

Development Control Committee



Forest Heath
District Council

Title:	Agenda											
Date:	Wednesday 6 December 2017											
Time:	6.00 pm											
Venue:	Council Chamber District Offices College Heath Road Mildenhall											
Full Members:	<p style="text-align: center;">Chairman Rona Burt Vice Chairman Chris Barker</p> <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"><u>Conservative Members (9)</u></td> <td style="vertical-align: top;">David Bowman Ruth Bowman J.P. Louis Busuttil Simon Cole</td> <td style="vertical-align: top;">Stephen Edwards Brian Harvey Carol Lynch Louise Marston</td> </tr> <tr> <td style="vertical-align: top;"><u>West Suffolk Independent Members (2)</u></td> <td style="vertical-align: top;">Andrew Appleby</td> <td style="vertical-align: top;">David Palmer</td> </tr> <tr> <td style="vertical-align: top;"><u>UKIP Members (2)</u></td> <td style="vertical-align: top;">Roger Dicker</td> <td style="vertical-align: top;">Peter Ridgwell</td> </tr> </table>			<u>Conservative Members (9)</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 (9)</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										

SITE VISITS WILL BE HELD ON MONDAY 4 DECEMBER 2017 AT THE FOLLOWING TIMES:

Committee Members are requested to meet on-site at the times indicated below.

- 1. Planning Application DC/17/2052/VAR - Mildenhall Social and Bowls Club, Recreation Way, Mildenhall, IP28 7HG**
 Planning Application - Variation of conditions 2 and 4 of DC/17/0790/FUL - to allow use of amended plans for providing a new entrance to restaurant and amended opening hours Sunday - Thursday 11am - 10pm and Friday and Saturday 11am to 11 pm for Change of use of Sports Pavilion (D2) to Restaurant/Cafe (A3)
Site visit to be held at 10.00am
- 2. Planning Application DC/17/1107/FUL - Land at Elm Farm, Wilde Street, Beck Row, IP28 8BL**
 Planning Application - 39 no. dwellings with an area of open space, associated landscaping, access and engineering works (demolition of existing dwelling and associated outbuildings)
Site visit to be held at 10.30am

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/altered, together with the material planning basis for that change.
 - In making any proposal to accept the Officer recommendation, a Member will clearly state whether the amended recommendation is proposed as stated, or whether the original recommendation in the agenda papers is proposed.
- Where a Member wishes to alter a recommendation:
 - In making a proposal, the Member will clearly state the condition and its reason or the refusal reason to be added/deleted/altered, together with the material planning basis for that change.
 - In the interest of clarity and accuracy and for the minutes, the presenting officer will restate the amendment before the final vote is taken.
 - Members can choose to;
 - delegate the detailed wording and reason to the 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/alterd, 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

- | | <i>Page No</i> |
|---|----------------|
| 1. Apologies for Absence | |
| 2. Substitutes | |
| 3. Minutes | 1 - 14 |
| To confirm the minutes of the meeting held on 1 November 2017 (copy attached). | |
| 4. Planning Application DC/17/1107/FUL - Land at Elm Farm, Wilde Street, Beck Row | 15 - 52 |
| Report No: DEV/FH/17/041 | |
| Planning Application - 39 no. dwellings with an area of open space, associated landscaping, access and engineering works (demolition of existing dwelling and associated outbuildings) | |
| 5. Planning Application DC/17/2052/VAR - Mildenhall Social and Bowls Club, Recreation Way, Mildenhall | 53 - 64 |
| Report No: DEV/FH/17/042 | |
| Planning Application - Variation of conditions 2 and 4 of DC/17/0790/FUL - to allow use of amended plans for providing a new entrance to restaurant and amended opening hours Sunday - Thursday 11am - 10pm and Friday and Saturday 11am to 11 pm for Change of use of Sports Pavilion (D2) to Restaurant/Cafe (A3) | |
| 6. Planning Application DC/17/2080/FUL - 15 Craven Way, Newmarket | 65 - 72 |
| Report No: DEV/FH/17/043 | |
| Planning Application - Change of use from B1 (Light Industrial) to B2 (Food Preparation) | |

This page is intentionally left blank

Development Control Committee



Forest Heath
District Council

Minutes of a meeting of the **Development Control Committee** held on
Wednesday 1 November 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	Stephen Edwards
Ruth Bowman J.P.	Brian Harvey
Louis Busuttill	Carol Lynch
Simon Cole	David Palmer
Roger Dicker	Peter Ridgwell

267. **Apologies for Absence**

Apologies for absence were received from Councillor Andrew Appleby and Louise Marston.

268. **Substitutes**

There were no substitutes present at the meeting.

269. **Minutes**

The minutes of the meeting held on 4 October 2017 were unanimously received as a correct record and were signed by the Chairman.

270. **Planning Application DC/17/1575/HH - Willowside, The Green, West Row (Report No: DEV/FH/17/040)**

The Chairman agreed to bring this item forward on the agenda.

Householder Planning Application – 1no. Four bay cart lodge (following demolition of existing outbuilding)

This application was referred to the Development Control Committee because the applicant was the spouse of a Forest Heath District Council employee.

Mildenhall Parish Council were in support of the application and no representations had been received from third parties.

Officers were recommending that the application be approved subject to conditions, as set out in Paragraph 14 of Report No DEV/FH/17/040.

Councillor David Bowman, Ward Member for the application, spoke in support of the proposal and moved that the application 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 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 Approved Plans
3. 18AA Parking/Manoeuvring to be provided (SCC)

(Councillor Stephen Edwards joined the meeting at 6.05pm just prior to the voting on this item.)

271. **Planning Application DC/17/1106/FUL - Mildenhall Hub, Sheldrick Way, Mildenhall (Report No: DEV/FH/17/039)**

Planning Application - Construction of Mildenhall Hub to include Office, Leisure, Health, Emergency and Educational Facilities with associated external works including revised vehicle access from Sheldrick Way, new vehicle parking area, a Sustainable Urban Drainage scheme, 3g Playing Pitch and provision of new Public Plazas

This application was referred to the Development Control Committee because it was a major strategic development site, the applicant was Forest Heath District Council and it was a departure from the Development Plan.

The Committee was advised that the wider allocation of land West of Mildenhall and the Hub proposal had been the subject of significant public engagement through the preparation of the proposed submission Site Allocations Local Plan Document and the preparation and adoption of the Mildenhall Hub Design Brief in 2016.

A request for a Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) was received by the Local Planning Authority on 16 September 2016. A Screening Opinion was subsequently issued on 25 October which concluded that the development was not Environmental Impact Assessment Development and, as such, an application would not require the submission of an Environmental Statement.

The Principal Planning Officer explained that amendments had been made during the course of the application to remove the Fire Service from the scheme, with consequential changes in the design and internal layout of the building. Additional information had also been provided in the form of a revised Heritage Assessment and an Addendum to the Transport Assessment.

The Service Manager (Planning – Development) informed the Committee that the Mildenhall Hub fell within the criteria for “development outside town centres” as set out in the Town and Country Planning (Consultation) (England) Direction 2009. This Direction sets out the applicable criteria and arrangements that must be followed for consulting the Secretary of State once the Local Planning Authority had resolved to grant planning permission. Therefore, should Members resolve to approve the application the Secretary of State would need to be notified before a decision was issued, in order to provide opportunity for him to consider using his power to call in the application under Section 77 of the Town and Country Planning Act 1990.

A Member site visit was held prior to the meeting and Officers were recommending that the application be approved, subject to conditions, as set out in Paragraph 10.188 of Report No DEV/FH/17/039.

The Principal Planning Officer explained that since publication of the agenda two further representations had been received from local residents, both of which raised concerns previously identified in representations as listed in Paragraph 6.2 of the report.

The Principal Planning Officer then made her presentation which outlined the application in detail and in which the Committee was advised that the main issues required to determine the application were as follows, each of which were spoken on in detail with supporting visual slides:

- Policy and Principles
- Design Layout and Visual & Residential Amenity
- Flood Risk Drainage and Pollution
- MOD Safety Guarding, Sustainability, Air Quality and Agricultural Land

The Suffolk County Council Highways Officer who was in attendance then also delivered a presentation specifically in relation to Public Rights of Way and Highways in respect of the application.

He explained that, if approved, a range of mitigation options would be explored in relation to the scheme and consultation would be undertaken with relevant parties on proposals. In summary the Highways Authority found the development acceptable in highways terms, subject to conditions.

In summary, the Case Officer outlined the ‘planning balance’ to be considered in respect of the proposal. She outlined the weight that was given to material considerations which indicated that it was appropriate to depart from the Development Plan and recommend approval of the application.

Speakers: Dr David Frape (resident) spoke against the application
Mr Charles Coulson (agent) spoke in support of the application

Councillor Ruth Bowman, Ward Member for the application, opened the debate and welcomed the huge level of inward investment that the proposal would bring to the local area.

She also highlighted that the majority of public representations made raised highways implications as the biggest concern. Councillor Bowman stressed that it was important that Suffolk County Council Highways took local

knowledge on board on looking at appropriate mitigation. The Highways Officer in attendance assured Councillor Bowman that full consultation would be carried out with local Members, businesses and residents.

Councillor David Bowman spoke on the need, in his opinion, for a speed limit reduction along Wamil Way. The Highways Officer explained that speed limit reductions would be explored when considering mitigation.

Councillor Bowman also asked if it would be possible to condition the application to ensure that any highways mitigation/improvements were in place prior to occupancy. The Case Officer drew attention to conditions 8 and 9 (off-site Rights of Way work and off-site highways mitigation) and explained that these were stipulated as being completed 'prior to first use'.

Councillor Brian Harvey raised highways related concerns and asked if it was possible to go further and stipulate that the highways mitigation was in place prior to construction. The Principal Planning Officer explained that it would not be reasonable and was not normal practice to make such a request. The mitigation had been identified by the Highways Authority to accommodate Hub users, not construction of the development.

Councillor David Palmer made reference to the number of electrical vehicle charging points that were proposed to be included. In light of government legislation surrounding electric vehicles he suggested that the provision was insufficient. The Highways Officer present explained that the provision was flexible and deemed appropriate by Suffolk County Council. To request additional charging points was not considered reasonable by Officers.

Councillor Peter Ridgwell asked if additional bus services were to be instated to provide transport to/from the development, particularly in light of the future housing planned for the area.

The Chairman reminded Councillor Ridgwell that there was no housing proposed in the application seeking determination from the Committee. The Principal Planning Officer also explained that the provision of additional bus services was an operational decision to be made by bus companies and was not part of the planning process.

Councillor David Bowman proposed 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 10 voting for the motion and with 1 against, it was resolved that

Decision

Subject to the Secretary of State (upon consultation) confirming he does not intend to call in the planning application for his own determination, planning permission be **GRANTED** subject to the following conditions:

1. Time

The development hereby permitted shall be begun not later than 3 years from the date of this permission.

2. Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents.

3. PROW – pre commencement

Prior to the commencement of any development on the site that would affect the current alignment of Mildenhall Public Footpath No. 25 and Mildenhall Public Footpath No. 24, the Town and County Planning Act Diversion Order shall be confirmed and Certified prior to any works commencing on the site.

4. Existing Swimming Pool – continued provision

The existing swimming pool and sports hall serving the local community shall remain operational until the new facilities are completed and ready for use.

5. Access details – Prior to Above ground construction

No above-ground construction shall take place until details of the proposed access (including the position of any gates to be erected and visibility splays provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to the first use of any part of the development hereby approved. Thereafter the access shall be retained in its approved form.

6. Access Visibility – prior to first use

Before the access is first used visibility splays shall be provided in accordance with details previously approved in writing by the Local Planning Authority and thereafter shall be retained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

7. Sustainable Transport Route(s) – prior to first use

A sustainable transport route or routes, to include links from the High Street via Church Walk and/or other suitable links to site, and improvements to facilitate pedestrian movement across Wamil Way, shall be completed in full accordance with details previously submitted to the local planning authority and agreed in writing, prior to the first use of any part of the development hereby approved, or in accordance with a timetable previously agreed with the local planning authority

8. Off-site Public Rights of Way work – prior to first use

The following public rights of way improvement works shall be completed in accordance with details submitted to the local planning authority and agreed in writing, prior to the first use of the development hereby approved or in accordance with a timetable agreed with the local planning authority:

- Surfacing of 230m length x minimum 1.5m width of Mildenhall Public Footpath 35, south of the development site, linking to Public Footpath 30, Mill Street and PROW network;
- Surfacing of 37m length x minimum 1.5m width of Mildenhall Public Footpath 30 south of the development site, linking to Footpath 35, Mill Street and the PROW network; and,

- Resurfacing of 305m length x minimum 1.5 metre width of Mildenhall Public Footpath 30, part of the main pedestrian route from Barton Mills to Mill Street, linking to the development Site.
9. Off-site highways mitigation – prior to first use
Queensway and New Street mitigation works identified in the Transport Addendum shall be completed prior to the first use of any part of the development hereby approved or in accordance with a timetable previously agreed with the local planning authority in full accordance with details to be submitted to the local planning authority and agreed in writing.
 10. Cycle strategy – prior to first use
Prior to the first use of any part of the development hereby approved, a site-wide Cycle Strategy must be submitted and approved in writing by the Local Planning Authority. The Cycle Strategy must annually monitor the usage of the cycle storage facilities provided on the site and provide additional cycle storage if the initial cycle storage capacity has been reached.
 11. Prevention of surface water to highway – pre above ground construction
No above-ground construction shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.
 12. Deliveries Management Plan – prior to commencement of deliveries
All HGV traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence.
No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.
The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.
 13. Parking, manoeuvring – prior to first use
Prior to the first use of any part of the development hereby approved, the areas providing for the parking, loading/unloading and manoeuvring of vehicles shall be fully implemented in accordance with details previously submitted to the local planning authority and agreed in writing. The approved scheme retained thereafter and used for no other purpose.
 14. Cycle storage – prior to first use
Prior to the first use of the development hereby approved, areas for secure covered cycle storage for both students, employees and visitors and changing facilities including storage lockers and showers shall be fully implemented in accordance with details previously submitted to the Local Planning Authority and approved in writing. The employee cycle storage shall be in a lockable facility away from public access to maximise the uptake in cycling among staff. The approved scheme shall be retained thereafter and used for no other purpose.
 15. Travel Plan – prior to first use
Prior to the first use of any part of the development hereby approved, travel arrangements to and from the site for employees and customers in the form of a Travel Plan, including monitoring provisions shall be implemented in full accordance with details submitted to and approved in

writing by the Local Planning Authority. The measures outlined in the plan shall be adhered to in perpetuity.

16. Travel Information Pack – within one month of first use

Within one month of first use, each employee/shall be provided with Travel Information Pack that contains the sustainable transport information and measures that was identified in the Travel Plan. Not less than 3 months prior to the occupation, a completed Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include up-to-date walking, cycling and bus maps, relevant bus and rail timetable information, car sharing information, and sustainable transport discounts. The Travel Information Pack shall be maintained and operated thereafter.

17. Pedestrian and cycle signage – prior to first use

Prior to the first use of any part of the development, pedestrian and cycle signage shall be installed in accordance with a strategy previously submitted to the local planning authority and agreed in writing.

18. Contamination remediation strategy – pre commencement

No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site.
2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.
3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.
4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3). The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.

19. Surface water disposal – pre commencement

Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approval details.

20. Unexpected Contamination – during development

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

21. Surface Water Drainage Scheme – pre commencement

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year +CC storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved FRA by Create Consulting dated May 2017 and referenced JJ/CS /P16 - 1 117/01 and will

include the following:-

1. Dimensioned plans illustrating all aspects of the surface water drainage scheme (including an impermeable areas plan).
 2. Modelling shall be submitted to demonstrate that the surface water discharge to the receiving watercourse, up to the 1 in 100yr +CC rainfall event, will be restricted to 13.2l/s for the critical storm duration.
 3. Modelling of the surface water drainage scheme to show that the attenuation features will contain the 1 in 100yr rainfall event including climate change.
 4. Modelling of conveyance networks showing no above ground flooding in 1 in 30year event, plus any potential volumes of above ground flooding during the 1in 100 year rainfall + CC.
 5. If exceedance is being designed into the surface water system, then topographic plans shall be submitted depicting all exceedance flow paths of flood volumes and demonstration that flows would not flood buildings or flow offsite. If exceedance routes are to be directed to SuDS features then the potential additional volume of surface water must be included within the design of the surface water system.
 6. Proposals for water quality control – A SuDS train with adequate treatment stages should be demonstrated which allows compliance with water quality objectives, especially if discharging to a watercourse.
 7. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.
 8. Arrangements to enable any Surface water drainage within any private properties to be accessible and maintained including information and advice on responsibilities to be supplied to future owners.
- 22.Surface water drainage components – prior to occupation
The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.
- 23.Archaeology – prior to works involving ground disturbance
1. No works on site involving any ground disturbance shall commence until the developer has first carried out a programme of archaeological work in accordance with a Written Scheme of Investigation which first

shall have been submitted to and approved in writing by the Local Planning Authority.

The Written Scheme of Investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
 - b. The programme for post investigation assessment
 - c. Provision to be made for analysis of the site investigation and recording
 - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.
2. No building shall be occupied or otherwise used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 22; and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
24. Protection of playing fields - during construction
No development shall commence until full details of the works/contractors' compound (including buildings, moveable structures, works, plant, machinery, access and storage of vehicles, equipment or materials) are submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land restored to at least its condition before the development was carried out before occupation of the development hereby approved.
25. 3G Pitch Construction – pre development of 3G pitch
No development shall commence on the construction for the 3G pitch until full details of the design and layout of the pitch have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The pitch shall be constructed in accordance with the approved details.
26. Air Quality Condition – prior to first use
Prior to the first operational use of the site, at minimum of 5 car parking spaces (1 of which will be a disabled accessible space) shall be equipped with working electric vehicle charge points each with single phase wiring capacity of carrying a minimum continuous load of 32 amp, which shall be provided for staff and/or visitor use. The Electric Vehicle Charge Points shall be retained thereafter.
27. Air Quality Condition – prior to first use
Prior to first operational use of the site, single phase wiring with a minimum continuous load capacity of 32 amp shall be installed to support the future installation of electric vehicle charge points capable of serving an additional 17 car parking spaces. A timetable for the installation of

these additional charge points shall be provided, and agreed in writing by the local planning authority, prior to first occupation.

28. Fire Hydrants – prior to occupation

No part of the development shall be occupied or brought into use until any necessary fire hydrants have been provided in accordance with a scheme for the provision of fire hydrants which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the hydrants shall be retained in their approved form unless the prior written consent of the Local Planning Authority is obtained for any variation.

29. Materials – prior to above ground construction

No above ground construction shall take place until full samples of the facing and roofing materials to be used, have been submitted to and approved in writing by the Local Planning Authority.

30. Glazing details – prior to above ground construction

No above ground construction shall take place until full details and specifications of the façade and glazing treatment, windows and doors and associated reveals, have been submitted to and approved in writing by the Local Planning Authority.

31. Bat roost Inspection

A preliminary bat roost inspection of trees on site was carried out on 12th April 2016, which is valid for two years. No trees shall be removed from the site after 12th April 2018 without the written agreement of the local planning authority following the submission of a further bat roost inspection report.

32. Soft Landscaping – prior to above ground construction

Notwithstanding the details on the submitted plans, no above ground construction shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for the site drawn to a scale of not less than 1:200. The soft landscaping details shall include:

- Details of the modelling of key sight lines and how this has informed the detailed design of planting to screen and frame views;
- Detailed planting plans and specifications with reference to screening and enhancing landscape character;
- Provision of woody vegetation for nesting birds;
- Provision of an area of new grassland and native scrub / woodland habitat associated with drainage basins in the south of the site;
- Details of the planting within and around the suds basins;
- Written specifications (including cultivation and other operations associated with plant and grass establishment);
- Schedules of plants noting species, plant sizes and proposed numbers/ densities;
- Updated tree protection and method statements; and
- A timetable for planting to ensure new landscape structure planting is as early as possible.

The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

33. Landscape Management Plan – submission with soft landscaping

A landscape and ecology management plan (LEMP), shall be submitted to the Local Planning Authority and approved in writing prior to the first occupation of any part of the development hereby approved.

The plan shall include:

- Description and evaluation of the features to be managed;
- Ecological trends and constraints on the site that might influence management;
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management options;
- Preparation of a work schedule (including annual work plan capable of being rolled forward over a five year period);
- Details of the body or organisation responsible for the implementation of the plan;
- Ongoing monitoring and remedial measures;
- long term design objectives;
- specific management requirements for the area of scarce plants found on the site;

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan shall be implemented carried out in accordance with the approved details for the lifetime of the development.

34. Hard Landscaping – no above ground construction

Notwithstanding the details on the submitted plans, no above ground construction shall take place until full details of a hard landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, gradients and contours showing any earthworks and mounding; surfacing materials; means of enclosure; car parking layouts including safe pedestrian routes; other vehicle and pedestrian access and circulations areas; minor artefacts and structures (for example furniture, play equipment, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features). The scheme shall be completed prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

35. Ecological Mitigation and Enhancement– prior to first occupation

All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecology Report submitted with the application and agreed in principle with the local planning authority.

The enhancement measures identified in the Ecology Report, and set out below shall be completed prior to the first occupation of the Hub hereby approved or in accordance with a timetable previously agreed in writing with the local planning authority:

- Provision of a substantial area of new grassland and native scrub / woodland habitat associated with drainage basins in the south of

the site as detailed in the soft landscaping scheme submitted in respect of condition 31.

- Provision of additional boundary planting with native trees and shrubs ornamental tree planting in car parks and around the building as detailed in the soft landscaping scheme submitted in respect of condition 31.
- Construction of drainage basins along the edge of the River Lark to strengthen the site's function in supporting habitat linkage along this corridor as detailed in the soft landscaping scheme submitted in respect of condition 31.
- Increase in the size of the area containing the scarce plants (as identified in the ecology report) with an agreed management plan for this area (British Standard 42020 D4.5) as detailed in the soft landscaping scheme submitted in respect of condition 31.
- An increase in woody vegetation for nesting birds as detailed in the soft landscaping scheme submitted in respect of condition 31.
- precautionary clearance of vegetation
- Proposed lighting to be screened from the River Lark Corridor by planting

36. Sky Lark mitigation – pre commencement

Prior to the commencement of development, a strategy for the provision of compensatory skylark habitat, to be provided within County Council owned land, shall be submitted to the local planning authority and agreed in writing. The purpose of the strategy shall be to set out the details for the creation and future monitoring arrangement for the habitat proposed and shall include:

- a. Details of any planting or clearance work required including timetable for works;
- b. Details of future management including responsible persons and lines of communication;
- c. Details of monitoring of the habitat including success criteria, and targets against which the effectiveness of the conservation measure being monitored can be judged;

The habitat creation and monitoring strategy will be implemented in accordance with the approved details, in line with the agreed timetable. The habitat shall continue to be managed in accordance with the agreed details in perpetuity.

37. Bird Management Plan – prior to first occupation

Prior to the first occupation of any part of the development hereby approved a detailed bird management plan for the site shall be submitted to the local planning authority and agreed in writing. The plan shall include:

- Details of mitigation measures following extreme rainfall events to discourage birds from any standing water within the drainage basins;
- Details of mitigation measures to discourage nesting birds from the roof of the hub building including details of access to all areas of the roof for this purpose;
- Details of the management of the open spaces to discourage birds to include the use of including signage and lidded bins, where appropriate; and
- Details of responsible persons and lines of communication;

The agreed plan shall be adhered to for the lifetime of the development.

38. Sustainability and Energy Strategy – pre-above ground construction

Prior to any above ground construction taking place a detailed sustainability and energy strategy, setting out the sustainability measures and renewable/low carbon energy technologies to be used within the Hub shall be submitted to the local planning authority and agreed in writing.

The strategy shall include, but not be limited to:

- Combined heat and power;
- Energy management systems;
- Ground source heat pump;
- Low G value glazing

The agreed details shall be fully implemented and operational prior to first occupation of the development, or in accordance with a timetable agreed with the local planning authority.

(Councillor Roger Dicker left the meeting at 6.46pm during the Officer's presentation of the application and prior to the voting thereon.)

The meeting concluded at 7.30pm

Signed by:

Chairman

This page is intentionally left blank



Forest Heath
District Council

DEV/FH/17/041

Development Control Committee 6 December 2017

Planning Application DC/17/1107/FUL – Land at Elm Farm, Wilde Street, Beck Row

Date	16 June 2017	Expiry Date:	14 th September 2017
Registered:		EOT:	8 th December 2017
Case Officer:	Sarah Drane	Recommendation:	Approve
Parish:	Beck Row	Ward:	Eriswell & the Rows

Proposal: Planning Application - 39 no. dwellings with an area of open space, associated landscaping, access and engineering works (demolition of existing dwelling and associated outbuildings)

Site: Land at Elm Farm, Wilde Street, Beck Row

Applicant: Mark Waller, Orbit Homes (2020) on behalf of Orbit Group 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:

Sarah Drane
Email: sarah.drane@westsuffolk.gov.uk
Telephone: 01638 719432

Background:

This application is referred to the Development Control Committee because the application is a Major and the Parish Council object. The Officer recommendation is for APPROVAL.

Proposal:

1. Planning permission is sought for the erection of 39 affordable dwellings with associated landscaping, open space, access and engineering works including the demolition of an existing detached bungalow and associated outbuildings.
2. The proposed housing mix is as follows:

27 Affordable Rent Dwellings:		
Number of units	Bedrooms/Persons	Dwelling Type
8	1 bedroom / 2 person	House
2	1 bedroom / 2 person	Bungalow
12	2 bedroom / 4 person	House
4	3 bedroom / 5 person	House
1	4 bedroom / 6 person	House
12 Shared Ownership Dwellings:		
Number of units	Bedrooms/Persons	Dwelling Type
8	2 bedroom / 4 person	House
4	3 bedroom / 5 person	House

3. The site would be served by an adoptable minor access road onto Wilde Street serving 31 dwellings. Eight dwellings to the front of the site would be served by private drives with 2 accesses onto Wilde Street.
4. The application has been amended since submission to revise the layout, drainage strategy, visibility splays, soft landscaping and housing mix and to provide a noise assessment with acoustic design statement.

Application Supporting Material:

5. Information submitted with the application as follows:
 - Application Forms
 - Archaeological Evaluation
 - Geoenvironmental Report
 - Tree Survey

- Amended Location Plan
- Amended Site Plan
- Amended Planning and Design & Access Statement
- Open Space Assessment
- Landscaping Plans
- 3d Views
- Street Elevations
- Elevations
- Floorplans
- Amended Flood Risk and Drainage Statement
- Ecological Assessment
- Draft Section 106 agreement

Site Details:

6. The site is situated to the north-east of Beck Row outside of but adjacent to the settlement boundary. The site area is 1.28ha and contains a detached single storey dwelling towards the south-west of the site. The site is triangular in shape with a 150m frontage to Wilde Street with boundaries to the south and north-east shared with neighbouring dwellings. The boundaries are formed from a mix of hedgerows and fencing with intermittent trees. An orchard is also located towards the south-west of the site. House types in the locality are varied and include a mix of single and 2 storey detached dwellings. A footpath runs the entire length of the site frontage to connect it to the village.

Planning History:

7. No relevant history

Consultations:

8. **Environment Agency:** The site is located above a Principal Aquifer and within Source Protection Zone (SPZ). The developer should address risks to controlled waters from contamination at the site. If the developer proposes to use deep infiltration systems we would wish to be re-consulted.
9. **Public Health and Housing:** The proposed dwellings are under the flight path from Lakenheath military base within the predicted 66dB contour. They are likely to be subject to noise levels in habitable rooms in the new dwellings exceeding WHO/BS8233 guideline values with windows open for ventilation, and with closed windows with non-acoustic trickle vents. Therefore it is necessary to select suitable sound insulating constructions for the building if these criteria are to be met. It is not possible to attenuate the noise outside of the residential units however the sorties are normally throughout the day with no flying at night or at weekends and therefore the noise is loud for very short periods of time.

Comments on additional information: Agree with the recommendations of the noise assessment subject to our previous comment requiring that post

construction and prior to occupation, an independent validation shall be carried out to demonstrate to the satisfaction of the Local Planning Authority that noise mitigation measures have been implemented and the properties achieve the internal noise levels as set out in the above condition.

10. **Suffolk County Council Development Contributions Manager:**

Contributions required for Primary Education at West Row Community School, Pre-School provision & library provision and consideration over play space provision; transport issues; waste; supported housing; sustainable drainage systems; fire service and superfast broadband.

11. **Strategy and Enabling Officer:** The Strategic Housing Team supports the above application in principle. This scheme has been designed in accordance with local housing needs and provides a mix and tenure to support that need. The development lies outside the settlement boundary and therefore will provide 100% affordable housing in line with policy CS9 which requires that such a development would need to meet a proven local housing need and be made available to people at an affordable cost for the life of the property. For the purposes of policy CS9 'local housing need' means the need in the Parish and adjacent Parishes. Beck Row is a primary village and therefore recognised as a sustainable rural community. Under the recent proposed submission of the Single Issue Review Core Strategy Policy CS7, Beck Row is considered to have the capacity for development and that housing need will be distributed between primary settlements based on an assessment of their infrastructure and environmental capacity.

Comments on amended plans: The Strategic Housing Team has no further comments to make regarding the re-consultation of the amended planning application to land at Elm Farm, Beck Row. The Strategic Housing team supports this application as it will help deliver much needed affordable housing within Beck Row and adjacent parishes.

12. **Environment Team:** No objection subject to conditions regarding site investigation for land contamination and the provision of electric vehicle charging points.
13. **Suffolk County Council Archaeology:** The proposed development lies within the historic settlement core of Beck Row, recorded on the County Historic Environment Record as MNL 675, and medieval features were found during recent archaeological investigations to the south (MNL 705). As a result, there is high potential for encountering medieval, and possibly earlier, occupation deposits at this location. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposit that exists. There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

14. **Tree Officer:** The majority of trees on site are of lower quality, are of low value and easily replaced. The development would have an open and urbanised appearance making the development prominent to neighbours. To mitigate this I would suggest that the planting/landscaping scheme is looked at more carefully with more planting provided in rear gardens. The species mix is good and it would be good to see this choice and variety continued over more of the development. More information should also be provided on aftercare.

Comments of amended plans: No objection

15. **Highway Authority:** The red line takes in land we believe to be highway. The visibility splays should be amended and clarification over the extent of hedge removal provided. Highway drainage may be affected and this needs to be considered. Existing street lighting may need to be replaced. Means to ensure bins for plots 1-8 are not presented on the footway should be provided. The minor access road should be 5.5m in width with 1.8m wide footways. There is no surface water strategy shown on the plans. There should be a raised table where the minor access road joins a shared space. Details should be given of all roads and footways. Work in the existing highway will be subject to a S278 agreement. A vehicle tracking plan will be required to ensure refuse trucks can safely manoeuvre. The Highway Authority cannot recommend approval until these issues are addressed.

Comments on amended plans: No objection, subject to conditions

16. **Suffolk County Council Flood and Water Engineer:** Currently we recommend a holding objection as there is a potential risk to controlled waters from the site (secondary and principle aquifers). Additional/amended information needs to be provided regarding the highway drainage and adoption and maintenance schedules.

Comments on amended plans: No objection subject to conditions to secure surface water drainage scheme, details of all sustainable urban drainage system components and a construction surface water management plan.

17. **Suffolk Fire and Rescue Service:** Development should comply with Building Regulations. Fire Hydrants should be installed within this development however it is not possible at this time to determine the number of fire hydrants required. This should be conditioned.
18. **Police Architectural Liaison Officer:** General comments provided on secured by design. The site specific requirements are as follows: Parking should be subject to adequate surveillance; Long rear access paths should be avoided; Bin presentation and collection points should not allow for climbing points; Access to the open space area should be secured.
19. **Natural England:** No objection regarding impact on internationally and nationally designated sites. The application site is within 2km of a

European designated site, Breckland Special Protection Area (SPA), and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The site is notified at a national level as Breckland Forest Site of Special Scientific Interest (SSSI). In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have. Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on Breckland SPA and therefore has no objection to the proposed development. Our conclusion is based on the fact that the application site is at some distance from Breckland Forest SSSI and evidently situated on the edge of Beck Row within a relatively built up area. The application is also for a relatively small number of houses. At this distance the application would not have any direct effects on the forest due to light spill and noise, and it is sufficiently far to deter cats from entering the forest. Recreation is likely to increase due to this proposal, but given there will only be c. 100 new residents we do not consider that this increase is likely to lead to a significant effect on the site, alone or in-combination. However we advise that the cumulative effect of increased recreational disturbance to Breckland SPA and Breckland Forest Site of Special Scientific Interest (SSSI) needs consideration in applications that are within 7.5km of Breckland Forest SSSI.

Although Natural England is of the opinion that there will not be significant recreational effects to the above sites arising from the proposed development alone or in-combination (due to the number of dwellings, the position of the proposed development and its distance from the above sites) we consider that there is a risk that sites within this distance may contribute to cumulative recreational impacts to the SSSI and SPA in future. Therefore Natural England does not object to the proposed development but reminds your authority of the need to strategically review the cumulative recreational impacts of new residential developments within 7.5km of the SPA. It is also important to ensure that residential applications within this distance have sufficient green infrastructure to allow recreational activities on site and to ensure there is sufficient strategic green infrastructure in settlements to support residents.

No objection regarding impact on Breckland Forest Sites of Special Scientific Interest (SSSI).

We have not assessed this application for impacts on protected species and refer you to standing advice.

20. **Anglian Water:** No Anglian Water assets affected. Foul drainage is in the catchment of Mildenhall Water Recycling Centre that will have available capacity. Development will lead to an unacceptable risk of flooding downstream. A Foul Water Drainage Strategy will need to be provided to determine mitigation measures secured by condition. Surface water drainage does not relate to Anglian Water operated assets.

Comments on amended plans: Recommend a Foul Water Drainage Strategy be provided and secured by condition.

21. **Parks Manager:** An off site financial open space contribution for improvements at Aspal Close will be acceptable.
22. **Ministry of Defence:** The application site is inside the 66dB contour. No objection but requests that the application incorporates adequate mitigation measures against the impact of noise from RAF Lakenheath.

Comments on additional information: No objection subject to conditions

23. **Landscape and Ecology Officer:**

Effects on European Sites

Natural England has commented that the proposals and considers that the proposed development will not have likely significant effects on Breckland SPA and therefore has no objection to the proposed development.

However Natural England has qualified this stating that Natural England does not object to the proposed development but reminds your authority of the need to strategically review the cumulative recreational impacts of new residential developments within 7.5km of the SPA. It is also important to ensure that residential applications within this distance have sufficient green infrastructure to allow recreational activities on site and to ensure there is sufficient strategic green infrastructure in settlements to support residents.

This site is located 1.7km from the closest woodland component of Breckland SPA, and has the potential to contribute to in-combination recreational effects. The proposals must provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in visitors to Breckland SPA. Given the proximity to Aspal Close it would be appropriate that this focuses on measures to increase the capacity of the site to accommodate visitors.

Site ecological audit: A survey undertaken on behalf of the local planning authority to support the Site allocations local plan document in July 2015 found that this site is interesting botanically and may also support other Priority species. Any development proposals at this site should be accompanied by detailed botanical (early flowering species), reptile and amphibian, invertebrate and bat surveys with mitigation plans as appropriate. The report concluded that the site is of medium biodiversity value.

An Ecological Impact assessment has been submitted to support the planning application. This largely fulfils the requirements of the above audit.

Grassland - Loss or acid grassland which is a Suffolk priority habitat – mitigation offered is to retain the orchard grassland and to increase the retained orchard grassland's value and additional areas of grassland within the application site which is outside of private ownership will be

seeded with a meadow mixture (Emorsgate EM2) and will be managed for grassland diversity. However the landscape proposals show that the grassland will not be retained in the vicinity of the orchard and grass seeding is proposed. Other grassland areas are proposed for amenity grass turf. The landscape plan has been amended to retain some of the orchard grassland as possible however the rest of the site remains as amenity grass. The landscape plans have now been amended to show floral lawn.

Hedgerows - The ecology report states that 40m of hedgerow H1 will be permanently lost. Hedgerow H2 will not be impacted by the proposed development. This will be mitigated for by new tree and hedge planting within the front gardens of the units facing Wilde Street. The landscape proposals show that the section of H1 removed will be replaced, which is welcomed, and trees have now been placed in this hedge. However the design of this hedge needs careful consideration. There are overhead lines which mean trees are not feasible. In addition there will be a footpath fronting the hedge on the highway. Retention of a hedge in this situation will protect the new residents amenity and security and separation from the highway but should be limited to shrub species only – potentially privet? The design of this boundary needs to be informed by a site visit between highways and the drainage engineer which I am informed is planned. (*Officer note: the landscaping plan has amended the hedge species to Wild Privet and Guelder Rose which is now acceptable. The agent has also confirmed that the over head power cables will be put underground and they have an arrangement in place with UK Power Networks to do this*)

Orchard - The ecology report has been amended to say that two of the 12 orchard trees which form the orchard, also a Suffolk priority habitat, will be retained as a result of the proposed development. Five new fruit trees (apple and pear) are proposed and this area will subject to a relaxed management regime. The variety of pear appears to have been changed but the variety now selected bears small brown tasteless fruit. For this orchard to be retained the fruit need to be selected to be desirable to the residents. (*Officer note: The species has been amended*) There is potential for more of the trees within gardens to be fruit trees or to form a community orchard in other areas of POS.

Bats - demolition of building 1 will destroy a brown long-eared day roost, the loss of trees and partial loss of Hedgerow One has a low potential to impact low numbers of commuting and foraging bats, the removal of T3, T9 and T14 has the potential to impact roosting bats. A Low Impact Bat Class Licence (LIBCL) from Natural England will be required to destroy the roost, will be required once full planning permission has been granted. This licence will agree the final details of the bat mitigation/compensation. Condition (there is a BS standard one)

Although the trees to be removed have been subject to survey, a final check by a class II bat licenced ecologist will need to be carried out prior to the trees being felled. Condition

The loss of suitable foraging habitat will be mitigated for by the provision of night-flowering blossoms, highly fragrant species and pale coloured

plant species. Whilst the planting schedule does include native tree and shrub species, which are welcomed, the slight increase in species is welcomed.

Reptiles – there is a good/medium population of reptiles on the site and reptile mitigation strategy including a reptile translocation will be required. I recommend that this is conditioned.

Hedgehog - The proposed development has the potential to kill/ harm hedgehogs. Mitigation proposed is for garden habitats to include features to allow the movement of wildlife between gardens and opportunities for hedgehogs to shelter and/ or hibernate. These should be conditioned (6.71 and 6.72 of the report) and shown on a boundary treatments plan. Precautionary site clearance measures and methods of work in section 6.47, 6.49, 6.58, 6.56, 6.64, 6.71 of the report should be conditioned Ecological enhancements (DM12) are required – through condition.

Layout

The open space within the development will not be particularly useable however it will provide a level of amenity.

Of continued concern is the boundary of the site with Wilde Street, however the proposed retention and replacement of the hedgerow is welcomed. My only concern is whether this is compatible with the SUDs strategy? The applicant to confirm that the hedge and the SUDs can be achieved – see also comments above about the species to be used in this hedge. (*Officer note: The landscaping scheme has been amended to align with comments from the SCC Highways Authority and SCC Flood and Water team.*)

Representations:

24.Parish Council: The application has proved to be very unpopular and a large number of residents came to the Parish meeting to object and raise their concerns. The Parish Council object for the following reasons:

- Lack of infrastructure – there is no doctors surgery or dentist in the Parish and in Mildenhall there is inadequate medical provision for increased population.
- Sport and Recreation Facilities are limited
- The sewerage system is old and insufficient
- There are no major employment opportunities in the Parish and new residents will need to travel for work
- The transport network is poor with congestion and accidents on inadequate rural roads
- There is limited bus service which means residents will be reliant upon cars
- Beck Row Primary School is full to capacity
- Other primary villages have better access to the A11/A14 (Exning, Kentford)
- No need for affordable housing in the Parish of Beck Row, Holywell Row and Kenny Hill
- Public consultation insufficient

25. Ward Member (Councillor D Bowman and Councillor James Waters): No comments received

26. Neighbour Comments:

- Georgia House, Poplar Estate, Beck Row – Objects on grounds of noise, residential amenity and plan queries. Local people were not notified of the applicant's public engagement. 2 storey houses will be next to our fence overlooking our garden and impacting our enjoyment of it. 39 houses on this site would be out of character with the neighbouring properties and we will lose our view of the countryside.
- Mill House, The Street, Barton Mills (owner of Ashlands, Wilde Street, Beck Row) – No objections to the development of the site for 39 dwellings however we object to the tenure of the scheme being 31 affordable rented homes and 8 shared ownership. A mixed tenure with affordable and market dwellings would help build a more balanced community in line with policy and government guidance. The proposed tenure will not be sustainable. The Secretary of State refused development at Ravenswood in Ipswich for a fully affordable scheme on the basis that it did not create inclusive and mixed communities and this would be more relevant in a smaller village community (Beck Row). The Forest Heath SPD requires 70% rented and 30% intermediate (shared ownership) mix to comply with local needs. The applicants public engagement failed to contact local residents affected.

Comments on amended plans: The amendments still fail to address the fundamental issue that the tenure split does not produce sustainable development. My objection still stands and the Parish Council and public agree that this scheme should be refused.

- 7 Poplar Estate, Beck Row – Objects on grounds of parking, residential amenity and traffic/highways. I have not been officially informed about this application and development will impact on property values. Local amenities are not sufficient for the current community. Medical assistance and shops are inadequate. Access roads are too narrow and cannot currently cope.
- Letter signed on behalf of 4 residents of Poplar Estate – Object to application. Beck row is a small Primary village where estate development could overwhelm it. 39 dwellings will not fit with surroundings which are small settlements. The applicants public engagement failed to contact local residents affected.
- 30 Harrow Drive, Beck Row – Support the application. The village needs to grow to attract the amenities people are hoping for (GP, School upgrade, better sewerage and transportation). We must increase the number of inhabitants first rather than wait for better infrastructure before granting new permissions to build housing.
- Sarandon, Polar Estate, Beck Row – Object. Please make available

report showing social housing need. Beck Row has more than 80 affordable dwellings across two recent development. A mixed tenure development would be more sustainable. Traffic flow will be a problem and highways have made some bad decisions in the area. When the air base closes in 2022 there will be hundreds of homes available to housing associations that are already built.

Policy: The following policies of the Joint Development Management Policies Document 2015 and the Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:

27. Joint Development Management Policies Document 2015:

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM2: Creating Places – Development Principles and Local Distinctiveness
- Policy DM5: Development in the Countryside
- Policy DM6: Flooding and Sustainable Drainage
- Policy DM10: Impact of development on Sites of Biodiversity and Geodiversity Importance
- Policy DM11: Protected Species
- Policy DM12: Mitigation, Enhancement, Management and Monitoring of Biodiversity
- Policy DM13: Landscape Features
- Policy DM20: Archaeology
- Policy DM22: Residential Design
- Policy DM27: Housing in the Countryside
- Policy DM46: Parking Standards

28. Forest Heath Core Strategy 2010:

- Policy CS1: Spatial Strategy
- Policy CS2: Natural Environment
- Policy CS3: Landscape Character and the Historic Environment
- Policy CS4: Reduce Emissions, Mitigate and Adapt to Future Climate Changes
- Policy CS5: Design Quality and Local Distinctiveness
- Policy CS7: Overall Housing Provision (where not struck out by the High Court Challenge)
- Policy CS9: Affordable Housing Provision
- Policy CS10: Sustainable Rural Communities
- Policy CS13: Infrastructure and Developer Contributions

Other Planning Policy:

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

30. Single Issue Review of Core Strategy Policy CS7: Overall Housing Provision and Distribution (Proposed Submission) 2017

31. Site Allocations Local Plan (Proposed Submission) 2017

32. Remaining saved policies in the Forest Heath Local Plan (1995). The site

lies outside, but adjacent to the Beck Row settlement boundary as defined in the 1995 Local Plan. The application site is therefore classified as 'countryside'

33. Forest Heath Local Plan Policies Map February 2015

34. Forest Heath and St Edmundsbury Affordable Housing SPD 2013

Officer Comment:

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

- Principle of Development
- The provision of affordable housing and sustainability
- Impact on character and appearance, residential amenity, highway safety, drainage and flood risk, ecology and local infrastructure.

Principle of development

36. The application site is located outside of, but adjacent to, the existing settlement boundary as defined in the Forest Heath Local Plan (1995) and the Policies Map 2015. It is also proposed for the application site to remain outside of but adjacent to the settlement boundary in the Site Allocations Local Plan (Proposed Submission) 2017. This document has been submitted for examination and therefore carries moderate weight in decision making given its advanced state of preparation. The site is therefore classified as countryside for the purposes of planning policy in the existing and emerging Local Plan.

37. Policy DM5 of the Joint Development Management Policies Document 2015 states that areas designated as countryside will be protected from unsustainable development. This policy therefore seeks to limit new development in the countryside but does allow new affordable housing for local needs in accordance with other policy. In this regard policy CS9 of the Core Strategy is relevant. CS9 states that affordable housing in the countryside will be permitted where the proposal would help meet a proven local housing need for affordable housing as demonstrated in a Local Housing Needs Assessment and waiting list information and the affordable housing is made available to people in local housing need at an affordable cost for the life of the property. For the purpose of this policy 'local housing need' means the need in the Parish and adjacent Parishes. Given that the application proposes 100% affordable housing (to be secured in perpetuity through a section 106 agreement), it is considered that policies DM5 and CS9 support the principle of the proposed development.

38. The application has been assessed by the Councils Strategy and Enabling Officer who supports the application. They identify that the scheme has been designed in accordance with local housing needs and provides a mix and tenure to support that need in Beck Row and the adjoining parishes of West Row, Eriswell, Mildenhall and Lakenheath. On this basis, notwithstanding the location of the site outside of settlement boundaries,

Officers are satisfied that the principle of development is acceptable being in accordance with DM5 and CS9.

Whether the number of affordable dwellings constitutes sustainable development

39. Representations have been received from the owner of an adjacent dwelling concerning the sustainability of locating 39 affordable dwellings on one site. Whilst they do not object to the development in principle they consider a mixed tenure scheme to include both affordable and market dwellings would be more fitting with the Forest Heath Development Plan and the government's objective of creating inclusive and mixed communities (NPPF paragraph 50). In support of their view they identify a recent decision (June 2016) made by the Secretary of State (SoS) who refused consent for 94 affordable dwellings in Ipswich where it was concluded that a cluster of 94 affordable dwellings would conflict with development plan policies and national policy which seeks to achieve mixed and inclusive communities. Whilst this decision is noted by Officers, it is important to recognise that this was taken in accordance with development policies which sought to restrict the clustering of affordable dwellings to a specific number. Such a restrictive policy is not contained in the Forest Heath Development Plan and the proposed development is less than half the size of that refused by the SoS. It is very important that every application is considered on its own merits and in these circumstances only limited weight is given to the SoS decision referred to by the owner of the adjacent dwelling.
40. The housing mix has been amended to increase the proportion of shared ownership dwellings and reduce the number of affordable rented dwellings. As amended it is therefore proposed that 30% of the dwellings would be shared ownership and 70% would be affordable rent in accordance with local need and the Affordable Housing SPD. Given this mix between shared ownership and affordable rent, whilst all 39 dwellings would be 'affordable' it is considered that there would be an appropriate mix within the site. Furthermore, in the immediate vicinity of the site are dwellings of varied scale and cost including large detached dwellings, bungalows and park homes and as a consequence the proposal would be sited in and contribute towards a diverse and mixed community. For this reason Officers consider the provision of 39 affordable dwellings in this one location is not unsustainable and would assist in the delivery of mixed communities whilst delivering affordable housing to meet local needs. Officers are therefore satisfied that the housing mix would not be unsustainable.

Impact on Character and Appearance

41. The application site contains a modest detached dwelling and associated outbuildings. The south-west of the site takes the appearance of residential curtilage whilst the north-east of the site is significantly less managed being undeveloped and with no apparent use. The roadside boundary is a mature mixed hedge and the site contains a small orchard and other landscaping features including trees and hedges to boundaries

with residential properties. The result is a site which is discreet and acts as a transition between the urban development to the south and the agricultural countryside to the north.

42. The proposals would introduce buildings up to 2 stories in height, roads & hardstanding, residential curtilage & public open space onto this discreet site. To achieve visibility at the accesses it would be necessary to remove the roadside hedge and elsewhere on site existing trees would need to be removed. The proposal would result in the site having a more urban appearance, however, the site is bounded on two sides by existing residential development and would infill a gap on Wilde Street bridging the dwellings within the settlement boundary to the south to a cluster of 7 No. dwellings to the north-east. Given this location and the land uses surrounding the site it is considered by Officers that the proposal would not result in an unsympathetic urban extension into the countryside and would relate well to the existing pattern of development. This would significantly limit the impact on the character and appearance of the countryside and rural landscape to the north and east and it is considered that the development would comply with CS3 and DM2 and DM13 in respect of landscape impact.
43. Dwelling types in the area are of varied character, appearance and scale and their appearance largely reflective of their age. The application proposes a variety of dwelling types of a form and scale Officers consider appropriate for the area with sufficient attention paid to the detailing of dwellings. The dwellings fronting Wilde Street would create an acceptable street scene and within the site the scale, layout and form of dwellings, in combination with the provision of open space and hard and soft landscaping, would result in an attractive environment. Therefore, whilst the proposed residential development would alter the character and appearance of the area, it is considered that the development would comply with the requirements of Policy DM22.
44. The site contains a number of trees concentrated towards the south-west corner of the site. All trees within the site are category C which are trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm. There are also a number of trees along the boundaries of the site and/or in adjacent gardens, notably 3 No. B Category Birch trees. The proposal would require the removal of 12 No. trees within the application site (those to the site boundaries and/or in neighbouring property would be retained) however bearing in mind the low quality of these, the Tree Officer does not object to this. As mitigation for the loss of trees and to improve the appearance of the development a soft landscaping scheme has been submitted and subsequently amended to address the Landscape Officer and Tree Officer's concerns regarding the need for greater planting. This scheme includes the provision of an area of public open space and the planting of trees throughout the development including in rear gardens, within parking courtyards and adjacent to the highway and the provision of an orchard to the south west of the site. The existing hedge to the front of the site would be removed to provide visibility splays but a native species hedge would be planted in its place, behind the splays as

mitigation.

45. Taking account of the above, it is considered that the development would alter the character and appearance of the existing site, however, the impact on the wider countryside would be limited given the sites location adjacent to existing dwellings. The development would therefore not result in a significant visual intrusion into the rural landscape. Furthermore, the development is of an acceptable design and the dwellings are of an acceptable mass, scale and appearance and complemented by appropriate hard and soft landscaping to ensure an acceptable visual impact.

Residential Amenity

46. The application site is bounded on the south by a number of residential properties and to the north-east by the rear garden of a single dwelling. The proposed development would be clearly visible from the gardens and from within these surrounding dwellings. Moreover, the proposed dwellings would have views towards these neighbouring dwellings and will impact on the current open outlook across the site. Whilst some mutual overlooking may result it is considered that window to window distances are sufficient to prevent there being any significant overlooking. Views into neighbours gardens will also be obscured in part by existing and proposed boundary treatments. Plots 27 and 28 are the closest to neighbouring boundaries however these are a pair of single storey dwellings with limited neighbour amenity impact. In addition to the built form, the more intensive use of the site is likely to create additional noise and disturbance for neighbours, however the impact is not considered to be significant. The impact on residential amenity is therefore considered to be acceptable and in accordance with DM2(g.vi).

Aircraft Noise

47. The core planning principles set out in paragraph 17 of the NPPF direct decision makers to seek to ensure a 'good standard of amenity for all existing and future occupants of land and buildings'. Specifically with respect to noise, and having regard to the National Planning Policy Guidance (NPPG) and DEFRA's Noise Policy Statement for England (NPSE), paragraph 123 of the NPPF requires decisions to 'avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development'. Where a lower level 'adverse' noise impact is established, then impacts on health and quality of life should be mitigated and minimised.
48. Paragraph 2.18 of the NPSE reiterates the need to balance the economic and social benefit of the development/activity with the environmental impacts, including the impact of noise on health and quality of life. It is clear in stating that noise impacts should not be treated in isolation.
49. The current World Health Organisation (WHO) guidance recommends internal noise levels in dwellings are 35dB LAeq, 16hr for daytime and 30dB LAeq, 8hr at night. British Standard BS 8233 suggests similar design

standards for internal noise levels.

50. The WHO guidance suggests that to protect the majority of people from being annoyed during the daytime, the sound pressure level on balconies, terraces and outdoor living areas should not exceed 50dB(A) for a steady, continuous noise.
51. Vision 1 of the Core Strategy seeks to provide 'a higher quality of life' for residents. Policy DM2 of the Joint Development Management Policies Document seeks to safeguard (inter alia) residential amenity from potentially adverse effects of new development.
52. The site lies within the 66dB(A) noise contour (but very close to the 72 dB(A) contour) for RAF Lakenheath which is approximately 4km northeast of the application site. The Ministry of Defence (MoD) has been consulted on the application and following receipt of further information (in addition to that detailed in the noise report) has raised no objection to the development provided that adequate mitigation measures are incorporated. The Council's Public Health and Housing Officer has similarly not objected to the proposal on noise grounds but recommends that a noise impact assessment is carried out prior to the commencement of development with noise attenuation measures to be agreed in writing. This can be secured by condition.
53. It remains the case that external spaces, including domestic gardens, public paths and public open space can not be mitigated against the effects of aircraft noise in the same way as the internal spaces of the dwellings. Whilst the impact of unmitigated aircraft noise upon external areas of the site is not fatal such that it renders the scheme unacceptable on this ground alone, it would represent harm because it would potentially annoy users of those spaces during noise events and thus needs to be considered in the overall balance.
54. In this respect, officers' consider concerns relating to the likely adverse impact of aircraft noise to external areas of the site are reduced by i) the sporadic and short term nature of the individual aircraft movements, ii) the non operation of the base at weekends when the external areas of the site are likely to be most used and iii) the absence of objections or adverse comments from the Council's Public Health and Housing team. These factors contribute to your officers' view that harm arising from aircraft noise is not significant in this case and should not lead to planning permission being refused. As already stated, a condition can be imposed if planning permission were to be granted in order to ensure maximum noise levels are achieved in relevant internal living spaces.

Highway Safety

55. Paragraph 32 of the Framework advises that development should not be prevented or refused on transport grounds, unless the residual cumulative impacts of development are severe. Policy DM2 of the Joint Development Management Policies Document requires that new development should produce designs that accord with standards and maintain or enhance the

safety of the highway network and Policy DM46 addresses parking standards.

56. The application site would be served by a new vehicular access to the north-east of the site onto Wilde Street onto an adoptable road which would in turn provide access to private drives and parking areas. It is also proposed to provide an additional 2 No. vehicular accesses onto Wilde Street to serve 4 No pairs of semi-detached dwellings. In total therefore the application would result in 3 No. points of vehicular access onto Wilde Street. The footpath along the site frontage would also be widened to 1.8m. The Highway Authority raised a number of matters which required further attention by the applicant, including the need to accurately show visibility splays, consideration of drainage and a number of matters regarding the detailed layout such as bin storage and presentation points. SCC Highways have raised no objection to the amended plans, subject to a number of conditions.
57. The Parish Council have commented that the local highway network is poor with congestion and accidents on inadequate rural roads. However, these are not grounds of concern raised by the Highway Authority and given the scale of development it is not considered that the proposal would exacerbate any highway safety or local congestion issues. The proposal, in highway safety terms is therefore considered acceptable and in accordance with policy DM2(I).

Drainage and Flood Risk

58. The site is located in Flood Zone 1 where there is the lowest probability of flooding having less than a 1 in 1000 annual probability of river flooding in any year. As a residential development on a site of more than 1ha a Flood Risk Assessment has been submitted with the application which also includes a Drainage Strategy to identify how sustainable drainage principles will be adopted whilst not increasing the risk of flooding on site or elsewhere. This drainage strategy was subsequently amended to overcome a holding objection from the Lead Local Flood Authority who now have no objection to the application subject to a condition to secure a suitable surface water drainage scheme. The Environment Agency also raise no objections.
59. It is proposed for foul water to be directed to the public sewer. Anglian Water have identified the catchment of Mildenhall Water Recycling Centre will have capacity for these flows however the development would lead to an unacceptable risk of flooding downstream. Consequently a foul water strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures. This can be secured by condition.

Ecology

60. Spatial Objective ENV1 of the Core Strategy aims to conserve and enhance the habitats and landscapes of international, national and local importance and improve the rich biodiversity of the District. This objective forms the basis of Core Strategy Policy CS2 which sets out in

greater detail how this objective will be implemented. Joint Development Management Policy DM12 seeks all developments to take account of biodiversity and either mitigate for, improve and/or monitor as appropriate.

61. The application site is not located within any designated or protected sites. The application site is within 2km of a European designated site, Breckland Special Protection Area (SPA), and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The site is notified at a national level as Breckland Forest Site of Special Scientific Interest (SSSI).
62. The local planning authority, as the competent authority, is responsible for the Habitats Regulation Assessment (HRA) as required by The Conservation of Habitats and Species Regulations 2010 (as amended) and the Ecology and Landscape Officer has carried out a habitat regulations screening exercise. Natural England considers that the proposed development will not have likely significant effects on Breckland SPA and therefore has no objection to the proposed development. They do however highlight the need to strategically review the cumulative recreational impacts of new residential developments within 7.5km of the SPA. It is also important to ensure that residential applications within this distance have sufficient green infrastructure to allow recreational activities on site and to ensure there is sufficient strategic green infrastructure in settlements to support residents.
63. This site is located 1.7km from the closest woodland component of Breckland SPA, and has the potential to contribute to in-combination recreational effects. The Ecology and Landscape Officer advises that the proposals must provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in visitors to the Breckland SPA. Given the proximity to Aspal Close Nature Reserve to the south, it would be appropriate that this focuses on measures to increase the capacity of the site to accommodate visitors. A commuted sum can be secured through the s106 to achieve this.
64. The Ecological Impact Assessment submitted in support of the application proposes recommendations which can be secured by way of planning condition. In accordance with consultation advice received (see Ecology and Landscape Officer's detailed comments above under Consultations), conditions have also been recommended to ensure protected species are safeguarded.
65. On the basis of the above evaluation, officers are of the opinion that the development proposals would not have an unacceptable impact on the nature conservation value of the application site. Subject to the implementation in full of recommended mitigation and enhancement measures (which can be secured through relevant planning conditions), the proposed development is considered to satisfactorily address ecological issues and accords with Joint Development Management Policy DM12.

Local Infrastructure

66. Concern has been expressed by local residents and the Parish Council regarding the capacity of the infrastructure to accommodate the proposed development including comments regarding a lack of doctors surgery or dentist in the Parish, a lack of sports and recreational facilities and a poor transport network and road system unsuitable for more housing.
67. The Suffolk County Council Development Contributions Manager has raised no objections to the application but has identified that contributions do need to be provided for Primary School and pre-school provision and library contributions. A draft section 106 agreement has been provided by the applicant demonstrating that these contributions will be provided.
68. The NHS have made no comments on the application and given this and the scale of development it is not considered necessary to require contributions towards healthcare.
69. The Parks Manager and Ecology & Landscape Officer have requested a contribution towards improvements at the nearby Aspal Close nature reserve but made no request for sport pitch provision. The Highway Authority have made no request for bus stop improvements or raised any concern regarding the adequacy of the local highway network. It is therefore considered that, subject to a section 106 agreement to secure the County Council obligations for education and libraries, the local infrastructure has the capacity to accommodate the development proposed in accordance with policy CS13.

Other matters

Archaeology

70. The proposed development lies within the historic settlement core of Beck Row, recorded on the County Historic Environment Record as MNL 675, and medieval features were found during recent archaeological investigations to the south (MNL 705). As a result, there is high potential for encountering medieval, and possibly earlier, occupation deposits at this location. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposit that exists.
71. In accordance with the advice offered, a condition can be secured to ensure a scheme of archaeological investigation. This would accord with Core Strategy Policy CS3 and the advice offered in the Framework with regard to the conservation of heritage assets of archaeological interest.
72. Officers have considered the application proposals in the context of the impact on the historic environment. Subject to the recommendation of appropriate archaeological conditions as described above, the proposal would not cause significant harm to the historic environment.

Water Consumption

73. Policy DM7 states (inter alia) proposals for new residential development

will be required to demonstrate that appropriate water efficiency measures will be employed. No specific reference has been made in regards to water consumption. Therefore a condition will be included to ensure that either water consumption is no more than 110 litres per day (including external water use), or no water fittings exceeds the values set out in table 1 of policy DM7.

Contamination

74. The application is supported by a Geoenvironmental Report undertaken by Delta Simons. The report includes a desk study and intrusive investigation. The desk study identifies a small number of potential sources of contamination but the intrusive investigation does not identify any elevated concentrations of contaminants. The report concludes that "there remains evidence of contamination potential which may not have been discovered due to sampling being too sparse or not targeted." On this basis, the Environment Team recommend that the standard land contamination condition is imposed so that appropriately concentrated and targeted sampling can take place.

Air Quality

75. The EPUK document Land-Use Planning & Development Control: Planning For Air Quality (January 2017(v1.2)) recommends major developments are subject to measures to help reduce the impact on Local Air Quality. All major developments should be targeted as there are very few developments which will show a direct impact on local air quality, but all developments will have a cumulative affect. Paragraph 35 of the NPPF states that '*plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to incorporate facilities for charging plug-in and other ultra-low emission Vehicles*'. Policy DM14 of the Joint Development Management Policies Document states that proposals for all new developments should minimise all emissions and ensure no deterioration to either air or water quality. Section 3.4.2 of the Suffolk Parking Standards states that "Access to charging points should be made available in every residential dwelling." The Environment team therefore recommend that a condition is imposed to ensure each dwelling is provided with an electric vehicle charging point.
76. Whilst the desirability of such a condition is noted given the policy position detailed above, this site is an affordable housing exception site. It unlikely that residents of this development would be able to make use of such charging points until electric cars become more established and affordable, by which point the technology for charging may also change. A more reasonable approach therefore would be to secure the infrastructure to enable charging points to be installed in the future. This is accepted by the applicant and can be conditioned.

Conclusion:

77. The application is outside of existing settlement boundaries but would help meet the affordable housing need in the parish of Beck Row and adjacent parishes which is a significant benefit of this scheme. The economic

benefits; in the short term through construction and in the longer term though local spend, are also notable. The development is in accordance with policy CS9 and DM5 and is acceptable in principal. It is not considered that the proposal would result in significant harm to the character and appearance of the area, residential amenity (although it is noted that the external areas of the site cannot be mitigated against the adverse effects (annoyance) of aircraft noise), highway safety and the satisfactory functioning of the local highway network, ecology, drainage and local infrastructure. The concerns of the Parish Council and local residents are noted and addressed within this report. Whilst the development would result in a cluster of 39 affordable dwellings in one location it would also be sited in a diverse wider community and surrounded by a diverse mix of dwelling types. It is therefore considered that the proposal would encourage mixed and inclusive communities and can be considered sustainable development.

78. 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:

77. It is recommended that planning permission be **APPROVED** subject to the completion of a Section 106 Agreement to secure the following Heads of Terms and subject to the following conditions:

Heads of Terms

100% affordable housing (39 dwellings)
Public open space contribution for improvements at Aspal Close nature reserve - £59,670
Library contribution - £608
Pre-school - £24,364
Primary - £85,267

Conditions

1. The development to which this permission relates must be commenced not later than the expiration of 3 years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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:
31429-IW-XX-XX-DR-A-1000-P02 – site development plan
31429-IW-XX-XX-DR-A-2000-P18 – site development plan
ORB21001-11F - Sheet 1 & ORB21001-11F - Sheet 2 – landscaping plans

31429-IW-XX-XX-DR-A-2060-P02 – Floor plans (blocks 1 and 8)
 31429-IW-XX-XX-DR-A-2061-P02 – Elevations (block 1)
 31429-IW-XX-XX-DR-A-2062-P02 – Elevations (Block 8)
 31429-IW-XX-XX-DR-A-2065-P02 – Floor plans (blocks 2, 3, 4, 7, 10)
 31429-IW-XX-XX-DR-A-2066-P02 – Elevations (Block 2)
 31429-IW-XX-XX-DR-A-2067-P02 – Elevations (Block 3)
 31429-IW-XX-XX-DR-A-2068-P02 – Elevations (Block 4)
 31429-IW-XX-XX-DR-A-2069-P02 – Elevations (Block 7)
 31429-IW-XX-XX-DR-A-2070-P02 – Elevations (Block 10)
 31429-IW-XX-XX-DR-A-2075-P02 – Floor plans (Block 5)
 31429-IW-XX-XX-DR-A-2076-P05 – Elevations (Block 5)
 31429-IW-XX-XX-DR-A-2080-P02 – Floor plans (Block 6 and 12)
 31429-IW-XX-XX-DR-A-2081-P02 – Elevations (Block 6)
 31429-IW-XX-XX-DR-A-2082-P02 – Elevations (Block 12)
 31429-IW-XX-XX-DR-A-2085-P02 – Floor plans (Block 9)
 31429-IW-XX-XX-DR-A-2086-P02 – Elevations (Block 9)
 31429-IW-XX-XX-DR-A-2090-P02 – Floor plans (Block 11)
 31429-IW-XX-XX-DR-A-2091-P02 – Elevations (Block 11 – sheet 1)
 31429-IW-XX-XX-DR-A-2092-P02 – Elevations (Block 11 – sheet 2)
 31429-IW-XX-XX-DR-A-2095-P02 – Floor Plans (Block 13)
 31429-IW-XX-XX-DR-A-2096-P02 – Elevations (Block 13)
 31429-IW-XX-XX-DR-A-2100-P02 – Floor Plans (Block 14)
 31429-IW-XX-XX-DR-A-2101-P02 – Elevations (Block 14 – sheet 1)
 31429-IW-XX-XX-DR-A-2102-P02 – Elevations (Block 14 – sheet 2)
 31429-IW-XX-XX-DR-A-2105-P02 – Floor Plans (Block 15)
 31429-IW-XX-XX-DR-A-2106-P02 – Elevations (Block 15)
 31429-IW-XX-XX-DR-A-2110-P03 – Floor Plans (Block 16)
 31429-IW-XX-XX-DR-A-2111-P03 – Elevations (Block 16)
 31429-IW-XX-XX-DR-A-2115-P02 – Floor Plans (Block 17)
 31429-IW-XX-XX-DR-A-2116-P02 – Elevations (Block 17)
 31429-IW-XX-XX-DR-A-2200-P03 – Street elevations
 31429-IW-XX-XX-DR-A-2210-P03 – 3D Views
 31429-IW-XX-XX-M2-A-2001 - Visibility splays
 Planning and Design and Access Statement
 Geo-Environmental Report by Delta –Simons
 Tree reference plan
 Soft Landscape Specification – ACD Environmental
 Tree Report – ACD Environmental
 Existing Open Space and Facilities Report
 Ecological Impact Assessment
 Flood Risk Assessment/Drainage Strategy

Reason: To define the scope and extent of this permission.

3. No development shall commence above slab level until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be

carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory.

Reason: To protect the amenity of the area.

4. Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:30 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.

5. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year +CC storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. Details of which will include:

- Details of further infiltration testing on site in accordance with BRE 365 to verify the permeability of the site (trial pits to be located where soakaways are proposed and repeated runs for each trial hole). Borehole records should also be submitted in support of soakage testing.
- Dimensioned plans illustrating all aspects of the surface water drainage scheme including location and size of infiltration devices and the conveyance network. A statement on the amount of impermeable area served by each soakaway should also be illustrated on the plans and should be cross referenceable with associated soakaway calculations.
- Modelling results (or similar method) to demonstrate that the infiltration device has been adequately sized to contain the critical 100yr+CC event for the catchment area they serve. Each device should be designed using the nearest tested infiltration rate to which they are located. A suitable factor of safety should be applied to the infiltration rate during design.
- Infiltration devices should be no more than 2m deep and will have at least 1.2m of unsaturated ground between base of the device

and the groundwater table. If individual soakaways are being used they will be at least 5m away from any foundation (depending on whether chalk is present).

- Only clean water will be disposed of by infiltration devices due to the site being close to a Source Protection Zone. Demonstration of adequate treatment stages for water quality control shall be submitted- SuDS features should demonstrate betterment to water quality, especially if discharging towards a watercourse or aquifer.
- Infiltration devices will have a half drain time of less than 24hours (this can be relaxed to where it can demonstrated that the system has spare capacity for a subsequent 10yr storm within 24hrs).
- Modelling of conveyance networks showing no above ground flooding in 1 in 30 year event, plus any potential volumes of above ground flooding during the 1 in 100 year rainfall + CC.
- Topographic plans shall be submitted depicting safe exceedance flow paths in case of a blockage within the main SW system and/or flows in excess of a 1 in 100 year rainfall event. These flow paths will demonstrate that the risks to people and property are kept to a minimum.
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.
- Arrangements to enable any surface water drainage within any private properties to be accessible and maintained including information and advice on responsibilities to be supplied to future owners.

Reasons: Required pre-commencement to prevent the development from causing increased flood risk on and off site and to ensure the development does not pollute the water environment.

6. No dwelling hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register.

7. No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

Reason: To ensure the development does not cause increased pollution of the watercourse in line with the River Basin Management Plan.

8. No development shall commence until a scheme for the provision of fire hydrants within the application site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied or brought into use until the fire hydrants have been provided in accordance with the approved scheme. Thereafter the hydrants shall be retained in their approved form unless the prior written consent of the Local Planning Authority is obtained for any variation.

Reason: Required pre-commencement to ensure the adequate supply of water for fire fighting/community safety.

9. No building shall be occupied until the site investigation and post investigation assessment has been submitted to the County Historic Environment Record and provision made for the publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy CS3 of Forest Heath District Council Core Strategy Development Plan Document (2010) and the National Planning Policy Framework (2012).

10. No development approved by this planning permission shall commence until the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

- i. A site investigation scheme (based on the approved Preliminary Risk Assessment (PRA) within the approved Desk Study), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- ii. The results of a site investigation based on i) and a detailed risk

assessment, including a revised Conceptual Site Model (CSM).

- iii. Based on the risk assessment in ii), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in iii) is submitted and approved, in writing, by the Local Planning Authority. The long term monitoring and maintenance plan in iii) shall be updated and be implemented as approved.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109,120, 121, Environment Agency Groundwater Protection: Principles and Practice (GP3), Policy CS2 (Sustainable Development) of the Core Strategy and Policy DM14 of the Joint Development Management Policy. This condition requires matters to be agreed prior to commencement since it relates to consideration of below ground matters that require resolution prior to further development taking place, to ensure any contaminated material is satisfactorily dealt with.

- 11.No individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.

Reason: In the interests of water efficiency in accordance with the requirements of Policy DM7 of the Joint Development Management Policies.

- 12.The trees shown on the approved landscaping scheme to be retained shall be protected in the manner shown on the submitted plans or shall be

fenced as described below, (and the Local Planning Authority shall be advised in writing that the protective measures/fencing have been provided) before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed from the site. Where possible the fencing shall be erected outside the 'Root Protection Area' (RPA) defined by a radius of $dbh \times 12$ where dbh is the diameter of the trunk measured at a height of 1.5m above ground level and shall consist of robust wooden stakes connected by robust wooden cross members to a height of not less than 1.2 metres. Where fencing can not be erected outside the RPA an arboricultural method statement shall be submitted and approved in writing in accordance with the relevant condition. Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

Reason: To ensure that the most important and vulnerable trees are adequately protected during the period of construction.

- 13.No development shall commence above slab level until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason: Required to prevent environmental and amenity problems arising from flooding.

(Officer note – the wording of this may need to change – awaiting further comments from Anglian Water)

- 14.No security lights or floodlights shall be erected on site without the submission of details to, and written approval from, the Local Planning Authority to ensure a lighting environment of low district brightness at residential properties.

Reason: To protect the amenity of the area.

- 15.Before the development is commenced details of the areas to be provided for storage and presentation of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

16. Prior to the accesses being constructed the ditch beneath the proposed access shall be piped or bridged in accordance with details which previously shall have been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter in its approved form. (See Note 6).

Reason: To ensure uninterrupted flow of water and reduce the risk of flooding of the highway.

17. Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: Required pre-commencement to prevent hazards caused by flowing water or ice on the highway.

18. Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: Required pre-commencement to ensure that roads/footways are constructed to an acceptable standard.

19. No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

20. The new estate road junction(s) with Wilde Street inclusive of cleared land within the sight splays to this junction must be formed prior to any other works commencing or delivery of any other materials.

Reason: To ensure a safe access to the site is provided before other works and to facilitate off street parking for site workers in the interests of highway safety.

21. An upgrade of the existing footway to a width of 1.8m, between the site

boundary with 'Ashlands' and the junction with Aspal Lane is required to create a safe pedestrian link from the proposed development into Beck Row. This will include a dropped crossing point across Aspal Lane. The extended footway shall be constructed with falls away from Wilde Street to direct water into the existing shallow ditch located along the site boundary, unless otherwise agreed in writing with the Local Planning Authority. This work should be carried out within a section 278 agreement. Prior to any development commencing above slab level, the following should be submitted to and approved in writing by the Local Planning Authority:

- i) A plan showing the extended footway and location of the UKPN underground cable
- ii) Details of the means of surface water drainage from the extended footpath to the existing shallow ditch along the site boundary, or any alternative solution agreed in writing with the Local Planning Authority.

Reason: to ensure safe pedestrian access to/from the site, including appropriate drainage and to protect existing highway drainage.

22. All HGV and construction traffic movements to and from the site over the duration of the construction period shall be subject to a Construction and Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence. No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan. The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

23. The use shall not commence until the area(s) within the site shown on 31429-IW-XX-XX-DR-A-2000-P18 for the purposes of loading, unloading, manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

24. Before the accesses are first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area as shown on drawing no. xxx. Notwithstanding the provisions of Part 2 Class A of the Town & Country

Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

25. All planting comprised in the approved details of landscaping (shown on drawings ORB21001-11F - Sheet 1 and ORB21001-11F - Sheet 2) shall be carried out in the first planting season following the commencement of development (or in the case of planting, seeding or turfing within the curtilage of a dwelling within 12 months of the dwelling being first occupied) or at such other time as may be agreed in writing with the Local Planning Authority. Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To enhance the appearance of the development.

26. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all soft landscape areas detailed on drawings ORB21001-11F - Sheet 1 and ORB21001-11F - Sheet 2 (other than small privately owned domestic gardens) together with a timetable for the implementation of the landscape management plan, shall be submitted to and approved by the Local Planning. The landscape management plan shall be carried out in accordance with the approved details and timetable.

Reason: To enhance the appearance of the development.

27. All hard landscaping (shown on drawing 31429-IW-XX-XX-DR-A-2000-P18 – site development plan) shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

Reason: To enhance the appearance of the development.

28. Within 3 months of commencement of development, details of the treatment of the boundaries of the site (including the hedgehog mitigation referred to in condition 33) shall have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed

or erected and/or the species, spacing and height of hedging to be retained and / or planted. The approved screen walling and/or fencing shall be constructed or erected before the dwelling to which it relates is first occupied. The approved soft landscaping to be planted shall be done so within 12 months of the date when the dwelling to which it relates is first occupied. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted.

Reason: To ensure the satisfactory development of the site.

29. The demolition of building 1 (existing bungalow) shall not in any circumstances commence unless the Local Planning Authority has been provided with either:
- a) A licence issued by Natural England pursuant to regulation 53 of The Conservation of Habitats and Species Regulations 2010, authorising the demolition to go ahead; or
 - b) A statement in writing from the relevant licensing body to the effect that it does not consider that the demolition will require a licence.

Reason: To ensure the proper protection of roosting bats.

30. A pre-felling inspection of trees T1, T3, T4, T9 and T14 by a class II bat licenced ecologist shall take place; Should a bat or evidence of a bat be found then work should stop to allow the need for a European Protected Species (EPS) licence to be considered. Work should only continue once the necessary mitigation is in place.

Reason: To ensure adequate protection and mitigation for the loss of potential bat roosts.

31. Prior to the commencement of development (including demolition, ground works, or vegetation clearance) a reptile mitigation strategy including a reptile translocation shall be submitted to and agreed in writing with the Local Planning Authority. The strategy must include:

- Updated reptile survey information as appropriate;
- Method statement for site clearance;
- Location of habitats to be retained and protected;
- Working methods including storage of materials, escape routes from excavations;
- Location and method of habitat enhancement and creation;
- Location and creation of hibernacula and refuges;
- Phasing of the above;
- Monitoring

The measures shall be carried out strictly in accordance with the approved

scheme.

Reason: Required pre-commencement to safeguard protected species on the site.

32. The Hedgehog mitigation detailed within section 6.73 of the ADC Environmental Ecological Impact Assessment shall be implemented in full prior to occupation of the development. Mitigation shall be detailed on the boundary treatment plan (condition 28).

Reason: To ensure adequate replacement wildlife habitats are provided on the site.

33. Precautionary site clearance measures and methods of work in sections 6.48, 6.65 and 6.72 of the ADC Environmental Ecological Impact Assessment shall be carried out in their entirety.

Reason: To ensure minimal disturbance to wildlife and their habitats.

34. No residential development shall commence until details for ecological enhancement measures and a timescale for implementing the measures have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented to the full satisfaction of the Local Planning Authority.

Reason: It is considered necessary to impose a pre-commencement condition to ensure the impact on the ecology of the site is acceptable and ensure that all ecological enhancements/opportunities can be considered and finalised before construction works starts.

35. No construction of any dwellings shall commence until details in respect of each of the following has been submitted to and approved in writing by the Local Planning Authority:

i) Details of the development that demonstrate that for each unoccupied dwelling and its associated sound insulation that noise levels with windows closed shall not exceed a daytime level of 35dB LAeq (16hrs) within living rooms between 07.00 and 23.00 hours, and a night-time level of 30 dB LAeq (8hrs) within bedrooms between 23.00 and 07.00 hours, using the methodology advocated within BS 8233:2014 'Guidance on sound insulation and noise reduction for buildings' (2014). The development shall adopt the proposed sound insulation measures as stated, and;

ii) Details of a measurement and assessment methodology for demonstrating compliance with the limits set out in i), including the identification of specific properties where monitoring shall take place. This methodology shall include measurements within more than one dwelling.

Reason: Required pre-commencement to ensure the construction of the dwellings can adequately protect the amenity of the residents given the close proximity of RAF Lakenheath & RAF Mildenhall.

36. Prior to first occupation, a suitably qualified noise specialist shall demonstrate compliance with the noise criteria detailed in Condition 35 i) using the measurement and assessment methodology as advocated in Condition 35 ii) and during periods of normal flying operations at RAF Lakenheath and RAF Mildenhall. The findings of the compliance assessment shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the dwellings.

Reason: to protect the amenity of the residents given the close proximity of RAF Lakenheath & RAF Mildenhall.

37. No work of construction above slab level shall commence until details of the provision of the infrastructure required to provide electric vehicle charging points to serve the development have been submitted to and approved in writing by the Local Planning Authority. The approved infrastructure shall be provided prior to the dwellings being first occupied and shall be retained thereafter as approved.

Reason: To promote and facilitate the uptake of electric vehicles on the site in the future.

Documents:

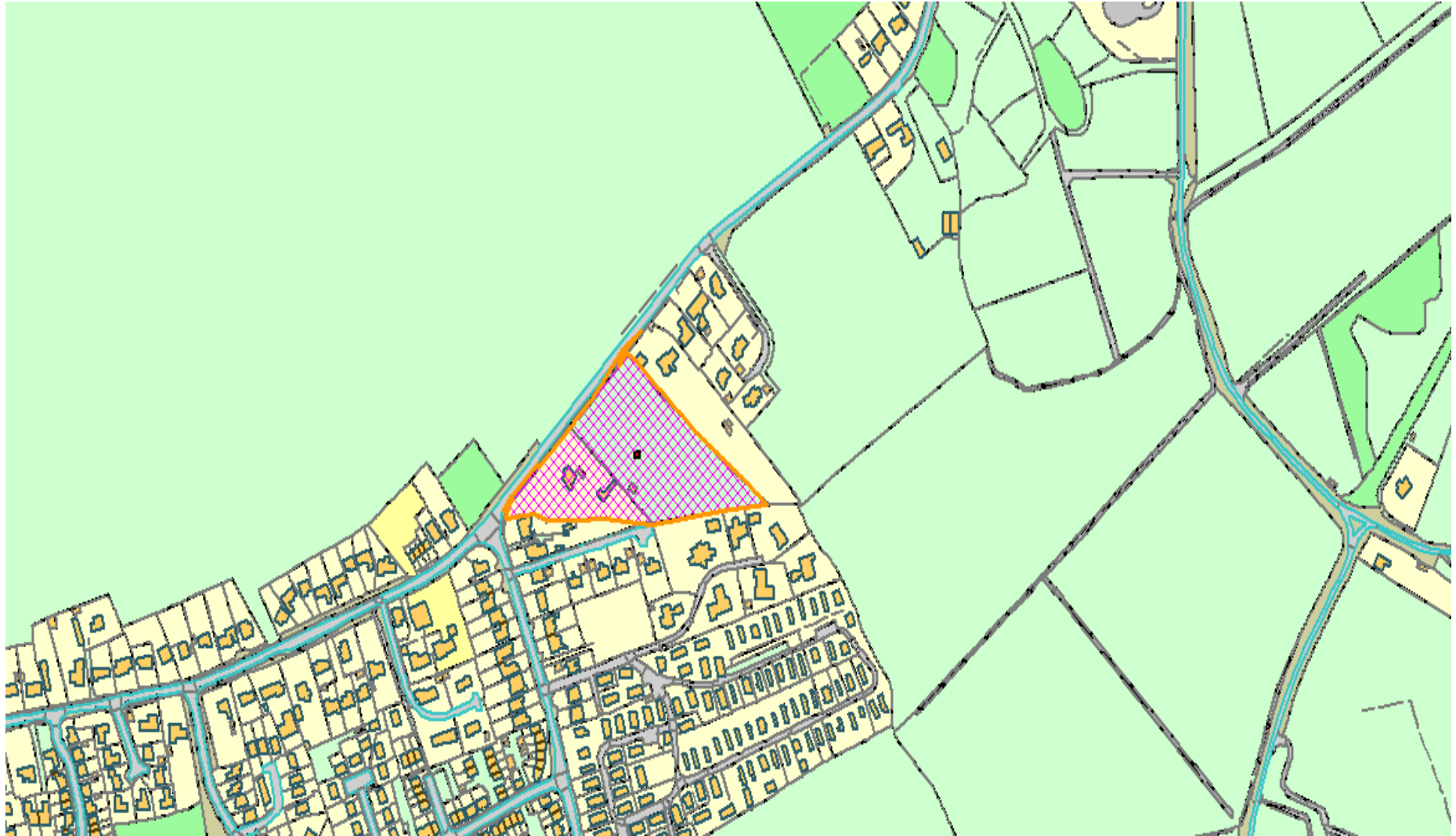
All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OQR4Q2PDH1S00>

This page is intentionally left blank

DC/17/1107/FUL

Elm Farm, Wilde Street, Beck Row



This page is intentionally left blank

Schedule of Accomodation

Affordable Rent / Shared Ownership

Type	Area - m ²	No.
1B2P House	55	8
1B2P Bungalow	49	2
2B4P Wide Fronted House	72	4
2B4P Wide Fronted House *	72	2
2B4P House	72	8
2B4P House *	72	6
3B5P House	85	4
3B5P House *	85	4
4B6P House	109	1

TOTAL Affordable	27
TOTAL Shared ownership	12
TOTAL UNITS	39

Note * = Shared ownership units

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors. Report any discrepancies to the Contract Administrator at once. This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

© Ingleton Wood LLP

NOTES: DO NOT SCALE

- Site Boundary
- Proposed Tree
- Proposed Hedge
- Existing Tree / Hedge - To be retained
- Existing Tree / Hedge - To be removed
- Proposed soft landscaping to public amenity space / dwelling frontages
- Refer to Landscaping Plan for details of soft planting
- Highway / Pavement - Adopted - Asphalt
- Herringbone Block Paviers - Grey
- Herringbone Block Paviers - Buff
- 600 x 600mm Paving Slabs
- 1.8m buff brick boundary wall
- 600mm Timber Knee Rail Fence
- 1.8m Close boarded timber fence to southern and north-eastern boundary
- 1.5m close boarded fence with 300mm trellis topping to rear gardens
- Gate - 900mm min. clear opening
- Bin presentation point
- Bin storage area

P18	10.11.17	Landscape plan updated	KZ	-
P17	13.10.17	Landscape plan updated	KZ	-
P16	18.09.17	Plot 9 roof orientation amended	KZ	-
P15	06.09.17	Visibility plays updated and note added. Planning Comments Addressed. Ownership mix updated	KZ	-
P14	31.07.17	Updated to Highway comments	KZ	-
Rev:	Date:	Description:	Chk:	Apr:

Ingleton Wood
 Vision, form and function

Billericay
 Cambridge
 Colchester
 London
 Norwich

Norwich
 8 Whiting Road
 Norwich Business Park
 Norwich NR4 6DN
 T: 01 603 666847
 www.ingletonwood.co.uk

Project No:
31429

Project:
**Land at Elm Farm
 Wilde Street
 Beck Row
 Suffolk**

Drawing Title:
Site Development Plan

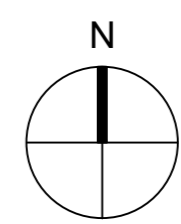
Client:
Orbit Homes 2020

File Ref:
31429- IW - XX - XX - DR - A - 2000 | Rev: **P18**

Status: **D5** | Purpose of Issue: **Planning** | Scale: **1:500** | Size: **A2**



1m





Forest Heath
District Council

DEV/FH/17/042

Development Control Committee 6 December 2017

Planning Application DC/17/2052/VAR – Mildenhall Social and Bowls Club, Recreation Way, Mildenhall

Date Registered:	06.10.2017	Expiry Date:	01.12.2017
Case Officer:	Britta Heidecke	Recommendation:	Approve Application
Parish:	Mildenhall	Ward:	Market
Proposal:	Planning Application - Variation of conditions 2 and 4 of DC/17/0790/FUL - to allow use of amended plans for providing a new entrance to restaurant and amended opening hours Sunday - Thursday 11am - 10pm and Friday and Saturday 11am to 11 pm for Change of use of Sports Pavilion (D2) to Restaurant/Cafe (A3)		
Site:	Mildenhall Social and Bowls Club, Recreation Way, Mildenhall		
Applicant:	Mr John McGuire		

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:

Britta Heidecke
Email: britta.heidecke@westsuffolk.gov.uk
Telephone: 01638 719456

Background:

The application had been called in to Delegation Panel by Councillor Ruth Bowman and has been referred to the Development Control Committee by the Delegation Panel.

The recommendation is for APPROVAL and the Parish Council supports the application.

Proposal:

1. The application seeks to vary i) condition 2 'Approved Plans' to allow a new, additional access to the restaurant on the outside (northern) elevation, and ii) condition 4 'opening hours' to allow opening one hour later, Sunday - Thursday from 11am to 10pm and Friday and Saturday from 11am to 11 pm.

Application Supporting Material:

2. - Application Form
- Existing and Proposed Plans

Site Details:

3. The site is located east of Recreation Way, within the settlement boundary of Mildenhall and close to the town centre. It contains a part single part two storey social club building and bowling green with parking to the front. There are a number of mature trees around the parking area, west of the main building. To the north lies a cemetery, to the east lies the rear gardens and boundaries of existing residential properties, to the south lies a football pitch, whilst to the west lies a single storey club building, with a children's play area beyond. The nearest residential properties lie north west on Turnstone Close, with a minimum building to building stand-off distance of approximately 33m metres.

Planning History:

4. There is extensive planning history in relation to the application site. The most relevant applications are listed below:

Reference	Proposal	Status	Decision Date
DC/17/0790/FUL	Planning Application - Change of use of Sports Pavilion (D2) to Restaurant/Cafe (A3) including single storey glazed extension	Application Granted	27.06.2017
F/2010/0230/NMA	Non-material amendment to F/2008/0269/FUL - amendment to the external covered seating area	Application Approved	16.04.2010
F/2010/0247/ADI	Display of illuminated main sign and non-illuminated entrance sign	Approve with Conditions	18.05.2010

F/2008/0269/FUL	Erection of a Social and Bowls Club with first floor flat for club steward and bowling green (as amended by plans received 13th August 2008). (Major Development)	Approve with Conditions	01.09.2008
-----------------	---	-------------------------	------------

Consultations:

5.

Parish Council	Support.
Ward Councillor	No written comments received.
Environment Team	'Thank you for consulting us. We have no comment.'
Public Health And Housing	No objection subject to conditions.
Waste Management Operations Manager	No comments received.
Conservation Officer	No comments received.
Rights Of Way Support Officer SCC	No comments received.
Ramblers Association - Jenny Bradin	No comments received.
Ecology And Landscape Officer	No comments received.
Ministry Of Defence	No comments received.
Environment & Transport - Highways	No objection subject to conditions as per previous comments.

Representations:

6. Three objections have been received from properties on Turnstone Close which can be read in full as part of the online file. The concerns raised can be summarised as follows:

- noise concerns/ noise disturbance from the social club already / outside tables/ smoking area
- smoking area should only be outside the main social club entrance to the front (Note: reference to the 'existing covered smoking area' has been removed from the plan)
- separate entrance would enable independent use from social club
- other restaurants in town are usually empty on weekday evenings
- impact on the quality of life
- parking issue on Turnstone Close and additional demand on public car park in Mildenhall

Policy:

7. 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:

Joint Development Management Policies Document:

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM35 Proposals for main town centre uses
- Policy DM41 Community Facilities and Services
- Policy DM46 Parking Standards

Forest Heath Core Strategy 2010

- Core Strategy Policy CS1 - Spatial Strategy
- Core Strategy Policy CS5 - Design quality and local distinctiveness

Other Planning Policy:

8. National Planning Policy Framework 2012

Officer Comment:

Principle

9. Planning permission has recently been granted under DC/17/0790/FUL for the premises, which at present are underused, to change use from Sports Pavilion (D2) to Restaurant/Cafe (A3) subject to conditions. The Social Club including changing facilities will remain unaltered and will not be affected by this proposal. It was therefore Officer's view that the proposal would not result in loss of community facilities, in accordance with policy DM41. Planning permission DC/17/0790/FUL is extant and can be implemented, the principle is therefore established and is a material planning consideration.

Design and Layout

10. Condition 2 required the development to be carried out in complete accordance with the approved plans. This variation application proposes an additional entrance at the front of the building (west), facing away from the nearest residential properties, for customers to access the premises from the front without having to go round the building through the existing covered area to enter from the rear/ bowls green. This new entrance will provide a more suitable entrance to customers. Within the context of the scheme, this change is very modest and as a result its impact on the character and appearance of the building, the character and appearance of the area or upon the amenities of nearby residential properties will be immaterial.

Residential Amenity

11. The variation further seeks to marginally extend the current opening hours by one additional hour to allow for the opening of the premises one hour later on weekdays, weekends and bank holidays until 10pm and 11pm respectively.

The hours currently approved:

'11:00-21:00hrs Monday to Friday,
11:00-23:00hrs Saturdays,
11:00 - 21:00hrs on Sundays and Bank Holidays'

These would change to:

'11:00-22:00hrs Sunday-Thursday,
11:00-23:00hrs' Friday, Saturday and Bank Holidays'.

12. This change is justified by the applicant to make the restaurant use commercially viable. The proposal means that the restaurant could open one hour longer on weekdays until 10pm and until 11pm on Friday, Saturday and Bank Holidays. This is consistent with opening hours of other restaurants and take-aways within the town centre of Mildenhall.
13. Objections have been received from three nearby properties in Turnstone Close. The comments and concerns raised are noted and partly relate to existing issues with the use of the Social Club. Whilst the current proposal should not make the existing situation worse, the current proposal for variation of conditions has to be considered on its own merits and should not be prejudiced by existing issues on an adjacent, associated site.
14. It must be reiterated that this is a variation application to an extant planning permission and the principle is therefore established. However, the nearest properties are at least 33m away from the subject building. Given the separation, it is considered that noise and odour emissions can reasonably be controlled through conditions, i.e. restricting the opening hours, delivery times and times during which bins can be emptied. Details for extract ventilation to prevent odour nuisance will have to be submitted to and approved prior to the first use of the site. Outside seating is not proposed. This, as well as a dedicated smoking area can be secured by condition. Moreover, the Social Club and Sports Pavilion permitted under F/2008/0269/FUL, condition 18 restricts the opening hours as follows:

Sunday to Thursday 11:00 to Midnight

Friday and Saturday 11:00 to 01:30, with all music to be stopped by 01:00 and the premises cleared by 01:30 of all patrons.

New Year's Eve 11:00 to 01:30, with all music to be stopped by 01:00 and the premises cleared by 01:30 of all patrons.

Bank Holiday Sundays 11:00 to 01:30, with all music to be stopped by 01:00 and the premises cleared by 01:30 of all patrons.

The proposed extended opening hours are thus still less than what the social club *and* sports pavilion are allowed to open at present. The recommended conditions below have been drafted in discussions with Public Health and Housing, who, subject to these conditions, have no objection to the proposal.

15. Based on the above, officers are satisfied that the residential amenity of the occupants of existing properties would not be compromised by what is proposed, subject to conditions.

Other matters

16. Neighbours raise concerns in regards to parking and that there is no need for a further restaurant in the town centre of Mildenhall.
17. It is not considered that the change of opening hours or provision of an additional entrance will have implications in terms of parking and highway safety. This matter has been considered under application DC/17/0790/FUL. Officers were satisfied that the proposal, due to its sustainable location close to the town centre would not have a significant impact on highways safety to justify refusal. SCC Highways had no objection to the change of use or this variation application subject to parking being provided as shown in the submitted plans prior to the first use of the premises as a restaurant.
18. Whilst the need for a further restaurant is not relevant for the proposed variation, there is no policy within the Council's local development plan or national policy which generally limits the permissible number of restaurants within a certain area. Under the full application the proposal was assessed against policy DM35 'Proposals for Main Town Centre Uses' and given its edge of town centre location was considered to comply with the aims of that policy, which seeks to direct main town centre uses, including (inter alia) A1, A2, A3-A5, in the defined town centres and edge of town centre locations.

Conclusion:

19. The proposed additional entrance door and extended opening hours are not considered to result in a material change to the character and appearance of the building or area, nor would the reasonably later opening hours have an adverse impact on residential amenities to justify refusal. As such the proposal is recommended for approval subject to the conditions previously imposed and as set out below.
20. In conclusion, whilst the concerns of residents are noted, for the reasons detailed above, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

21. It is recommended that planning permission be **APPROVED** subject to the following conditions:
1. NS time limit
 2. NS Approved plans (amended)
 3. NS plant, machinery and equipment details
 4. NS operational hours
 5. NS delivery times

6. NS Bin empty times
7. NS background music only
8. NS hours of construction
9. NS parking prior to first use
10. NS smoking area – details to be submitted
11. NS No external seating

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/17/2052/VAR](#)

This page is intentionally left blank



This page is intentionally left blank

Contractor to check dimensions and notify any discrepancies or errors to the company immediately

Index	Revision	Date
A	- Updated following latest client requirements	15.03.17
B	- Amendments to parking layout	07.06.17
C	- Demise lines revised	26.06.17
D	- Entrance arrangement revised	21.08.17



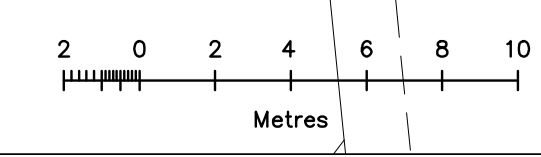
PROJECT
 CHANGE OF USE AND ASSOCIATED ALTERATIONS AND EXTENSION
 MILDENHALL SOCIAL CLUB
 RECREATION WAY
 MILDENHALL
 IP28 7HG
CLIENT
 MILDENHALL SOCIAL CLUB
TITLE
 PROPOSED BLOCK PLAN

DRAWN SP **CHECKED** DB
DATE JANUARY 2017
SCALE 1:200 @A1
DRG NO 1809/04

REVISIONS

A	B	C	D		
---	---	---	---	--	--

LYNWOOD ASSOCIATES LTD
 ARCHITECTURE - PROJECT MANAGEMENT
 LYNWOOD HOUSE MURRAY PARK
 NEWMARKET SUFFOLK CB8 9BU
 TEL (01638)661044 FAX (01638)661080
 E-MAIL INFO@LYNWOODASSOCIATES.CO.UK
 WWW.LYNWOODASSOCIATES.CO.UK





Forest Heath
District Council

DEV/FH/17/043

Development Control Committee 6 December 2017

Planning Application DC/17/2080/FUL – 15 Craven Way, Newmarket

Date Registered: 11.10.2017 **Expiry Date:** 06.12.2017

Case Officer: Kerri Cooper **Recommendation:** Approve Application

Parish: Newmarket **Ward:** Severals

Proposal: Planning Application - Change of use from B1 (Light Industrial) to B2 (Food Preparation)

Site: 15 Craven Way, Newmarket

Applicant: Mr Paul Morrison

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:

Kerri Cooper
Email: kerri.cooper@westsuffolk.gov.uk
Telephone: 01284 757341

Background:

1. The application is before the Development Control Committee as the Council owns the building for which planning permission is sought.

Proposal:

2. Planning permission is sought for the change of use of the building from Class B1 (light industrial) to Class B2 (food preparation).

Site Details:

3. The application site comprises a light industrial unit within a cluster of units combining a variety of uses, located within the Housing Settlement Boundary of Newmarket.

Planning History:

4.

Reference	Proposal	Status	Received Date	Decision Date
F/80/603	Block of 10 mini unit factories & access.	Deemed Approval	18.09.1980	13.11.1980
F/78/005	Erection of six unit factories, site development works and car parking facilities (Stage 1)	No Objection	23.12.1977	17.02.1978

Consultations:

5. Public Health & Housing: No objection.
6. Environment & Transport – SCC Highways: No objection, subject to condition.

Representations:

7. Town Council: No objection.
8. Ward Councillor: No comments received.
9. Neighbours: No representations received.

Policy:

10.

- Policy DM1 - Presumption in Favour of Sustainable Development
- Policy DM2 – Creating Places – Development Principles and Local Distinctiveness
- Policy DM46 – Parking Standards
- Policy CS1 – Spatial Strategy
- National Planning Policy Framework (NPPF)

Officer Comment:

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

- Principle of Development
- Impact on Visual Amenity and Character
- Impact on Neighbour Amenity
- Other Matters

12.The proposed development involves the change of use of a light industrial building (Class B1) to a food preparation unit (Class B2). The preparation will include sandwiches, salads and sweet treats and the nature of the business will be to produce and deliver deli products to the town of Newmarket.

13.The units within the vicinity comprises a range of uses that are appropriate for the area.

14.As there is no changes to the external appearance of the building, there will be no impact to the character and appearance of the area.

15.No customers will visit the site and all orders will be placed online or via the phone. All of the produce made on site will be delivered by the two employees of the company. Due to limited cooking on site, through the use of combi ovens, no extraction or ventilation is required. As such, there will be no impact on the surrounding units and properties within the near vicinity by virtue of noise and odour.

16.There is two allocated parking spaces for the unit seeking the change of use, with an area of unallocated parking to be used by all units. Therefore, there is sufficient parking for the proposed use which is in accordance with Suffolk Parking Standards.

Conclusion:

17.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:

18. 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:

Application Form – 11th October 2017
Planning Statement – 11th October 2017
Location Plan – 11th October 2017
Block Plan – 11th October 2017
Floor Plan – 11th October 2017

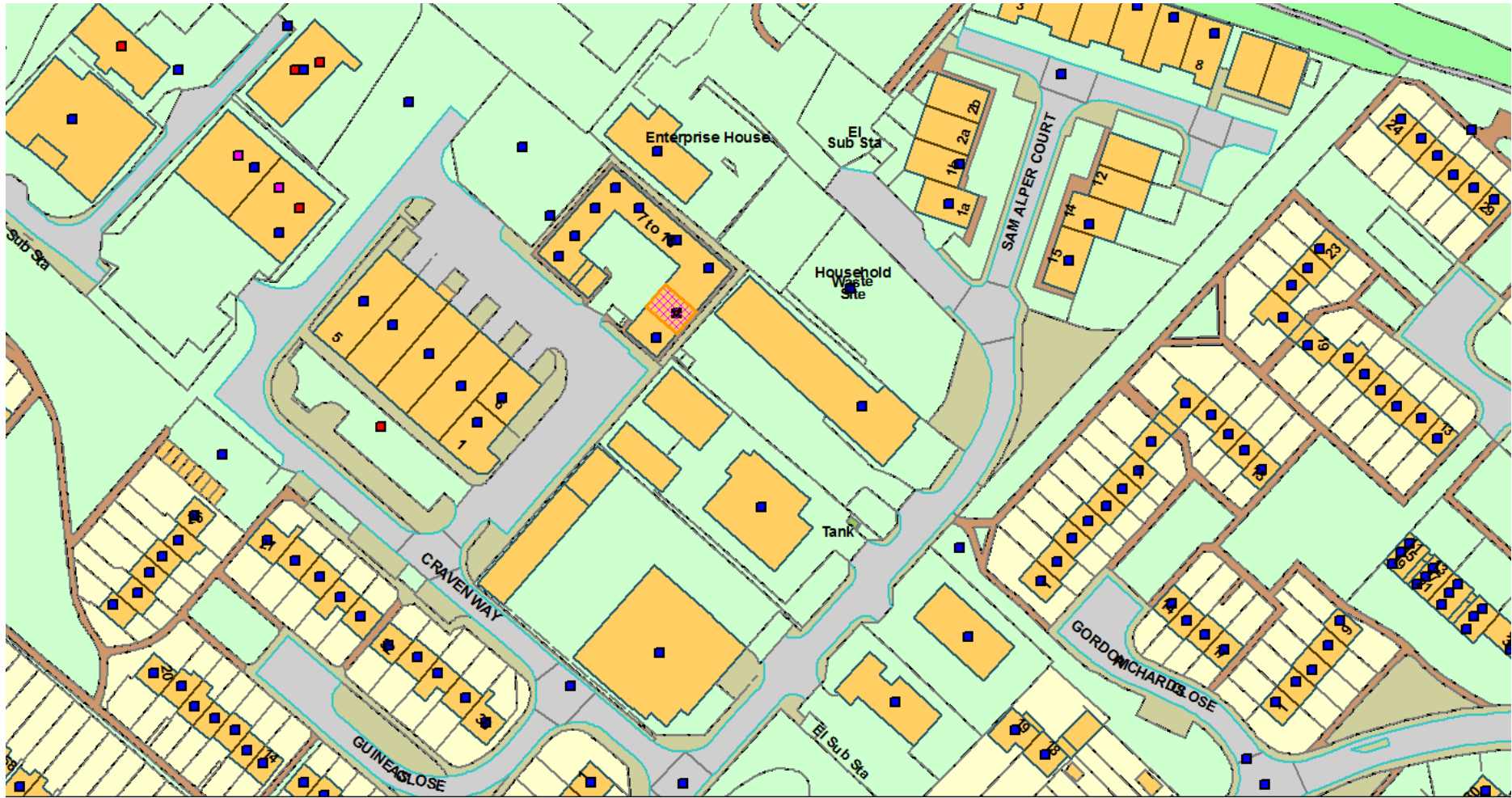
Reason: To define the scope and extent of this permission.

Informative:

- 1 When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. In this case the application could be approved without negotiation or amendment so there was no need to work with the applicant.

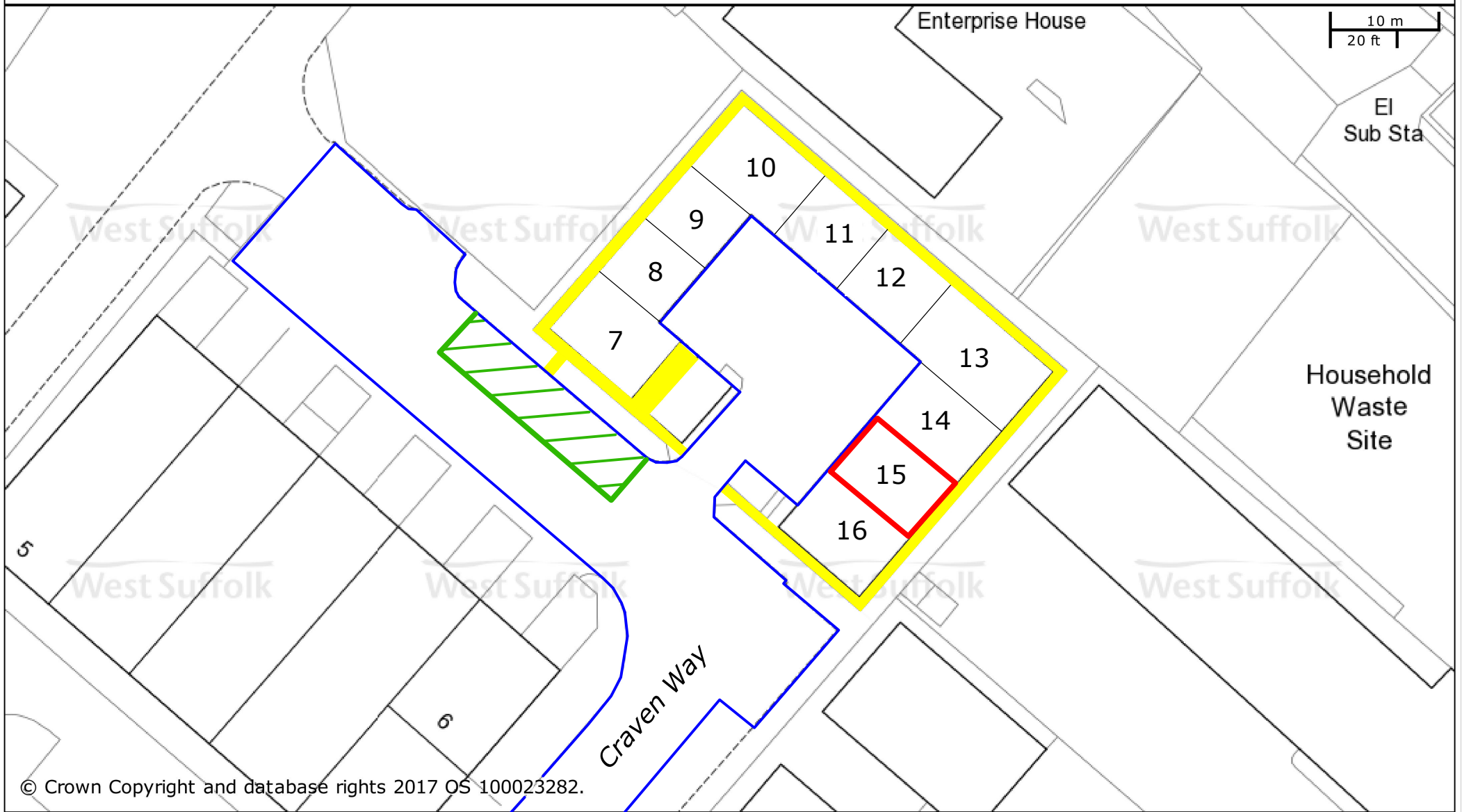
Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/17/2080/FUL](https://www.barnet.gov.uk/DC/17/2080/FUL)



This page is intentionally left blank

UNIT 15 CRAVEN WAY, NEWMARKET, CB80BW, EXISTING AND PROPOSED BLOCK PLAN



© Crown Copyright and database rights 2017 OS 100023282.

St Edmundsbury BC
Western Way
Bury St Edmunds
IP33 3YU
01284 763233

Forest Heath & St Edmundsbury councils
West Suffolk
working together
www.westsuffolk.gov.uk

Forest Heath DC
College Heath Road
Mildenhall
IP28 7EY
01638 719000

Scale: 1:500

Printed on: 4/4/2017 at 9:11 AM by kstuck

© Crown Copyright and database rights 2017
OS 100023282/100019675.



This page is intentionally left blank