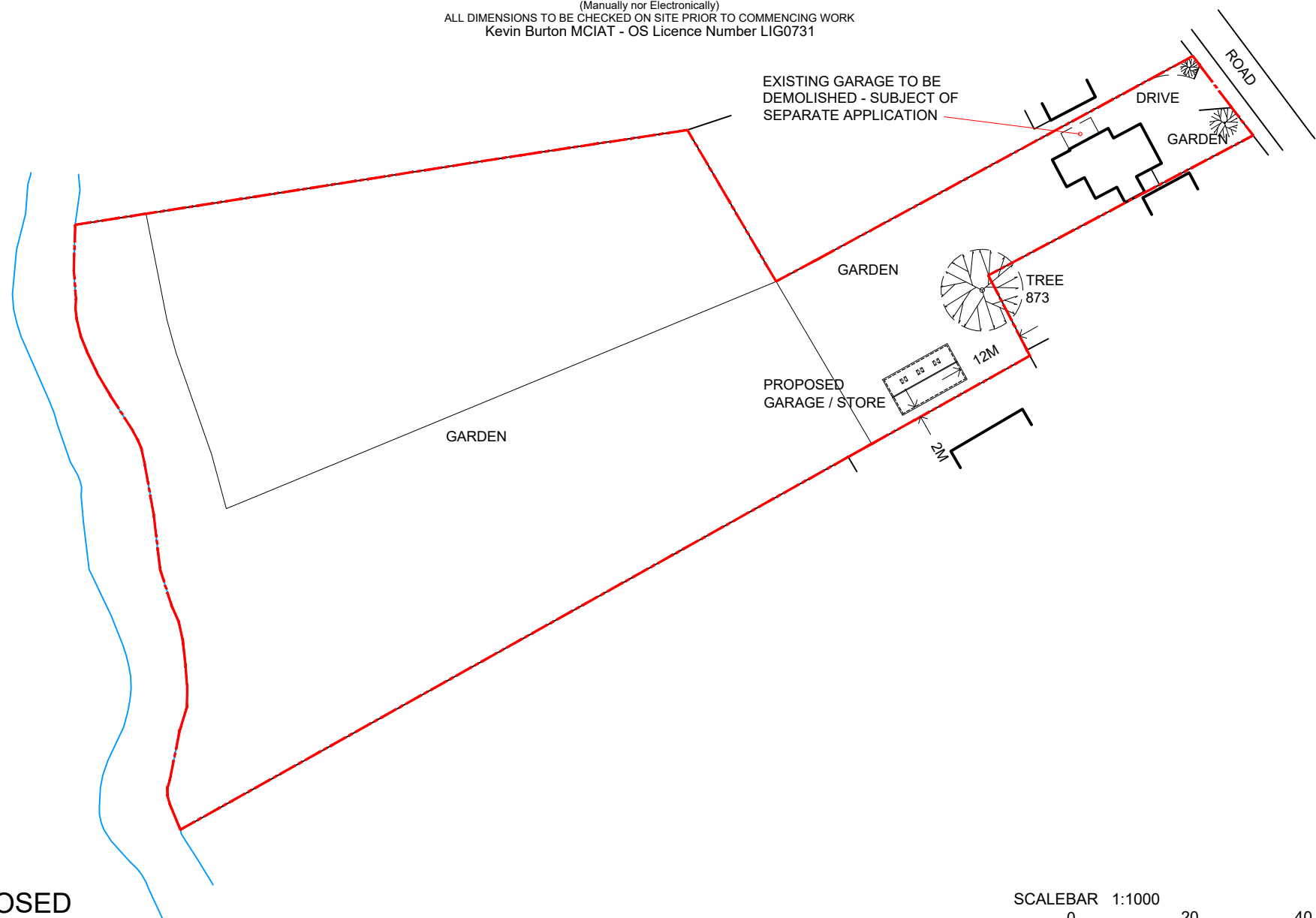
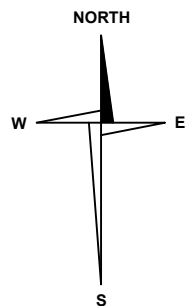
All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OQ3D6XPDGSX00>



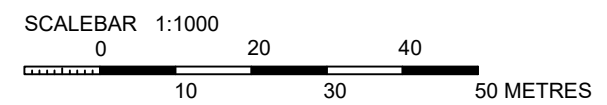
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PROPOSED
BLOCK PLAN 1:1000



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|---------------------------------|----------------------------------|
| DRAWING NUMBER 2017-05-GD3 D | |
| Drawn by : KEVIN BURTON | Date Created : MAY 2017 |
| Scale : 1:1000 (A4) | Date Last Edited : 17.05.2017 |

PROPOSED DETACHED GARAGE / GARDEN STORE
16 HIGH STREET, TUDDENHAM, SUFFOLK
for MR. R. WHENT
The copyright of this drawing is retained by Kevin Burton MCIAT

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Forest Heath
District Council

DEV/FH/17/031

Development Control Committee 2 August 2017

Planning Application DC/16/0866/VAR – Motocross Circuit, Hayland Drove, West Row

| | | | |
|-------------------------|-------------|------------------------|-----------------------------------|
| Date Registered: | 25.04.2016 | Expiry Date: | 25.07.2016 (EOT until 04/08/2017) |
| Case Officer: | Gary Hancox | Recommendation: | Approve |
| Parish: | Mildenhall | Ward: | Eriswell and the Rows |

Proposal: Variation of Conditions 5 and 6 of F/2001/768 to extend the opening hours (as per Planning Statement submitted with this application) to allow for continued use of land as motocross track on a permanent basis and variations to conditions

Site: Motocross Circuit, Hayland Drove, West Row

Applicant: Mr Terry Waters

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:

Gary Hancox
Email: gary.hancox@westsuffolk.gov.uk
Telephone: 01638 719258

Background:

1. The Site has a long and complex planning history and currently operates under a restricted planning permission granted in 2002 (Ref: F/2001/768) for the 'continued use of land as motocross track on a permanent basis'. This included conditions that restricted the noise of the motorbikes used, as well as the hours the track could operate. Since 1992, the motocross track has been used subject to a personal permission, and this was renewed on several occasions, subject to conditions.
2. Located just outside the site's boundary, but relevant to the Site's history, is a stadium used for speedway racing. This was originally granted planning permission in 1975. This permission allowed the stadium to be used for speedway racing and associated facilities for a period of ten years. A permission retaining this use was granted in 1985. Use as a greyhound track was permitted in 1989, and stock cars followed in 1997.
3. A bungalow, named 'Fenland', was built in the 1950s, and is located approximately 560m from the speedway stadium and 860m from the motocross circuit. In January 2006 the property was purchased and occupied. By April 2006, the occupiers had become concerned about the noise coming from the stadium and motocross events on the circuit. Following complaints made to the Council, noise abatement notices were issued and attenuation works were carried out in January 2009. However, the appellants pursued their contention that both the stadium and the circuit were not being used in such a way to constitute a nuisance. In early 2008, following discussions held with those owners and leasers of the stadium and circuit, the owners of Fenland issued legal proceedings against the stadium owners in the High Court for an injunction to restrain the nuisance. This contention was maintained following the noise attenuation works carried out in January 2009 and it was contended that the activities at the stadium and the circuit, both individually and cumulatively, constituted a nuisance.
4. The High Court judge issued his decision on 4th March 2011 which stated that when the stadium was being used for speedway, stock car and banger racing (which began post 1984), and also when the circuit was being used for motocross (from 1992), the noise was 'sometimes sufficiently intrusive to generate complaints' and therefore remedies in the form of an injunction to restrain the activities at the stadium or the track which emitted more than a specified level of noise, were required and implemented. These noise levels were fixed by reference to the quantum of noise emitted from various motor racing circuits across the UK. A sum of money was also required to compensate for past disturbance. The owners of the stadium and motocross track appealed against this decision and the Court of Appeal reversed the judge's decision, holding that the owners of Fenland had failed to establish that the activities at the stadium and the track constituted a nuisance. The owners of Fenland then appealed to the Supreme Court, which upheld the High Court judge's injunction to restrain noise levels. At some point during the protracted legal proceedings, Fenland was destroyed in a fire. The injunction would therefore take effect when and if the property was rebuilt and re-occupied.
5. The application is before members of the Forest Heath Development Control Committee as the views of the Parish Council are contrary to that of the

Officer recommendation of approval. The applicant is also related to a Forest Heath District Councillor.

Proposal:

6. The application proposes the variation of Conditions 5 and 6 of planning permission F/2001/768 to extend the opening hours to allow for continued use of land as motocross track on a permanent basis, along with appropriate variations to conditions.

Existing operation of motocross track:

7. Presently, the motocross track operates in accordance with the following restrictions:
 - From April-October inclusive, the track is used every other Sunday only. Six of the Sundays during this period are for event days. The hours of operation for events during this period are from 10.00am to 18.00pm. On other Sundays when the track is used during this period, the hours of use are from 10.00am to 16.00pm;
 - From November to March inclusive, the track is used every Sunday from 10.00am to 16.00pm. This will include 5 event days to be completed by 16.00pm;
 - Every Tuesday as training/practice/nursery days from 10.00am to 16.00pm; and
 - Every Thursday for practice days (10.00am till 16.00pm).

Proposed operation times of the motocross track (as amended):

- i) Two year temporary permission.
- ii) All Saturdays and Sundays throughout Jan-May (inclusive), 09:00 - 18:00. Every other Sunday throughout June-Aug (inclusive), 09:00 - 18:00. Three Saturdays can be requested during June-Aug; the date will be previously agreed in writing with the local planning authority and not less than one months prior notice shall be given.
- iii) All Saturdays and Sundays throughout Sept - Dec (inclusive), 09:00 - 18:00. (no lighting to be installed)
- iv) Every Tuesday and Thursday practise days 09:00 – 16:00 Jan-Dec. With no restriction of riders (unlimited).
- v) As per ACU (Auto Cycle Union) and HSE guidance group riders will be restricted to 45 riders for the main track.
- vi) Limit on events held at the motor cross track(s) as currently restricted to 12 per annum.
- vii) On request, as per current approval, sound reports will be supplied to ensure the db. levels are kept to a minimum. (i.e. no more than 85db per hour average).

viii) Removal of 1 hour lunch break (hours rest bite) currently imposed on the track.

ix) Should Pear Tree farm be sold and/or separated from the same ownership of the motocross track, the temporary permission will end and the use of the motocross track will revert back to the restrictions as per previous planning permission F/2001/768.

Application Supporting Material:

8. Following a screening process, the Council issued a Screening Opinion that concluded that the proposed development constituted EIA development. Consequently the application is now accompanied by an Environmental Statement (ES) in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 & 2017. In accordance with Parts 1 and 2 of these Regulations, the ES includes the following information:

- a description of the Development comprising information about its nature, size and scale;
- an outline of the main alternatives studied and an indication of the main reasons for the choices made taking into account the environmental effects
- a description of the aspects of the environment likely to be significantly affected including population, fauna, flora, soils, water, air, climatic factors, material assets including architectural and archaeological heritage, landscape, and the inter-relationship between the above factors;
- a description of the likely significant effects of the Development on the environment covering, direct and indirect, secondary, cumulative, short, medium, long term, permanent, temporary, positive, and negative;
- a description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects;
- a non-technical summary of the information specified above.

9. The proposed development is considered to generate non-significant effects on the following subject areas:

- Socio-economic;
- Landscape and Views;
- Ecology and Nature Conservation;
- Water Resources and Flood Risk;
- Air Quality;
- Transport & Access;
- Cultural Heritage;
- Land Contamination;
- Wind Microclimate;
- Agriculture;
- Daylight, Sunlight & Overshadowing;
- Waste; and
- Vibration.

Site Details:

10. The site extends to approximately 7.4ha and is located to the north west of Mildenhall adjoining Hayland Drove, a narrow road leading from the village of West Row. This road forms the western boundary of the Site, which adjoins Cook's Drove to the north east. Further north of Hayland Drove is open countryside. Mildenhall Stadium is located immediately north of the site where various forms of motorsport takes place, including speedway, banger racing and stock car racing. Greyhound racing also takes place within the stadium. Cook's Drove is located to the east of the Site which leads to the village of Thistley Green and West Row in the south east. Pear Tree Farm is also located further east off Cook's Drove, with agricultural land and Mildenhall airfield located beyond. Land to the south and west of the Site is currently undeveloped and used for agricultural purposes. The River Lark is also located approximately 1km to the south of the Site.
11. It is estimated that in a single calendar year, the current planning permission allows the track to be used for motocross for up to 141 days.

Planning History:

| Reference | Proposal | Status | Decision Date |
|-------------------|---|--------------------------------------|---------------|
| DC/16/0313/FUL | Planning Application - Construct a new children's (85cc) motocross track adjacent to the existing motocross track | Pending Decision | |
| DC/16/2630/EIASCO | Request for Environmental Impact Assessment Scoping Opinion under Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) - following submission of DC/16/0866/VAR | EIA Screening/Scoping Opinion Issued | 22.12.2016 |
| F/2008/0173/FUL | Erection of straw bales to form an acoustic barrier, a 5 metre earth bund, stationing of shipping container to form an acoustic tunnel and erection of a 2.7 metre close-boarded fence | Approve with Conditions | 02.05.2008 |
| F/92/111 | Change of use from agricultural land to use as off-road motorcycle track (motocross). | Approve with Conditions | 28.05.1992 |

| | | | |
|-----------------|--|-------------------------|------------|
| F/97/001 | Continued use of land as motocross track stationing of three portacabins and retention of earthbanks/fencing | | 25.04.1997 |
| F/2001/573 | Removal of condition 9 of planning permission F/97/001 - requiring all vehicle tests to be kept by the track operator for examination by the Local Planning Authority if required. | Application Withdrawn | 10.04.2002 |
| F/94/356 | Use as motocross track; extension of operating hours until 6pm on specified Sundays; siting of three portable buildings to provide offices, refreshments and toilets; resiting of motocross bridge | | 22.08.1994 |
| F/2003/0499/FUL | Retrospective Application - erection of a two-storey portable cabin | Application Approved | 01.08.2003 |
| F/95/328 | Use of motocross track, siting of 3 portable buildings and bridge for further two year period; use to include organised events and operating hours as specified in letter received by local planning authority on 19/09/1995 | Refuse | 12.10.1995 |
| F/95/573 | Use of land as motor cross track. Stationing of three portacabins with associated works to earthbanks and additional fencing of site as amended by letter received 27.12.95. | Approve with Conditions | 12.02.1996 |
| F/2001/768 | Continued use of land as motocross track on a permanent basis, and variations to conditions as specified in letter accompanying the application, received by the Local Planning Authority on 10th December 2001. | Approve with Conditions | 22.07.2002 |

| | | | |
|----------|---|-------------------------|------------|
| F/92/612 | Proposed motocross track layout toilets control building and landscaping as amended by plans received 07/01/93 and 11/02/93 | Approve with Conditions | 06.05.1993 |
|----------|---|-------------------------|------------|

Consultations:

12. Mildenhall Parish Council – Object. Any increase in hours and days will cause disturbance to the local residents close to the Motocross, plus the extra pollution.
13. East Cambs. District Council - have concerns regarding the intensification of use and potential noise impacts on our residents due to this. I note from the noise report that whilst Isleham Marina has been considered, properties within our district have not. Request that no decision is made until the Environmental Health Officers of both our Council's have discussed this matter or that the developer has provided more evidence to demonstrate that this proposal will definitely not harm the residential amenity of the residents of Isleham. (Officer Note – West Suffolk Environmental Health Officers have discussed the impacts of the development with East Cambs. Environmental Health Officers resulting in amended operational restrictions being agreed with the applicant. No comments have been received in respect of the amended proposals.)
14. Isleham Parish Council (East Cambs.) – Our village already experiences significant noise from the circuit and although we have no choice but to accept the current opening times and conditions, we would deem any increase on this disturbance to be totally unacceptable. We do not have any confidence in the suggested noise levels.
15. Environment Agency – no comments.
16. SCC Highways – No objection.
17. SCC Environment Team – No comments (in respect of air quality and land contamination).
18. Natural England – no comment.
19. Public Health and Housing – Consider that the amended operational conditions are acceptable, subject to the permission being temporary until March 2019 to allow for suitable monitoring to take place. For clarity, practice days should only be between the hours of 9am and 4pm.

Representations:

20. A significant number of objections have been received, mainly from residents of Isleham Marina.

Original plans and documents – 41 objections
Post submission of the Environmental Statement – 24 objections
Amended operating hours and times – 18 objections

21. The following grounds of objection have been raised:

- Motocross bikes generate a large amount of intrusive noise
- The noise from the track impacts on the existing tranquillity of Isleham Marina
- Intrusive noise breaches the rights of property owners to enjoy the peace and quiet
- The additional use of the track will harm existing tourism businesses in the area
- Noise will impact on local wildlife
- Expansion of the facility is unrequired
- Noise survey is not accurate or reflective of actual noise impact
- Increase in traffic on a poor access road

(Note: the above is only a summary of the key objections to the development from local residents. The full objections can be viewed on the Council's website.)

22. *Isleham Marina Lodge Owners Association* - All lodge owners and residents are members of the association and we are writing on their behalf to OPPOSE the applications to increase the hours of use and proposed new track on the grounds of noise, potential damage to environment, health and safety risk, potential impact to local businesses and tourism. In summary:

- The noise on the island during track events is already unacceptable and anything that adds to the amount of noise or number of days or hours we have to endure it is totally unacceptable.
- We don't believe the EIA submitted with the application has taken sufficient account of the island's unique environment and lack of manmade noise. The figures they have used are taken from the monitors at the track which includes noise from planes taking off and landing at Mildenhall and Lakenheath. However, the island is not on the flight path and so a baseline should have been taken of the noise level on the island to give a meaningful result.
- The method of calculating the possible impact of the noise on the island in the EIA has been produced by a computer program using baseline levels from the track. As we have shown in this document the suggested levels in the EIA of the LOAEL and SOAEL are not appropriate for the island.
- The figures in the EIA for the increase in noise on the island would suggest that they will at a minimum be between the revised WHO LOAEL 50 dB and SOAEL 55 dB if an adjustment is made for the type of noise.
- We are concerned about the possible pollution or contamination of the River Lark and surrounding land from oil, fuel, waste water (especially from the jet washing of the bikes) and general waste.
- Potential increase in noise from the increase in the number of people visiting the track and overnight camping.
- Potential risk of the storing a large amount of fuel and LPG in such small area.
- We are concerned about the potential impact the noise nuisance will have on the sustainability of local business, pubs and tourism.

(Note: the above is only a summary of the objection to the development from the Lodge Owners Association. The full objection can be viewed on the Council's website.)

Policy:

23. The following policies of the Joint Development Management Policies Document and the Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:

24. Joint Development Management Policies Document:

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM5 Development in the Countryside
- Policy DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance
- Policy DM13 Landscape Features
- Policy DM34 Tourism Development
- Policy DM42 Open Space, Sport and Recreation Facilities
- Policy DM43 Leisure and Cultural Facilities

25. Forest Heath Core Strategy 2010

- Policy CS3 - Landscape character and the historic environment
- Policy CS5 - Design quality and local distinctiveness
- Policy CS6 - Sustainable economic and tourism development

Other Planning Policy:

26. National Planning Policy Framework (2012)

Officer Comment:

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

- Principle of Development
- Environmental Impact Assessment
- Planning Balance

Principle of Development

28. For decision making purposes, as required by Section 38(6) of the Planning & Compulsory Purchase Act 2004, the Development Plan comprises the Adopted Core Strategy and Development Control Policies Development Plan Document, together with the Site Specific Allocations DPD. Material considerations in respect of national planning policy are the NPPF and the more recently published National Planning Policy Guidance. The starting position for decision taking is therefore that development not in accordance with the development plan should be refused unless material considerations indicate otherwise. The Courts have re-affirmed the primacy of the Development Plan in Development Control decisions.

29. In this case, the proposed development accords with the strategic spatial objective ECO7 and Core Strategy Policy CS6, which both seek to support the growth of the visitor economy in the District and to allow sustainable economic development. Development Management Policy DM42 allows for

the enhancement or expansion of amenity, sport or recreation facilities, subject to compliance with other relevant Local Plan policies. The further development of the existing site, as opposed to the development of a 'greenfield' site accords with a key principle of the NPPF (par. 17) and also represents an investment in the local area by a local business. The principle of the development is supported by both National Policy and the Development Plan.

Environmental Impact Assessment

30. Following the issue of the Screening Opinion, Officers also undertook a scoping exercise which identified that the main subject area for inclusion in the Environmental Statement (ES) should be 'noise'. The scoping opinion also identified both air quality and ecology as areas which could be affected, although not significantly. Although scoped out of the main ES, separate reports have been prepared by the applicant assessing the Development's impact on both ecology and air quality.

31. Other non-significant impacts of the development include socio-economic, landscape, water resources and flood risk, transport and access, cultural heritage, land contamination, agriculture, and waste. These are considered below.

Socio-economic impact

32. The ES indicates that the site currently employs two fulltime employees and 12 part-time employees. It is expected that the increase in usage of the track will result in the requirement for additional part-time employees (estimated to be an increase of 18 part time staff.) There will also be limited benefit to the local economy in terms of increase spend from visitors to the area.

33. The development is considered to accord with Core Strategy Policy CS6 as well as paragraph 28 of the NPPF in this regard.

Landscape impact

34. As the nature of the land use is not changing and the proposal only seeks to change how the track operates, significant landscape and visual effects are not anticipated and therefore this topic has been scoped out of the ES. The scheme is considered to accord with Development Management Policies DM2 and DM5 in this regard.

Water resource and flood risk

35. The Site is located within Flood Zones 2 and 3 and is therefore at a medium/high risk of flooding. However, the Environment Agency has identified that the proposal will have a minimal impact on flood risk in the area as the Site already benefits from flood defences present along the River Lark to the south, along with multiple drains in the area with sufficient free board to cope with any excess drainage capacity required in small scale events. The proposal does not propose any change in land use, and no objection to the development is raised by the Environment Agency or Suffolk County Council's flood risk team. This topic was therefore scoped out of the ES. The scheme is considered to accord with Development Management Policy DM6 and paragraph 103 of the NPPF in this regard.

Transport and access

36. The increase in the use of the track will cause an increase in traffic using the local highway network throughout the course of a year. However, this increase is not likely to be significant, and will not intensify traffic on any particular day. The site also has sufficient parking capacity to accommodate the additional use of the track. No objection has been received from the Local Highway Authority. The transport impact is therefore considered to be negligible and in accordance with Development Management Policy DM2 in this regard.

Cultural heritage

37. There are no built heritage features in close proximity to the site that could be affected by the proposed development. The proposal does not propose any built development or change in land use and therefore the impact on the cultural heritage is considered to be negligible.

Land contamination

38. No development is proposed that could give rise to new or additional sources of contamination and no works are proposed that could mobilise existing contamination. The risks to human health are therefore likely to be negligible and the development is considered to be in accordance with Development Management Policy DM2 in this regard.

Agriculture

39. The proposal relates to an existing motocross track which is already in operation and located on brownfield land. There is to be no loss of previously undeveloped, agricultural land as part of the Development. Impacts on existing agricultural land are likely to be negligible.

Waste

40. As the Development seeks to change the conditions of an existing planning application, no construction waste is anticipated and no demolition is required. Operational waste is unlikely to be significant or complex and will be managed in accordance with local disposal systems and all applicable legislation. No likely significant impacts are expected.

Ecology and Nature Conservation

41. During the scoping of the application in accordance with the EIA regulations, ecology was an area where it was felt there could be some impact from the increased use of the motocross track. Consequently, an Ecological Appraisal of the site was undertaken, which concluded that the mature trees which border the site have high ecological importance at a local scale, as well as having the potential to support nesting birds and foraging/commuting bats. A waterbody was also identified adjacent to the site, which was found to have the potential to support water vole and amphibian species.
42. As there are no physical development works that would affect the trees surrounding the site, or the nearby adjoining water course, the impact on

these features and their supported species is considered to be insignificant. Furthermore, there are no nationally or internationally designated sites such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Site of Special Scientific Interest (SSSI's) in the wider area, on or directly adjacent to the Site. Natural England has been consulted on the proposals and no do object. Significant impacts on ecology and nature conservation are not therefore considered likely. The scheme accords with Development Management Policies DM2 and DM10 in this regard.

Air Quality

43. Again, during the scoping of the application in accordance with the EIA regulations, air quality was an area where it was felt there could be some impact from the increased use of the motocross track. A desk top study of the potential air quality impact on the local environment from the development has been undertaken by the applicants. The ES concludes that *'Using the guidelines set out in the Land-Use Planning & Development Control: Planning for Air Quality, the Development is not expected to generate a significant traffic impact which would impact on air quality. The Site is not located within or close to an Air Quality Management Area (AQMA) and likely significant effects from the operation of the Development are not anticipated.'*
44. The Council's Environment Team concur with this conclusion, and the proposal is considered to accord with Development Management Policies DM2 and DM14 in this regard.

Noise

45. The noise impact from the proposed increase in the use of the track is considered to be the main issue for consideration within the ES. An assessment of this impact is set out in detail below.
46. As referred to in the ES it is useful to first set out the background to the site in respect of noise issues. The site is the subject of a considerable history in relation to noise emissions, but in summary, noise emissions, both cumulatively and individually, from the motocross circuit and the adjacent Speedway stadium were found to be a nuisance in a Civil noise nuisance case taken by a nearby resident. The outcome of the noise nuisance case was that the court imposed a noise limit (an injunction) on both the Speedway Stadium and motocross track, individually and cumulatively. This has the effect of limiting noise emissions to 45 dB LAeq (15mis) when measured at the property "Fenland". This is a very strict and low limit and is below the World Health Organisations Guidelines for Community Noise values for moderate annoyance during daytime (50db). The injunction only comes into force as and when "Fenland" (which is currently empty and derelict) is re-occupied by the complainants in the nuisance case.
47. The Council has in the past however, concluded that a statutory noise nuisance did not exist under the Environmental Protection Act. Accepting that the use of the site for motocross is deemed to be a civil 'noise nuisance', it is appropriate to assess any proposed increase in the operation of a noisy activity, and to what extent and significance any additional harm may be demonstrated.

48. The applicants have submitted a detailed noise assessment within the ES, which has been carefully considered by Officers, and the baseline data and impact thresholds used (referred to below) are accepted by Officers.

Noise Policy Statement for England (May 2010)

49. Paragraph 123 of the NPPF requires decision makers to '*avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.*' This paragraph also refers decision makers to the '*Noise Policy Statement for England*' (NPSE). The NPSE contains the current Government policy aims in relation to noise and its impact.
50. Inter alia, the NPSE aims to "*avoid significant adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.*" Impacts to quality of life can include annoyance and sleep disturbance.
51. However, at paragraph 2.18 the NPSE states that;

'..there is a need to integrate consideration of the economic and social benefit of the activity or policy under examination with proper consideration of the adverse environmental effects, including the impact of noise on health and quality of life. This should avoid noise being treated in isolation in any particular situation, i.e. not focussing solely on the noise impact without taking into account other related factors.'

52. The NPSE refers to lower and upper threshold noise levels (LOAEL – 'low observed effect level' and SOAEL – 'significant observed effect level'), the latter within which mitigation may be required to reduce the overall impact. This concept is reinforced in the National Planning Practice Guidance – Noise (PPG-N) where it states:

"At the lowest extreme, when noise is not noticeable, there is by definition no effect. As the noise exposure increases, it will cross the no observed effect level as it becomes noticeable. However, the noise has no adverse effect so long as the exposure is such that it does not cause any change in behaviour or attitude. The noise can slightly affect the acoustic character of an area but not to the extent there is a perceived change in quality of life. If the noise exposure is at this level no specific measures are required to manage the acoustic environment.

As the exposure increases further, it crosses the lowest observed adverse effect level boundary above which the noise starts to cause small changes in behaviour and attitude, for example, having to turn up the volume on the television or needing to speak more loudly to be heard. The noise therefore starts to have an adverse effect and consideration needs to be given to mitigating and minimising those effects (taking account of the economic and social benefits being derived from the activity causing the noise). Increasing noise exposure will at some point cause the significant observed adverse effect level boundary to be crossed. Above this level the noise causes a material change in behaviour such as keeping windows closed for most of the time or avoiding certain activities during periods when the noise is present. If the exposure is above this level the planning process should be used to avoid this effect occurring, by use of appropriate mitigation such as by altering the design and layout. Such decisions must be made taking

account of the economic and social benefit of the activity causing the noise, but it is undesirable for such exposure to be caused.

At the highest extreme, noise exposure would cause extensive and sustained changes in behaviour without an ability to mitigate the effect of noise. The impacts on health and quality of life are such that regardless of the benefits of the activity causing the noise, this situation should be prevented from occurring."

53. Included in the ES is a table taken from the PPG-N, which usefully summarises the above, and also provides the basis for a subjective assessment of noise impacts to be made. This is reproduced below.

| Perception | Outcome Examples | Increasing Effect Level | Action |
|------------------------------|---|--|----------------------------------|
| Not noticeable | No effect | No observed effect | No specific measures required |
| Noticeable and not intrusive | Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly effect the acoustic character of the area but not such that there is a perceived change in the quality of life. | Observed Adverse Effect | No specific measures required |
| | | Lowest Observed Adverse Effect Level | |
| Noticeable and intrusive | Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life. | Observed adverse effect | Mitigate and reduce to a minimum |
| | | Significant Observed Adverse Effect Level | |
| Noticeable and disruptive | The noise causes a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting back to sleep, premature awakening and difficulty in getting back | Significant Observed Adverse Effect Level | Avoid |

| | | | |
|--------------------------------|---|-----------------------------|---------|
| | to sleep. Quality of life diminished due to change in acoustic character of the area. | | |
| Noticeable and very disruptive | Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory. | Unacceptable adverse effect | Prevent |

54. The applicant's ES also includes an objective assessment of noise impact based on relevant policy and available guidance. The approach taken in the noise survey was to apply the World Health Organisation's (WHO) LOAEL value of 50db as the lower threshold, with the 'significant' impact threshold (SOAEL) being 10db higher. The Council's Public Health and Housing team consider this approach and the methodology used in the ES (including modelling undertaken using computer software taking into account of source noise levels, local topography, wind direction and screening to reduce noise), appropriate in this case.
55. The noise survey tested 10 receptor locations, ranging from closest residential property to the track, Pear Tree Farm (570 metres distant to the east), to the property known as Canham, (1100 metres distant ESE). Isleham Marina was also included as a receptor location. The existence of aircraft noise was also taken into account, as was the most recent information published by the Ministry of Defence, which indicates that the site and the majority of the identified noise receptors are located within a 66 db noise contour, and could therefore be exposed to aircraft noise in excess of 60 db on a regular basis).
56. The ES survey results show a variable noise climate, ranging from quiet periods to very high levels of noise from aircraft on approach and on take off from RAF Mildenhall, as well as from jet aircraft taking off from RAF Lakenheath and/or undertaking manoeuvres at RAF Mildenhall. This concurs with the conclusions of Officers following a visit to the site and Isleham Marina during a Tuesday practice day. This varied noise climate exists with or without the motocross track operating, although when the wind is blowing from the NE, bikes on the motocross track (and it is assumed the stadium if also operational) can be heard over and above the ambient noise climate.
57. The objective survey results for a race day event indicate that only at the site boundary and Pear Tree Farm do noise levels exceed LOAEL, although Spring Hall Farm and Fenland come quite close to the threshold. Results are lower for practice days, again with LOAEL threshold being breached at the site boundary and Pear Tree Farm. Again this concurs with the noise heard at Isleham Marina during a site visit where bike noise could be heard over the ambient climate, but not excessively so.

Cumulative impact with stadium

58. As already stated there will be occasions when the stadium and the motocross track will operate at the same time, albeit under two separate planning permissions. Evidence suggests that the stadium has up to 22 speedway events between May and October, and up to 24 Stock Car racing events on Sundays between March and October. The noise survey within the ES suggests that this combined impact will be at worst 'moderate adverse' overall, and 'major adverse' at the property Pear Tree Farm. Generally the noise levels from the stadium are higher than those at the motocross track and would occur irrespective of whether or not the motocross track is operating. Indeed, it is likely that on many occasions, noise heard some distance from the track (e.g. Isleham Marina and Isleham itself) is actually noise being generated by stadium activities and not the motocross track.

Summary of likely effects

59. The track currently operates under conditions that allows it to be used for a maximum of 141 days per year. The amended proposals increase this use to a maximum of 193 days per year, or a potential 37% increase. The amended proposal does not propose to increase operational conditions during the months of June, July, August, which will remain as currently restricted (i.e. every other Sunday). However, it has to be remembered that due to unfavourable weather conditions in the autumn and winter months, the usage of the site is likely to be less than the proposed maximum.
60. Subjectively, the table at paragraph 44 above indicates that for the most part, noise emissions are within the '*Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly effect the acoustic character of the area but not such that there is a perceived change in the quality of life*' threshold. However, given prevailing weather conditions, noise emissions are on the cusp of the threshold where noise is sufficient to change behaviours or attitudes (e.g. such as going inside or putting on quiet background music). The magnitude of the impact, although variable, is considered to be low. However, it is acknowledged that whilst the proposed development does not increase the magnitude of the impact, it does increase its frequency throughout the year. Breaking this proposed operational increase down further indicates that the application (as amended) only represents an increase in the use of the site on Saturdays between October and May (inclusive) as the site is already used on Sundays (Oct to May inclusive) and every other Sunday (June to September inclusive). Sunday operations during June, July and August shall continue every other week as existing. Limited harm can be attached to this increase in operation, and this needs to be considered in the planning balance.

Local resident's comments

61. The significant level of comments from local residents (mainly Isleham Marina) is acknowledged, and their grounds for objection to the development have been taken into account in the assessment of this application. The comments of Isleham Parish Council have also been considered. It is accepted that the noise from the motocross track can be intrusive, but in

terms of impacts on specific properties in the area, the intrusive nature of this impact is often dependant on certain variables with the ambient climate. This can include wind direction, aircraft movements and stadium events (i.e. speedway, stock car racing, banger racing and greyhound racing.) These events also often occur during more anti-social hours (e.g. later into the evening), something that the motocross does not do as it is restricted to a 6pm finish. Impacts on tourism and businesses in the area, both positive and negative will be taken into account in the planning balance below.

Injunction

62. In the background throughout all of the above assessment is the 'Fenland' court injunction. It is acknowledged that the noise limits for the operation of the track set out within it will be exceeded by the existing and proposed operation of the track. The applicant has accepted that as and when the derelict bungalow is rebuilt and re-occupied, they will comply with the requirements of the injunction. However, it has to be remembered that the injunction is in place as a result of a private civil action, and is separate to the planning process and any statutory considerations under the Environment Protection Act 1990.

Conclusion and planning balance

63. Having considered the ES as a whole, Officers are satisfied with the conclusions and assessments undertaken in that the operational development the subject of this application would not give rise to significant environmental impact. Specifically, the conclusion of the noise survey within the ES is that the noise levels from the motocross track are at or just below the threshold which will bring about a very low magnitude of effect resulting in negligible impact. Officers can find no evidence, either subjective or objective, to form a different view. The impact on Pear Tree Farm would, on occasion, be major adverse, and this is acknowledged by the applicants. Although this property is currently owned and occupied by the applicant, this may not be the case in the future, and the separation of the ownership of the property away from the motocross track could result in future noise complaints (the legal case brought by the owners of 'Fenland' being an example of this.) The applicants are agreeable to this property being tied to the business use at the site, thereby removing potential future conflict. This can be secured by a Unilateral Undertaking.
64. The proposed operational conditions set out in paragraph 7 above will result in an approximate 37% increase in the potential number of days that the track can be used in any one year. However, it has been adequately demonstrated that the existing noise levels from the motocross activity at the site (taking into account the operation of the adjoining stadium) are not significantly harmful to the amenity of local residents. Subject to appropriate planning conditions, it is considered that that the impact of the proposed development on the amenity of the vast majority of receptors is acceptable having regard to Development Management Policy DM2 and paragraph 123 of the NPPF.
65. Taking into account that the noise survey within the ES uses computer modelling within its assessment, and the sensitivity of the noise impact to variable background noise levels and wind direction, it is not considered appropriate to accept a full permanent permission without the opportunity for

further noise monitoring. Therefore, whilst the Council is confident that the additional harmful impact will not be significant, taking a precautionary approach, it is considered appropriate that any such grant of planning permission should be for a limited period. In this case a period of 20 months from the date of permission (to March 2019) will allow for a full winter and summer season to be monitored.

66. It is noted that the properties known as 'Fenland' and 'Pear Tree Farm' would be subject to a major adverse impact during periods when both the motocross track and the stadium are operating. However, 'Fenland' is derelict and unoccupied and should it be re-built and re-occupied, a separate Injunction will be come in to force restricting the use of the track anyway. 'Pear Tree Farm' is owned and occupied by the applicant, and this relationship can be legally tied together by legal agreement following any future permanent grant of planning permission for the proposed development.
67. The further development of the existing site, accords with a key principle of the NPPF (par. 17) and also represents an investment in the local area by a local business. The motocross track is nationally recognised and is an established business that contributes to the economy of the area. The principle of the development is supported by both National Policy and the Development Plan.
68. The environmental impact of both the existing and proposed operating conditions of the track have been found not to be significant and conditions can be applied to any permission to restrict the use of the track to that as applied. Importantly, the use of the track during the summer months; June, July, August, will continue as existing (i.e. every other Sunday). A temporary permission (20 months) will allow for the noise conditions to be monitored and any such future application for permanent planning permission will be considered in light of these monitoring results.

Recommendation:

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

1. Temporary planning permission to March 2019
2. Permission shall be for Mildenhall Moto-Cross Limited only, and shall not enure for the benefit of the land.
3. Development restricted to the use of the land as an off-road motor cycle track only
4. Events and practises on site to be supervised at all times either by Mildenhall Moto-Cross Limited, or by their nominated representative, in accordance with the Auto Cycle Union code of practice and/or handbook
5. The motocross track shall only be used in accordance with the following restrictions
 - (i) All Saturdays and Sundays throughout Sep-May (inclusive), 09:00 - 18:00. Every other Sunday throughout June-Aug (inclusive), 09:00 -

18:00. Three Saturdays can be requested during June-Aug (the date will be previously agreed in writing with the local planning authority and not less than one months prior notice shall be given.)

- (ii) Tuesday and Thursday practise days 09:00 – 16:00. Jan-Dec.
 - (iii) As per ACU (Auto Cycle Union) and HSE guidance group riders will be restricted to 45 riders for the main track.
 - (iv) On request, as per current approval, sound reports will be supplied to ensure the db levels are kept to a minimum. (i.e. no more than 85db per hour average).
6. Other than to call emergency services or to announce the commencements of a race, no tannoy system shall be used on the site.
 7. All vehicles using the track shall comply with current Auto Cycle Union noise regulations.
 8. Random testing of individual motorcycles shall be undertaken on all days that the track is in use and test results shall be kept by the track operator and produced for examination by the Local Planning Authority if so required.
 9. The level of noise emitted from the site shall not exceed Leaq85db over a time period of 1 hour at the boundary of the site.

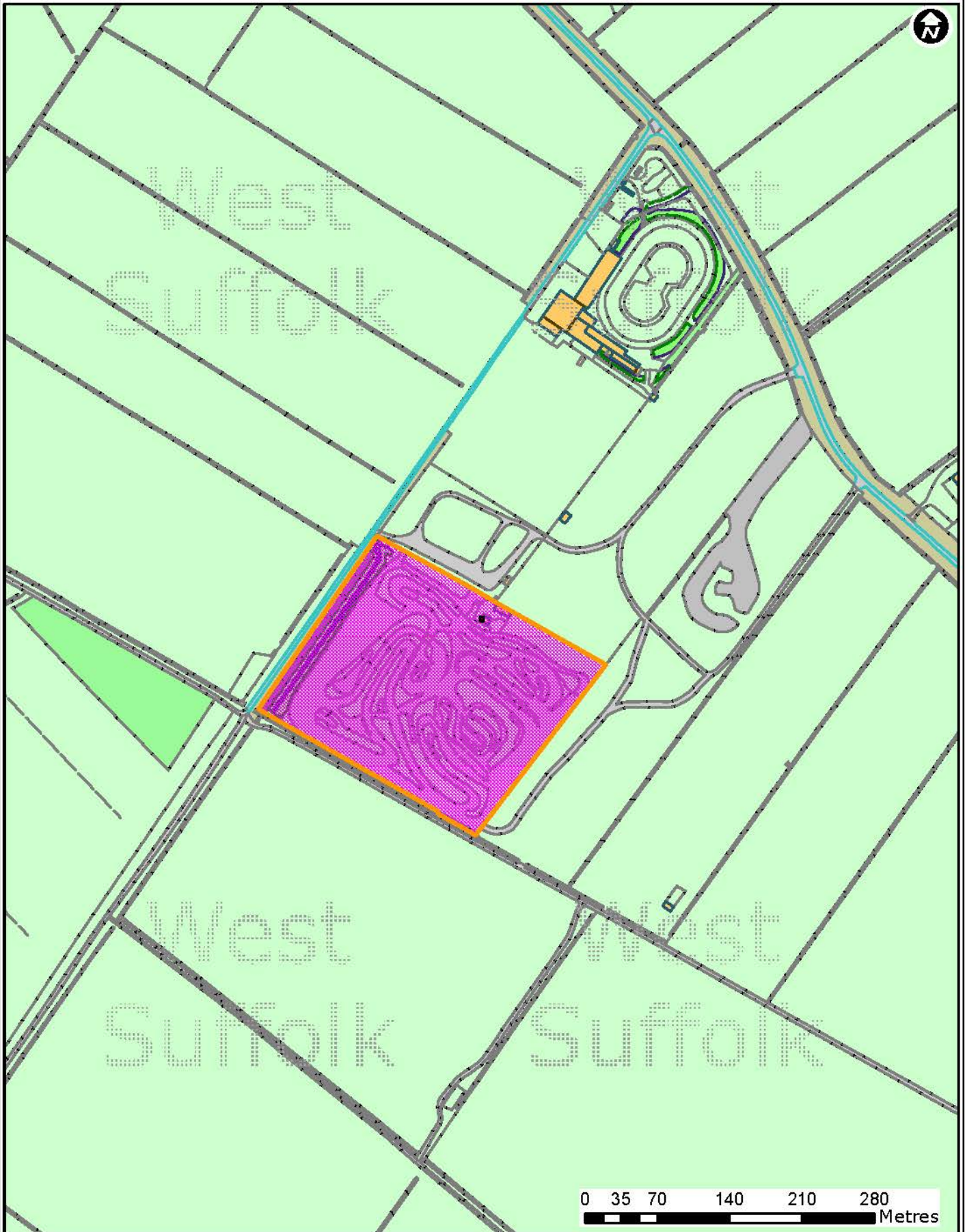
Documents:

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=O5XEUDPD05L00>

DC/16/0866/VAR

Motocross Circuit Hayland Drove West Row



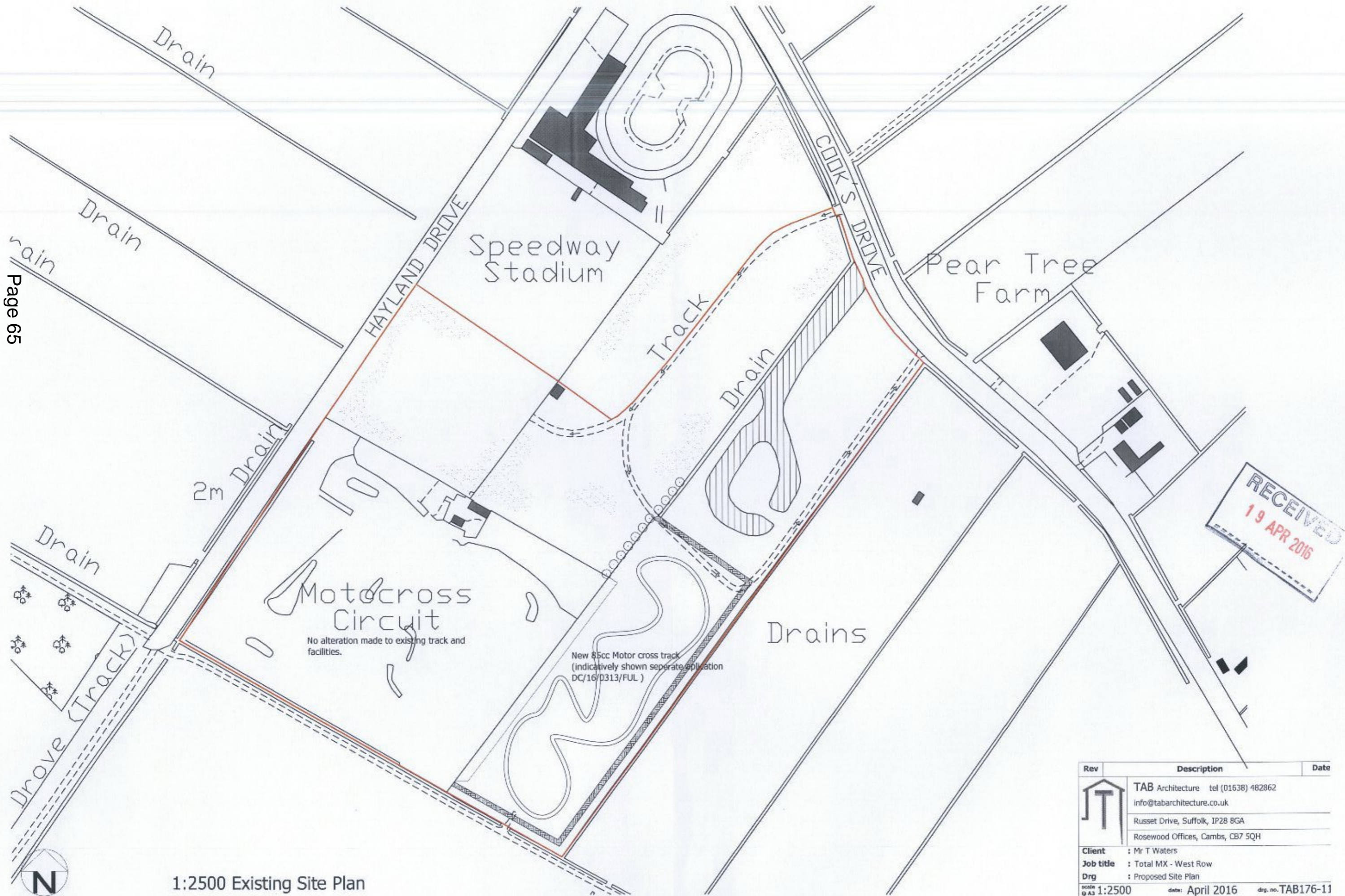
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Scale: 1:5,000
Date: 11/07/2017

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1:2500 Existing Site Plan

| Rev | Description | Date |
|---|-----------------------|--|
|  TAB Architecture tel (01638) 482862 info@tabarchitecture.co.uk Russet Drive, Suffolk, IP28 8GA Rosewood Offices, Cambs, CB7 5QH | | |
| Client | : Mr T Waters | |
| Job title | : Total MX - West Row | |
| Drg | : Proposed Site Plan | |
| Scale | : 1:2500 | date: April 2016 drg. no.: TAB176-11 |

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