

Special Development Control Committee



St Edmundsbury
BOROUGH COUNCIL

Minutes of a meeting of the **Special Development Control Committee** held on **Thursday 21 September 2017** at **10.00 am** at the **Conference Chamber, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU**

Present: **Councillors**

Chairman Jim Thorndyke

Vice Chairman Carol Bull and David Roach

John Burns

Ian Houlder

Terry Clements

Ivor Mclatchy

Jason Crooks

David Nettleton

Robert Everitt

Alaric Pugh

Paula Fox

Andrew Smith

Susan Glossop

Julia Wakelam

Substitutes attending:

Sara Mildmay-White

In attendance:

Sara Broughton

Ward Member for Great Barton

Beccy Hopfensperger

Ward Member for Fornham

349. **Apologies for Absence**

Apologies for absence were received from Councillor Peter Stevens.

350. **Substitutes**

Councillor Sara Mildmay-White attended the meeting as substitute for Councillor Peter Stevens.

(Councillor Peter Stevens had previously indicated that to avoid the perception of pre-determination and bias due to his close association with the applicant in his capacity as Portfolio Holder for Operations, he would not be present during the consideration of Planning Application No: DC/17/0521/FUL.)

351. **Planning Application DC/17/0521/FUL - Land North of Hollow Road Farm, Hollow Road, Fornham St Martin (Report No: DEV/SE/17/039)**

(Councillors Robert Everitt, Paula Fox, David Nettleton and David Roach declared local non-pecuniary interests as Members of Suffolk County Council and remained in the meeting for the consideration of this item.)

Planning Application DC/17/0521/FUL - Creation of a municipal operational hub comprising waste transfer station (WTS), household waste recycling centre (HWRC) (including reuse building), fleet depot (including offices), public realm maintenance depot and associated infrastructure accesses, internal roads, parking, weighbridges and landscaping scheme

This application had been originally referred to the Development Control Committee on 19 July 2017 because it was a Major Development, the Parish Council had objected, and because the applicant was the Council.

The application was deferred from consideration at the 19 July meeting to enable Officers to source further information on the following matters, for reporting back to the Committee:

- Whether provision of the proposed shared cycle/foot path could be removed from the application;
- Whether vehicular access to the proposed development could be facilitated from the Southern roundabout at Compiegne Way; and
- Whether, in the interests of pedestrian and highway safety, any traffic calming measures could be introduced along the A134 and C735 Fornham Road.

Following the Committee meeting on 19 July the applicants submitted the following information on 10 August 2017:

- Amended plans proposing removal of path to South of Barton Hill
- A134/A143 Roundabout Access Appraisal Summary report
- Revised Travel Plan
- Letter regarding Highway Authority pre-application advice on speed limits
- Indicative 'signs and lines' drawing
- Additional information on HGV vehicles and movements report
- Letter regarding electric vehicle charging points (subsequently amended on 29 August 2017)

On receipt of this information Officers had undertaken a full re-consultation on the application.

The Case Officer advised on the following updates further to the publication of the agenda:

- Attention was drawn to the 'late papers' produced and circulated in supplement to the agenda, which contained responses from the Health and Safety Executive and the Lark Valley Travel Group;
- Since the late papers were produced further representations objecting to the application had been received from the following (the contents of which were verbally summarised):
 - Lark Valley Gravel Group
 - Suffolk West Action Group
 - Kingsbury Hill Wood, Fornham St Genevieve
 - Park Farm, Fornham St Genevieve
 - A promotor of a site at Park Farm
 - An unknown address
- The Committee were informed of an application which had recently been submitted to the Planning Authority for an agricultural storage building on the land adjacent to the application site. Members were

advised that this had no significant bearing on the scheme seeking determination.

- Lastly, the Officer explained that an additional condition was to be added to the recommendation, for the avoidance of doubt:
"In accordance with the amendments received 10 August 2017, notwithstanding any reference in the application, planning permission is not given for path to the South of Barton Hill."

A second Member site visit had been held prior to the meeting. Officers were continuing to recommend that the application be approved, subject to the conditions set out in Paragraph 81 of Report No DEV/SE/17/039 and inclusive of the additional condition as advised above.

(At this point the IT equipment failed, the Chairman apologised for this unintentional adjournment and the issue was swiftly resolved when an engineer attended and corrected the fault.)

The Principal Planning Officer then made his presentation, 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:

- The Principle of Development and Policy Context
- Highways and Travel Planning
- Landscape, Ecology and Heritage Assets
- Noise, Odour and Air Quality
- Drainage and Protection of Groundwater
- Residential Amenity
- Sustainability

In conclusion, the Officer summarised the benefits and dis-benefits of the scheme and explained the reasoning behind the recommendation for approval.

A second presentation was then made to the Committee by the Suffolk County Council Highways Officers that were in attendance.

Their presentation opened by outlining the role of the Highways Authority as statutory consultee in the planning process and then moved on to respond specifically to the application in respect of the following elements; the shared cycleway and footpath, access to the site and traffic calming on the C735 Fornham Road and A134.

In conclusion:

- Whilst the Highway Authority maintained that the provision of a footway on Barton Hill was desirable the removal of this from the scheme did not result in them recommending refusal of the application;
- In terms of the access, the proposed alternative of A134/A143 Compiegne Way (as raised at the 19 July meeting) was not considered viable; and
- With regard to traffic calming, whilst a safety audit had already been undertaken further audits would be carried out during the detailed design process and the design would be adjusted if considered

necessary. Furthermore, the Highway Authority continued to advise that a lower speed limit was not appropriate for the location.

The Chairman then invited the following registered public speakers to speak in turn. He explained that due to the level of public interest in this application, he had again (as per 19 July arrangement) varied the Committee's protocol for public speaking on this occasion. To be fair and equitable to all interested parties, each category of public speaking had been extended to allow a total time allocation of 12 minutes instead of the usual three:

- (a) **Objector** – Mr Mark Aston, a resident of Fornham St Genevieve;
- (b) **Objector** – Mr Adrian Graves of Great Barton, on behalf of The Villages Community Forum;
- (c) **Objector** – Mr Colin Hilder, a resident of Fornham St Genevieve;
- (d) **Objector** – Mrs Sarah Bartram, a resident of Great Barton and former resident of Fornham St Martin;
- (e) **Supporter** – Mr Steve Lumley, occupier of an immediate neighbouring business at Hollow Road Farm;
- (f) **Fornham St Martin cum St Genevieve Parish Council** – Councillor Penny Borrett, Chairman;
- (g) **Fornham All Saints Parish Council** – Councillor Howard Quayle, Chairman;
- (h) **Great Barton Parish Council** – Councillor Philip Reeve, Chairman;
- (i) **Bury St Edmunds Town Council** – Councillor Kevin Hind, Chairman;
- (j) **Ward Member** – Councillor Beccy Hopfensperger, Fornham Ward;
- (k) **Ward Member** – Councillor Sarah Broughton, Great Barton Ward;
- (l) **Agent** – Richard Sykes-Popham, agent for the applicant; and
- (m) **Applicant** – Councillor Matthew Hicks, Suffolk County Council, applicant.

(At the end of the public speaking, the Chairman adjourned the meeting for a short comfort break. The meeting resumed at 12.17pm.)

A detailed debate then ensued with the following points raised:

- (a) Councillor Terry Clements spoke on his personal experience of navigating the roads in question as a passenger of an HGV vehicle and stressed the need to ensure that the movement of these types of vehicles was prescribed in terms of their access to the site via specific conditions;

- (b) Councillor Andrew Smith sought additional explanation with regard to the role of the Secretary of State and the scheme being a departure from the Development Plan;
- (c) Councillor Alaric Pugh and the Chairman reminded the meeting that the costings for the West Suffolk Operational Hub project had been previously considered by full Council and were not part of the Development Control Committee's remit when considering planning applications;
- (d) Councillor John Burns made reference to the proposed changes to household waste sites across the county and the impact this could have on the scheme, in response to which the Chairman reminded the Committee that they were to consider the application before them 'as is';
- (e) Councillor David Nettleton drew attention to the application site being within the countryside on agricultural land. He stated that the scheme seeking determination would change the C735 into a major route leading to the A143, therefore, greatly affecting the rural village that the C735 travelled through (Great Barton). Councillor Nettleton explained that in his opinion the best outcome for the application would be a refusal as this would allow the applicant the right of appeal, therefore, ensuring that the decision was made locally rather than being determined by the Secretary of State;
- (f) Councillors Sara Mildmay-White and Ian Houlder spoke in support of the application by making reference to the wider community benefit of the scheme in view of a growing population and increased need;
- (g) A number of other questions/comments were raised in relation to the following: fire safety, road safety and access, light pollution, landscaping, security, pest control and operational hours.

The Case Officer then responded to the points raised as follows:

- Fire Safety – both the Council's Public Health and Housing Team and the Environment Agency were consulted on the application and had raised no concerns with regard to fire safety. Furthermore, the Committee were advised that a separate permit would be required from the Environment Agency in order for the facility to operate and this would require compliance with certain safety measures in this respect;
- Highways/Access – The Officer reiterated the earlier points made by the Highways Authority, in that they did not support the alternative proposed access of Compiegne Way (hence this did not form part of the application before Members and was not for consideration) or the introduction of a reduced speed limit, which had also not been supported by the local constabulary.
Attention was drawn to the conditions specifically with regard to vehicle movement and the prescribed HGV traffic movements/management plan. The Committee was also advised that the movement statistics were based on a 2039 projected forecast.

- Secretary of State/Development Plan – Members were advised that if the Committee resolved to grant planning permission Officers would consult with the Secretary of State to provide him with opportunity to consider whether to call the application in for his own determination. Furthermore, the Planning Authority had been made aware that a third party had already made a request to the Secretary of State that the application in question be called in.
The Service Manager (Planning – Development) then responded with regard to the justification of recommending a departure from the Development Plan. The Committee was advised that whilst the Plan was considered to be 'silent' in relation to the combination of uses that we would be looking at in this proposal, Officers had considered and applied the other policies in the Development Plan. Under the definitions of the NPPF in respect of the scheme seeking determination other policies were considered relevant, as made reference to on pages 62-66 of Working Paper 1 and Section 38(6) of the Planning and Compulsory Purchase Act 2004. Reference was also made to 'sustainable development' and the process in which the benefits and dis-benefits of the proposal had been weighed up by Planning Officers in presenting a balanced recommendation;
- Lighting – The site was required to be lit at night but its impact was not considered to be significant in view of the light that already emanated from the neighbouring British Sugar factory and a lighting plan had been provided to the Planning Authority;
- Landscaping – The Landscape and Ecology Officer did not recommend planning mature trees and plants as they had a greater chance of failure. The ongoing maintenance of the landscaping would be carried out by the West Suffolk Landscaping Team and a plan had been devised to reflect this;
- Security – The Officer advised that there would be fencing around the development and CCTV in operation. He was not aware if it would be manned 24 hours but this was not a planning consideration;
- Pest Control – The Planning Authority had been not been made aware of any specific mitigation in this respect, however, pest control was not a planning consideration and would be the responsibility of the operator to manage;
- Hours of Operation – Public Health and Housing Officers had been consulted with the hours proposed which were considered acceptable, in light of which it would be unreasonable to request that they were amended (in response to question as to whether the closure on Christmas Day and New Year's Day could be extended to Easter Sunday).

Councillor David Roach spoke in support of the application and stated that he considered that the reasons for deferral (from 19 July) had been addressed. He moved that the application be approved, as per the Officer recommendation and inclusive of the additional recommendation, as advised. This was duly seconded by Councillor Ian Houlder.

Prior to the vote being taking on the motion for approval Councillor David Nettleton requested a recorded vote and this was supported by five other Members, in line with the Committee's Procedure Rules.

Upon being put to the vote Members voted as follows:

Name of Member	For	Against	Abstained
Carol Bull	X		
John Burns		X	
Terry Clements		X	
Jason Crooks		X	
Robert Everitt	X		
Paula Fox	X		
Susan Glossop	X		
Ian Houlder	X		
Ivor Mclatchy	X		
David Nettleton		X	
Alaric Pugh	X		
David Roach	X		
Andrew Smith	X		
Jim Thorndyke	X		
Julia Wakelam		X	
Sara Mildmay-White	X		
TOTAL	11	5	0

With 11 voting for the motion and 5 against, it was resolved that

Decision

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

1. The development hereby permitted shall be begun no later than 3 years from the date of this permission.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents.
3. Prior to the first use of the development hereby permitted, the new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. 5121919-ATK-WSOH-PL-DR-C-7002 Rev P07. Thereafter the access shall be retained in the specified form.
4. Prior to the commencement of development details of site access to be used during the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be implemented in full in accordance with the approved details.
5. Prior to the first use of the development hereby permitted, a signing strategy plan to provide details of signage to and from the site shall be submitted and approved by the Local Planning Authority. The strategy shall thereafter be implemented in full in accordance with the approved details.
6. No development shall commence on the path shown on drawing No. 5121919-ATK-WSOH-PL-DR-C-7002 P07 until construction specifications have been submitted and approved in writing by the Local Planning Authority. The path shall thereafter be provided in accordance with the approved details prior to the first occupation of the development.

7. 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.
The Plan shall include details of a routing strategy to avoid non A roads until C735 from A134 and before and after highway and verge condition surveys on Fornham Road and Barton Hill.
8. All Operational HGV traffic movements to and from the site shall be subject to a Routing Management Plan which shall be submitted to the Local Planning Authority for approval a minimum of 28 days before first use of site.
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.
9. The use shall not commence until the areas within the site shown on 5121919-ATK-WSOH-PL-DR-C-7002 Rev P07 for the purposes of loading, unloading, manoeuvring and parking of vehicles has been provided and thereafter that areas shall be retained and used for no other purposes.
10. Before any access is first used visibility splays shall be provided in accordance with details to be 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 2015 no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.
11. Prior to the development hereby permitted being first brought into use, the Framework Travel Plan (dated August 2017) that was submitted to support the application must be implemented in full, thereafter, it shall be reviewed and revised on an annual basis, unless otherwise agreed in writing by the Local Planning Authority. An annual Travel Plan Review, to be undertaken in accordance with the approved Travel Plan must also be submitted to the Local Planning Authority for written approval for a period of 5 years from the site being brought in to use.
12. Prior to the occupation of the development hereby permitted details of the areas to be provided for secure covered cycle storage for employees and details of changing facilities including storage lockers and showers 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 and used for no other purpose.
13. Prior to the first occupation, a completed Travel Information Pack shall be submitted to and approved in writing by the Local Planning 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. Within one month of first occupation, each employee shall be provided with Travel Information Pack that contains the sustainable transport information and measures that was identified in the Framework Travel Plan (dated August 2017).

14. 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 applicant shall submit a detailed design based on the submitted Flood Risk Assessment and Drainage Strategy by Atkins Ltd and will demonstrate that surface water run-off generated up to and including the critical 100 year +CC storm will not exceed the run-off from the existing site following the corresponding rainfall event. The scheme shall also include:-

- A) 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). The use of infiltration as the means of drainage will be taken forward only if the infiltration rates and groundwater levels show it to be possible. Borehole records should also be submitted in support of soakage testing.
- B) Additional groundwater monitoring is required across the site to verify the depth to the local water table. This should be included in support of additional soakage testing and undertaken where drainage features are to be located.
- C) Provided the Local Planning Authority are satisfied with the infiltration rates the following shall be submitted:
 - I. Applicant shall submit dimensioned plans illustrating all aspects of the surface water drainage scheme including location and size of soakaways 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.
 - II. Modelling results (or similar method) to demonstrate that the soakaways have been adequately sized to contain the 30yr event for the catchment area they serve. Each soakaway 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.
 - III. Infiltration devices will only dispose of clean water due to the site area overlying a Source Protection Zone. Demonstration of adequate treatment stages for water quality control shall be submitted.
 - IV. Infiltration devices should be no more than 2m deep and will have at least 1 - 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).

- V. Soakaways will have a half drain time of less than 24hours.
 - VI. Any conveyance networks in the 1 in 30 event show no flooding above ground.
 - VII. Details of any exceedance volumes during the 1 in 100 year rainfall + CC and their routes should be submitted on the drainage plans. These flow paths will demonstrate that the risks to people and property are kept to a minimum. There shall be no offsite flows.
- D) If the use of infiltration is not possible then modelling OR a similar method shall be submitted to demonstrate that:-
- I. Surface water runoff will be discharged to a suitable receptor and restricted to the existing greenfield runoff rates for the site.
 - II. Any attenuation features will contain the 1 in 100 year rainfall event including climate change
 - III. Any pipe networks in the 1 in 30 event show no flooding above ground.
 - IV. Modelling of the volumes of any above ground flooding during the 1 in 100 year rainfall + climate change to ensure no flooding to properties on or off-site. This should also include topographic maps showing where water will flow and/or be stored on site.
- E) 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.
15. 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.
 16. 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.
 17. No development, including any demolition, shall take place until a Construction Environment Management Plan has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall include a pollution risk assessment and mitigation methods to be implemented, and provide for:
 - any requirements for dewatering excavations and how the resulting trade effluent will be managed to comply with the law

- and prevent pollution;
- the loading and unloading of plant and materials;
- the storage of plant and materials used in constructing the development;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction; and
- a scheme for recycling/disposing of waste resulting from demolition and construction works.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

18. No development shall commence until the implementation of 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:
 - The programme and methodology of site investigation and recording.
 - The programme for post investigation assessment.
 - Provision to be made for analysis of the site investigation and recording.
 - Provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - Provision to be made for archive deposition of the analysis and records of the site investigation.
 - Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - 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.
19. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition.
20. Prior to the occupation of the development 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.
21. Prior to their first use in the development, details of proposed photovoltaic panels to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.
22. The development hereby permitted shall be occupied in complete accordance with the Odour Management Plan (March 2017) version 5

- (document ref ATK-WSOH-PL-RP-EN-006).
23. The site demolition, preparation and construction works shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:30 Saturdays and at no time on Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.
 24. Within a 12 month period a maximum of 106,496 tonnes waste and materials for recycling may be accepted at the Waste Transfer Station. The operator shall keep a record of all imported material which shall be made available to the Local Planning Authority upon request.
 25. Within a 12 month period a maximum of 607 tonnes of hazardous waste may be accepted at the application site. The operator shall keep a record of all imported material which shall be made available to the Local Planning Authority upon request.
 26. Prior to the first occupation of the development hereby permitted a scheme for the provision of 10 No electric vehicle charging points (to include 7 within the staff parking area, 2 within the fleet parking area and 1 within the visitor parking area) shall be submitted to an approved in writing by the Local Planning Authority.
 27. Prior to the commencement of development a Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved plan.
 29. Prior to the implementation of the proposed landscaping to the northern boundary of the site, details of the mound profiles shall be submitted to and approved in writing by the Local Planning Authority.
 30. The development shall not begin, including the removal of tree T1 which lies to the north-east of the site (identified on Appendix 4 Tree Protection Plan of the submitted Arboricultural Impact Assessment), until details of a replacement Oak tree in accordance with the submitted landscape plan (Dwg No 5121919-ATK-WSOH-PL-DR-L-7050 P9) have been submitted to and approved in writing by the Local Planning Authority. The use of the permitted development shall not commence until the replacement tree has been provided.
 31. The development hereby permitted shall be carried out in complete accordance with section 7 'Mitigation' of the submitted ecology report dated 2 February 2017 prepared by SWT Trading Ltd.
 32. The facilities hereby permitted shall not operate outside of the following hours unless otherwise agreed in writing with the Local Planning Authority:
 - Household Waste Recycling Centre
 - Public opening hours
 - 09:00 – 17:00 (Monday – Wednesday, Friday – Sunday)
 - 09:00 – 19:00 (Thursday)
 - Closed on Christmas Day and New Year's Day
 - Operational hours
 - 06:00 – 20:00 (7 days a week)
 - Closed on Christmas Day and New Year's Day
 - WTS (operational hours only)
 - 05:30 – 22:30 (7 days a week)
 - Closed on Christmas Day and New Year's Day
 - Depot (operational hours only)
 - 06:00 – 20.00 (Monday – Friday)

- 06:00 – 20:00 (Saturday – for street cleaning services, vehicle and equipment maintenance, trade waste activities and for domestic waste services immediately following bank holidays)
 - 06:00 – 20:00 (Sunday - for street cleaning services only)
33. All vehicles that are to be used on site that are fitted with reversing warning alarms are to be white noise alarms.
 34. Notwithstanding the provisions of Part 7 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, replacing or re-enacting that Order), no fixed plant or machinery, buildings or structures shall be erected, extended or altered at the site without prior permission of the Local Planning Authority.
 35. Prior to the commencement of any development a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans and/or specifications at such time(s) as may be specified in the approved scheme.
 36. In accordance with the amendments received 10 August 2017, notwithstanding any reference in the application, planning permission is not given for path to the South of Barton Hill.

Informatives:

- 1) It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.
Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.
The County Council's West Area Manager must be contacted on Tel: 01284 758868. For further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>
A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.
- 2) The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.
- 3) Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- 4) Any discharge to a watercourse or groundwater needs to comply with

the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003

- 5) The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.
- 6) In accordance with the 'National Planning Policy Framework' the Council confirms it has implemented the requirement to work with the applicant in a positive and proactive way. In this case amendments and additional information were sought to address objections in relation to drainage and landscaping.

The meeting concluded at 1.28 pm

Signed by:

Chairman
