
Development Control Committee



St Edmundsbury
BOROUGH COUNCIL

Minutes of a meeting of the **Development Control Committee** held on **Thursday 7 February 2019 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 David Roach and Andrew Smith
John Burns Paula Fox
Carol Bull Susan Glossop
Mike Chester Ian Houlder
Terry Clements David Nettleton
Jason Crooks Peter Stevens
Robert Everitt Julia Wakelam

In attendance:
Mary Evans

84. **Apologies for Absence**

There were no apologies for absence.

85. **Substitutes**

There were no substitutes present at the meeting.

86. **Minutes**

The minutes of the meeting held on 3 January 2019 were unanimously received as a correct record and were signed by the Chairman.

87. **Planning Application DC/18/1187/FUL - Land South of Chapelwent Road, Haverhill (Report No: DEV/SE/19/011)**

Planning Application - 87no. dwellings with associated infrastructure

This application had been referred to the Development Control Committee meeting in January as Haverhill Town Council objected to the scheme.

The Committee was advised that the application site had been previously identified and reserved for the construction of a Middle School. However, following Suffolk's Schools Reorganisation Review the site was no longer required for this purpose and it was not identified for any alternative suitable

community uses. The greenfield site was therefore put forward as a small scale allocation in Policy HV5 of the Haverhill Vision 2031.

A Member site visit was held prior to the January meeting; at which Officers recommended that the application be approved subject to the completion of a S106 Agreement and conditions.

At the January meeting of the Development Control Committee Members resolved to delegate the granting of planning permission to the Assistant Director (Planning & Regulatory Services), subject to the removal of the Howe Road pedestrian/cycle link and the inclusion of alternative provision, in consultation with the Chairman, Vice Chairmen and Ward Members for Haverhill North and Haverhill East.

Since the last meeting of the Committee further amendments had been made to the scheme which removed the Howe Road pedestrian/cycle link. However, for the reasons set out in the Senior Planning Officer's presentation and in Report No DEV/SE/19/011, a further (alternative) footpath in the Southern Eastern corner of the site had not been included and this was supported and considered acceptable by Officers.

Accordingly, Officers were recommending that the (revised) scheme be approved subject to the completion of a Section 106 Agreement and conditions, as set out in Paragraph 13.0 of Report No DEV/SE/19/011.

Attention was drawn to the supplementary 'late papers' which had been issued following the despatch of the agenda. As one of the late representations contained therein made reference to the affordable dwellings within the scheme, the Senior Planning Officer provided further explanation on this matter.

Speaker: Jordan Last (applicant) spoke in support of the application

Councillor John Burns spoke in support of the removal of the Howe Road pedestrian/cycle link and moved that the application be approved, as per the Officer recommendation. This was duly seconded by Councillor David Roach.

Councillor Julia Wakelam also spoke in support of the amended scheme and applauded the developer for working so closely with the Town Council and residents on the application.

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

Decision

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

1. The development hereby permitted shall be begun not 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. Before the development is commenced, details of the estate roads and footpaths, (including layout, visibility, levels, gradients, surfacing, lighting and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.
4. 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.
5. 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 and approved in writing by the local planning authority for approval a minimum of 28 days before any deliveries of materials commence. The plan shall include, but not be limited to; delivery routes, construction traffic parking, storage of materials and equipment, and means to ensure surface water, mud and other debris do not egress onto the highway. 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.
6. The areas to be provided for storage of Refuse/Recycling bins as shown on drawing number 20842/RSL/01/ Rev C shall be provided for the units that it serves in its entirety before the units in question are brought into use and shall be retained thereafter for no other purpose.
7. The individual dwellings hereby permitted shall not be occupied until the area(s) that serve that dwelling within the site on drawing number 20842/BCAP/01 Rev C 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.
8. 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 Drainage Strategy by MLM (drawing ref:- 618696 Rev 3 and dated 09 Aug 2018) and will demonstrate that surface water run-off generated by the development will be limited to 4.6l/s up to and including the critical 100 year+CC storm.
9. No development shall commence until details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.
10. The dwellings 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.
11. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including

demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-

- i. Temporary drainage systems
 - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 - iii. Measures for managing any on or offsite flood risk associated with construction
12. Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.
13. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.
- The 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.
14. 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 approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.
15. Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP). Not less than 3 months prior to the first occupation of any dwelling, the contents of the RTP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing

information, personalised travel planning and a multimodal travel voucher.

- 16.1. 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.
2. 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.
17. 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.
18. Prior to first occupation, all dwellings with off street parking shall be provided with an operational electric vehicle charge point at reasonably and practicably accessible locations, with an electric supply to the charge point capable of providing a 7kW charge.
19. Prior to the development commencing a comprehensive Construction and Site Management Programme shall be submitted to the Local Planning Authority for approval. The approved programme shall be implemented throughout the development phase, unless the Local Planning Authority gives written consent to any variation. The programme shall include:-
 - a. site set-up and general arrangements for storing plant, including cranes, materials, machinery and equipment, offices and other facilities and contractors vehicle parking, loading, unloading and vehicle turning areas;
 - b. noise method statements and noise levels for each construction activity including any piling and excavation operations;
 - c. dust, dirt and vibration method statements and arrangements;
 - d. site lighting.
20. The hours of site clearance, site preparation and construction activities, including deliveries to the site and the removal of excavated materials and waste from the site, shall be limited only to 08:00 to 18:00 hours

on Mondays to Fridays and 08:00 to 13:00 hours on Saturdays. No site clearance, site preparation or construction activities shall take place at the application site on Sundays, Bank or Public Holidays.

21. No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; 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); retained historic landscape features and proposals for restoration where relevant. The scheme 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).
22. Prior to commencement of development an Arboricultural Method Statement (including any demolition, groundworks and site clearance) shall be submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the following:
 - i) Measures for the protection of those trees and hedges on the application site that are to be retained,
 - ii) Details of all construction measures within the 'Root Protection Area' (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) of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstandings, roads and footpaths,
 - iii) A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.The development shall be carried out in accordance with the approved Method Statement unless agreed in writing by the Local Planning Authority.
23. Site clearance, removal of hedgerows, trees, shrubs, other vegetation and habitats, or works to or demolition of buildings or structures that may be used by breeding birds or bats, shall be overseen on site by an ecological clerk of works, on-site ecologist or other appropriately competent person at the written approval from the Council. A site attendance record shall be maintained by the applicant which shall contain name and purpose of the visit and shall be available for inspection at 24 hours' notice.
24. No development above ground level shall take place until, a landscape and ecological management plan (LEMP) has been submitted to and be approved in writing by the Local Planning Authority. The LEMP shall include the following:
 - i) Description and evaluation of features to be managed
 - ii) Ecological trends and constraints on site that might influence management
 - iii) Aims and objectives of management

- iv) Appropriate management options for achieving aims and objectives
- v) Prescriptions for management actions
- vi) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- vii) Details of the body or organization responsible for implementation of the plan
- viii) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that 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 will be implemented in accordance with the approved details.

- 25. No external lighting other than that which forms part of the development hereby permitted and shown on HAV/SK01 B shall be provided within the application site.
- 26. No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200 has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities. 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.
- 27. All of the ecological mitigation measures shall be carried out in accordance with the details contained in CSA Environmental Ecological Impact Assessment Rev C as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.
The enhancement measures shall be carried out in accordance with the details contained in contained in CSA Environmental Ecological Impact Assessment Rev C and set out on drawing no. CSA 3633/108.
- 28. No development above slab level shall take place until facing and roofing samples of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 29. 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.

And completion of a S106 Agreement to secure:

- The delivery of 26 affordable homes on site with 21 affordable rent and 5 shared ownership homes.
- An affordable housing contribution of £10,200 is required to make the total provision up to 30% as 30% of 87 units equates to 26.1 units. The contribution is in lieu of 0.1 units.
- Financial contributions toward the provision of new and improved footpaths (5 in total) in the vicinity of the site. Three of these footpaths are owned by the Borough Council and two are owned by the County Council. The combined contribution amounts to £43,230 and will improve pedestrian and cycle access to and from the site to the wider area.
- The funding of improvements to the existing bus stop on Howe Road. The required contribution for this is £7,000.
- The funding of additional Early Years spaces in the ward of Haverhill North. The required contribution for this is £91,663.
- The funding of additional Primary School places at New Cangle Primary School. The required contribution is £243,620.
- The funding of additional Sixth Form places at the Samuel Ward Academy. The required contribution is £59,721.
- The funding for the provision of additional lending stock at Haverhill Library. The required contribution for this is £1,392.
- The funding of the expansion of Clements & Christmas Maltings Practice and Haverhill Family Practice to meet the additional healthcare requirements of this scheme. The required contribution is £33,120.
- The provision of public open space on site that is to be offered to the Council for adoption on completion. A contribution of £163,770.00 which includes maintenance of POS, paths inside the red line and SUDS basin.

88. Planning Application DC/18/2299/FUL - Proposed New Development, Manor Road, Haverhill (Report No: DEV/SE/19/012)

Planning Application - Planning Application - 37 no. dwellings and associated works including parking, vehicular accesses and landscaping

This application had been referred to the Development Control Committee because the applicant Barley Homes (Group) Ltd was owned by St Edmundsbury Borough Council and Forest Heath District Council.

A Member site visit was held prior to the meeting. Officers were recommending that the application be approved subject to the completion of a Section 106 Agreement and conditions, as set out in Paragraph 75 of Report No DEV/SE/19/012, subject to some minor amendments to certain conditions following discussion with the applicant.

Attention was drawn to the supplementary 'late papers' which had been issued following the despatch of the agenda. The Committee was informed that since the production of the late papers Suffolk County Council had advised that there was a predicted surplus of pre-school places in the site's

catchment, therefore, they would no longer be requesting the S106 contribution towards this element.

Speakers: Councillor John Burns (Ward Member: Haverhill East) spoke on the application

Nicole Perryman (agent) spoke in support of the application

During the debate a number of Members of the Committee made reference to the housing mix proposed, which had similarly been commented on by Haverhill Town Council in their representation.

In response the Senior Planning Officer advised that the proposed mix had been agreed by the Council's Strategic Housing Team who make their judgement based on evidence of housing need in the area.

Comments were also made on the adoption of the road layout and the Case Officer confirmed that discussions were still ongoing with the Highways Authority.

Councillor Peter Stevens raised questions with regard to the colour palate for the scheme which the Service Manager (Planning – Development) responded to.

Councillor John Burns proposed that the application be approved, as per the Officer recommendation (inclusive of the minor amendments to conditions and removal of the S106 pre-school contribution) and this was duly seconded by Councillor David Roach.

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

Decision

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

1. The development hereby permitted shall be begun not 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 following approved plans and documents:
3. The development hereby permitted shall be constructed entirely of the materials detailed within the application hereby approved.
4. 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.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order) the garage shall be used solely for the garaging of private motor vehicles and for ancillary domestic storage incidental to the occupation and enjoyment of the associated dwelling and shall be used for no other purpose.

6. Before for first occupation of the dwellings hereby approved; the areas marked and indicated as amenity open space on the approved site layout plan shall have been provided. All associated landscaping works within the amenity open space as detailed in the approved landscaping scheme for the site shall have been completed. Thereafter the amenity open space shall be retained and used for no other purpose.
7. All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the 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.
8. Prior to commencement of development a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained with the scheme shall be implemented prior to commencement of any development, site works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.
9. Prior to their occupation, all dwellings with off street parking shall be provided with an operational electric vehicle charge point at reasonably and practicably accessible locations, with an electric supply to the charge point capable of providing a 7kW charge.
10. 1. 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.

2. 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.
3. 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.
11. Before the first occupation of any of the dwellings hereby approved details of the biodiversity enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. Any such details as may be submitted shall include in full the mitigation measures as laid out in the Geosphere Environmental Ltd ecological report as received 12th November 2018. Any such measures as may be agreed shall be installed and thereafter retained as so installed. There shall be no residential occupation unless and until the biodiversity enhancement measures as agreed in writing have been implemented.
12. Prior to commencement of development, including any works of demolition, a Construction Method Statement shall be 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 provide for:
- i) The parking of vehicles of site operatives and visitors
 - ii) Loading and unloading of plant and materials
 - iii) Site set-up including arrangements for the storage of plant and materials used in constructing the development and the provision of temporary offices, plant and machinery
 - iv) The erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) Hours of construction operations including times for deliveries and the removal of excavated materials and waste
 - ix) Noise method statements and noise levels for each construction activity including piling and excavation operations
 - x) Access and protection measures around the construction site for pedestrians, cyclists and other road users including arrangements for diversions during the construction period and for the provision of associated directional signage relating thereto.
13. The site preparation and construction works, including road works, shall be carried out between the hours of:
08:00 to 18:00 Mondays to Fridays. 08:00 - 13.30 Saturdays. No times during Sundays or Bank Holidays without the prior written consent of

the Local Planning Authority. No generators are to be used in external areas on the site outside the hours of: 08:00 to 18:00 Mondays to Fridays, 08:00 - 13.30 Saturdays. No times during Sundays or Bank Holidays The Local Planning Authority shall be provided with three days notice prior to any extended concrete pour taking place outside the agreed hours of construction for agreement that the works can proceed.

15. A. With the exception of site investigations and site clearance no development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment [Ref:- 48753 by Richard Jackson Consultants and dated October 2018] and Drainage Strategy [Richard Jacksons, drawing ref. 48753-PP-003 Rev B and dated 6th Dec 2018] has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a restriction in run-off to Brownfield runoff rates and surface water storage on site, as outlined in the FRA. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. Details to be submitted include:-
16. 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.
The dwellings 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.
17. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:
 - a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
 - i. Temporary drainage systems
 - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 - iii. Measures for managing any on or offsite flood risk associated with construction
18. Before first occupation of the dwellings hereby approved details of the treatment of the boundaries of the site and of the dwellings within the site, including all knee rail fencing shown adjacent to car parking spaces, shall have been submitted to and approved in writing by the Local Planning Authority along with a timescale for implementation. The details shall specify the siting, design, height and materials of the screen walls/retaining walls/fences/knee rails to be constructed or erected and/or the species, spacing and height of hedging to be

retained and / or planted together with a programme of implementation. 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. The works shall be completed prior to first occupation in accordance with the approved details and thereafter retained as so installed.

19. The main vehicular access off Manor Road access shall be completed in all respects in accordance with Drawing No. Thereafter it shall be retained in its approved form. At this time all other means of access within the frontage of the application site shall be permanently and effectively "stopped up" in a manner which previously shall have been approved in writing by the Local Planning Authority.
20. The access to plots 34 - 37 shall be completed in all respects in accordance with Drawing No. 500362-IWD-XX-XX-DR-A-2100 Rev P9; with an entrance width of 4.5m and be available for use before first occupation of plots 34 - 37. Thereafter it shall be retained in its approved form. At this time all other means of access within the frontage of the application site shall be permanently and effectively "stopped up" in a manner which previously shall have been approved in writing by the Local Planning Authority.
21. Before the first occupation of any dwelling details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall implemented relative to each dwelling prior to occupation of that dwelling and shall be retained thereafter for no other purpose.
22. Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, street lighting, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.
23. The dwellings hereby approved shall not be occupied until the area(s) within the site shown on 500362-IWD-XX-XX-DR-A-2100 Rev P9 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.
24. Before the vehicular accesses from Manor Road are first used visibility splays shall be provided as shown on Drawing No. 500362-IWD-XX-XX-DR-A-2100 Rev P9 with an X dimension of 2.4m and a Y dimension of 43m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (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.
25. Details of the 'step connection to public footpath', as shown on drawing 500362-IWD-XX-XX-DR-A-2100 Rev P9 shall be submitted to and approved in writing prior to the first occupation of any dwelling hereby approved. Any such details as may be approved shall be implemented prior to the first occupation of any dwellings within the site. There shall be no occupation unless and until this step connection to the public footpath has been provided.

And completion of a S106 Agreement to secure:

- Primary School contribution: £97,448
- Secondary School contribution: £111,682
- Library Contribution: £592

89. **Planning Application DC/18/1017/FUL - Hill View Works, Simms Lane, Hundon (Report No: DEV/SE/19/013)**

Planning Application - 5no. dwellings with 5no. garages and new vehicular access (following demolition of existing industrial buildings)

This application was referred to the Development Control Committee in October 2018 following consideration by the Delegation Panel, the item had been referred to the Panel at the request of the Ward Member Councillor Mary Evans (Hundon).

A Member site visit was held prior to the October meeting; at which Officers recommended that the application be refused.

At the October Committee Members resolved to defer consideration of the application in order to allow time in which for Officers to explore the potential retention of the site for employment use with the applicant, by way of a marketing exercise as required by Policy DM30 of the Joint Development Management Policies 2015.

Since the October meeting the applicants had submitted a report produced by Birchall Steel which provided the likely commercial demand for the existing land, together with an assessment as to the viability of a commercial redevelopment of the site.

The Senior Planning Officer explained that the site had not been marketed and that the report was not a marketing assessment and was instead simply a report which looked at the location, quality and repairs required for the site to be considered for a viable commercial use.

The Birchall Steel report concluded that redevelopment of the site for B1 (business) use was unviable, however, this conclusion had not been reached with the site first having been offered to the market as was otherwise required by Policy DM30.

Accordingly, Officers were continuing to recommend that the application be refused for the reasons set out in Paragraph 11.1 of Report No DEV/SE/19/013.

Speakers: Councillor Mary Evans (Ward Member: Hundon) spoke in support of the application
Ben Elvin (on behalf of the applicant/agent) spoke in support of the application

Considerable debate then ensued with Members of the Committee expressing both support and objection to the application.

Comments were made with regard to Brockley Green being a separate small settlement outside the village boundary of Hundon which already contained properties similar to those proposed in the scheme.

Other Members raised caution with going against policy without evidence having been submitted by the applicant to support doing so.

Councillor Peter Stevens spoke in support of the proposal which he considered to be both sustainable and an enhancement to the setting. He moved that the application be approved, contrary to the Officer recommendation of refusal, and this was duly seconded by Councillor David Nettleton.

The Service Manager (Planning – Development) advised that if Members were minded to approve the application, contrary to the Officer recommendation, then the decision making protocol would be invoked and a risk assessment would be produced for consideration by the Committee at a future meeting.

Upon being put to the vote and with 6 voting for the motion, 8 against and with 1 abstention the Chairman declared the motion for 'minded to approve' lost.

Councillor Terry Clements then moved that the application be refused, as per the Officer recommendation, and this was duly seconded by Councillor Ian Houlder.

Upon being put to the vote and with 8 voting for the motion, 6 against and with 1 abstention it was resolved that

Decision

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

1. Policies CS1 and CS4 between them establish the spatial strategy and the settlement hierarchy for development within St. Edmundsbury. Both seek to resist, residential development outside of settlement boundaries. Furthermore, Policy DM5 (Development within the Countryside) states that areas designated as countryside will be protected from unsustainable development and Policy DM27 sets out the circumstances where dwellings will be permitted outside of settlement boundaries, with Policy DM29 setting out the circumstances where a rural exception site will be permitted. The site is considered to be locationally unsustainable and isolated in direct conflict with the provisions of paragraph 79 of the NPPF. Furthermore, the proposal does not meet the provisions of any of these Development Plan policies and there are no material considerations that outweigh this very significant conflict with the Development Plan.
2. Policy DM30 seeks to protect employment sites and to ensure that there would be no adverse impact on employment generation if a site is to be considered for a non-employment use. Insufficient evidence has been submitted in respect of policy DM30 for the Local Planning Authority to be satisfied that there will be no impact from the loss of the employment use.

3. Policy DM2 states that proposals should recognise and address key features, characteristics and landscape of the area. The provision of 5no. dwellings would intrude into this open countryside setting to the detriment of the character and appearance of the area. The proposal would create a visual intrusiveness in this attractive rural location and create a significant impact as to cause harm to the surrounding landscape character proving contrary to the provisions of Policy DM2 and to those of the NPPF relating to good design.

(Councillor Robert Everitt had indicated, prior either votes being taken, that he would abstain from voting on the item having been out of the room for part of the debate on this application.)

(On conclusion of this item the Chairman permitted a short comfort break.)

90. **Planning Application DC/18/2013/FUL - Water Pumping Station
Corner of A143, Haverhill Road, Little Wratting (Report No:
DEV/SE/19/014)**

Planning Application - New water treatment works

This application had been referred to the Development Control Committee as it related to a major planning application.

The Committee was advised that the site was located in the Parish of Little Wratting, however, given its proximity to Kedington, Kedington Parish Council had been consulted and had raised objections to the scheme.

Members were also informed that prior to the submission of the application the applicant had requested a Screening Opinion from the Local Planning Authority. The LPA subsequently determined that the proposal did not constitute environmental impact assessment development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

A Member site visit was held prior to the meeting. Officers were recommending that the application be approved, subject to conditions as set out in Paragraph 98 of Report No DEV/SE/19/014.

The Principal Planning Officer advised the Committee of a correction to the report in respect of Paragraph 16 which should have read "...less than **1ha**..." not 41ha.

Speakers: Councillor Nathan Loader (Kedington Parish Council) spoke against the application
Tim Smith (Anglian Water – applicant) spoke in support of the application

A number of comments/questions were raised by Members during the debate, principally in relation to; highways concerns, landscaping and the use of the back-up generator.

In response the Case Officer explained:

Highways – a construction plan had already been submitted by the applicant and agreed by the Highways Authority. Once constructed, vehicle movements to/from the site would be low; with space having been designated on the site to enable HGV vehicles to turn around away from the highway;

Landscaping – the proposed landscaping scheme had been agreed with the Council's Landscape Officer and there was limited scope for further planting, but the proposed landscaping condition could be amended to require the applicant to increase the number of trees planted on the site; and

Back-up Generator – Public Health and Housing had not raised concerns with regard to the back-up generator as it was only intended for short-term use in the event of a power failure to the site, therefore unlikely to have very little impact on residential amenity.

Councillor Robert Everitt moved that the application be approved, as per the Officer recommendation and subject to the amendment to the soft landscaping condition, and this was duly seconded by Councillor Terry Clements.

Upon being put to the vote and with 12 voting for the motion and with 3 against, it was resolved that

Decision

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

- 1 The development hereby permitted shall be begun not 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 The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. WAT-06742-KEHRWW-SS-PLG-0007 and made available for use prior to the water treatment works coming into operational use. Thereafter the access shall be retained in the specified form.
- 4 Before the access is first used visibility splays shall be provided as shown on Drawing No. WAT-06742-KEHRWW-SS-PLG-0007 and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (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.
- 5 Gates shall be set back a minimum distance of 10 metres from the edge carriageway and shall open only into the site and not over any area of the highway.
- 6 The development shall be carried out strictly in accordance with the Construction and Site Management Plan submitted on 18 January 2018. 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 throughout the period of occupation of the site.
- 7 Prior to the water treatment works coming into use a layby shall be provided on the frontage of the site in accordance with details which previously shall have been submitted to and approved in writing by the Local Planning Authority. The lay-by shall be retained thereafter in the approved form.
 - 8 Prior to the water treatment works coming into use the drainage scheme detailed in the 'Permanent Site Drainage' document submitted on 19 December 2018 shall be implemented in full in accordance with the agreed details.
 - 9 Prior to the water treatment works coming into operational use details showing an adequate vehicle turning space at the proposed substation within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter and used for no other purpose.
 - 10 The hours of site clearance, preparation and construction activities, including deliveries to the site and the removal of excavated materials and waste from the site, shall be carried out between the hours of 08:00 to 18:00 hours on Mondays to Fridays and between the hours of 08:00 to 13:00 on Saturdays and at no time on Sundays, Bank or Public Holidays without the prior written consent of the Local Planning Authority.
 - 11 Any waste material arising from the site preparation and construction works shall not be burnt on site but shall be kept securely in containers for removal to prevent escape into the environment.
 - 12 With the exception of the lighting details contained within the Planning, Design and Access Statement, no security lights or floodlights shall be erected on site without the submission of details to, and written approval from, the Local Planning Authority.
 - 13 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.
 - 14 No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200 has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities. 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.

15 All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal Report dated 28 March 2018 prepared by Mott Macdonald as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

91. **Planning Application DC/18/0068/FUL - 26 Angel Hill, Bury St Edmunds (Report No: DEV/SE/19/015)**

Planning Application - (i) Ground floor retail unit; (ii) 4 no. flats on first and second floor (following demolition of existing building). As amended by plans and documents received on 14 August 2018 removing garden areas

This application had been referred to the Development Control Committee in January following call-in by Councillor Jo Rayner (Ward Member: Abbeygate).

The Chairman of the Development Control Committee had also expressed a view that the application should be presented directly to the Development Control Committee rather than the Delegation Panel and this was agreed by the Assistant Director (Planning and Regulatory Services).

A Member site visit was held prior to the January Committee; at which Officers recommended that the application be approved.

At the January meeting Members resolved to defer consideration of the application in order allow additional time in which for the applicant to consider the requests put forward by the neighbouring One Bull Public House, these being:

1. The construction of a permanent structure to form the bin store;
2. The inclusion of a screen to prevent overlooking into the One Bull's private residence's garden and access to the proposed flat roof adjacent; and
3. Amendments to the internal layout of Flat 3 including obscured glazed windows closest to the One Bull.

Since the last meeting of the Committee amendments had been made to the scheme to address the requests put forward by the One Bull.

Consultation on the revised plans had been undertaken which resulted in both the One Bull and Bury St Edmunds Town Council citing no objection.

Accordingly, Officers were continuing to recommend that the (revised) scheme be approved subject to conditions, as set out in Paragraph 14 of Report No DEV/SE/19/015 and subject to an amendment to condition 9 as outlined in the supplementary 'late papers' issued in respect of this item.

Speakers: Julian Thake (Cycle King – applicant) spoke in support of the application
Stuart Cudmore (agent) spoke in support of the application

Councillor David Nettleton congratulated the applicant/agent on working with the Planning Authority and making the changes to the scheme as requested by the One Bull.

He moved that the application be approved, as per the Officer recommendation and inclusive of the amendment to condition 9, and this was duly seconded by Councillor Robert Everitt.

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

Decision

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

- 1) The development hereby permitted shall be begun not 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) No development shall take place within site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.
The 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.
- 4) 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 approved under Condition 3 and the provision made for analysis, publication and dissemination of results and archive deposition.
- 5) Details of the foundations, to include a detailed design and method statement, shall be submitted to and approved in writing by the Local Planning Authority, such details to show the preservation of surviving archaeological remains which are to remain in situ. The foundations shall be constructed in accordance with the details as may be approved by the Local Planning Authority.

- 6) Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
- 7) 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.
- 8) The site demolition, preparation and construction works shall only 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, Public or Bank Holidays without the prior written consent of the Local Planning Authority.
- 9) No occupation of any of the residential units hereby permitted shall take place until the bin storage are shown on drawing numbers F982/15 Revision G, F982/17 Revision F and F982/20 Revision A has been provided in accordance with the approved details. The bin storage area as installed shall thereafter be retained and used for no other purpose.
- 10) The windows serving the bedrooms of the flats hereby permitted shall be fixed shut with acoustic vents provided in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Any such windows as may be installed shall thereafter be retained as so installed.
- 11) No work of construction above slab level shall commence until samples of the external materials and surface finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
- 12) The external brickwork shall be laid in Flemish Bond.
- 13) No works involving the installation of the front entrance door to the flats shall take place until an elevation to a scale of not less than 1:10 and horizontal and vertical cross-section drawings to a scale of 1:2 fully detailing the new external door and surrounds to be used (including details of panels and glazing where relevant) have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority all glazing shall be face puttied. The works shall be carried out in complete accordance with the approved details.
- 14) The flats shall not be occupied until the cycle storage shown on drawing nos. F982/10 and F/982/14F has been provided. The cycle storage shall be retained thereafter as approved.
- 15) The dwellings hereby approved shall not 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 and evidence of compliance has been obtained.
- 16) The ground floor bin storage area for the retail unit shown on drawing

F982/14 Revision F shall be provided prior to the first retail use of the ground floor, and thereafter retained.

17) There shall be no occupation of any of the flats hereby permitted unless and until the glazed screen shown on drawings F982 15G, F982 17F and F982 20A has been provided in accordance with the details shown on these drawings, with a finished height at least one metre taller than the parapet wall between the application site and the One Bull Public House. Thereafter, the screen shall be retained as so installed.

92. **Planning Application DC/18/2110/TPO - Little Owl, The Pound, Hawstead (Report No: DEV/SE/19/016)**

TPO333(2002) - Tree Preservation Order - Fell - 15no Sycamores in 5no clusters (T1 on plan and within Area A1 of Order)

This application was referred to the Development Control Committee following consideration by the Delegation Panel; having been referred to the Panel as the Officer recommendation of refusal was contrary to the view of Hawstead Parish Council who supported the application.

The Planning Assistant explained that the applicant had given the reason for the trees' removal as fear/worry that they might break or fall, but no evidence had been submitted to support this.

The Council's Arboricultural Officer had visited the site and reported that the trees appeared to be in good condition and noted their amenity value; as such they objected to the application.

Speaker: Councillor Mike Chester (Ward Member: Chedburgh) spoke on the application

In response to a question from Councillor John Burns, the Service Manager (Planning – Development) confirmed that an approval letter had been issued in error in respect of this application. However, this had subsequently been withdrawn with all relevant parties having been made aware that the decision on the application would be made by the Development Control Committee as per the agenda item currently under consideration.

Some Members of the Committee commented on the need for the trees in question to undergo some form of tree management.

Councillor Mike Chester proposed that the application be approved, contrary to the Officer recommendation of refusal, however this failed to achieve a seconder.

Councillor David Nettleton stressed that no evidence had been submitted to support the application and he therefore proposed that it be refused, as per the Officer recommendation. This was duly seconded by Councillor Ian Houlder.

Upon being put to the vote and with 12 voting for the motion, 2 against and with 1 abstention it was resolved that

Decision

Tree Preservation Order consent be **REFUSED** for the following reason:

1. The group of Sycamore trees contribute to the rural and wooded character of the local area and appear in reasonable condition, for what would be classed woodland specimens, and the removal of the trees would have an adverse impact on the amenity of the surrounding and woodland area. The reasons stated for the works are a fear of the failure of the trees, however, no evidence has been submitted to support this claim and therefore, in the circumstances, it is not considered a justified fear and would certainly not outweigh the adverse visual impact that the removal of the trees would otherwise have upon the amenity of the area.

93. **Planning Application DC/18/2136/FUL - Willow Cottage, Tan Office Lane, Chevington (Report No: DEV/SE/19/017)**

Planning Application - (i) Construction of 7 pen cattery and (ii) conversion of existing cart lodge/garage to provide a reception area with additional 2 cat pens

This application had been referred to the Development Control Committee because the applicant was related to a member of staff employed by St Edmundsbury Borough Council.

Officers were recommending that the application be approved, subject to conditions as set out in Paragraph 27 of Report No DEV/SE/19/017.

Councillor Mike Chester (Ward Member: Chedburgh) spoke in support of the application and stated that he did not consider that the operation of a cattery from the premises would cause the highway/parking problems that had been raised by the Parish Council and two neighbours in their representations.

Accordingly, he proposed that the application be approved as per the Officer recommendation and this was duly seconded by Councillor David Nettleton.

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

Decision

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

- 1 The development hereby permitted shall be begun not 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 No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200, has been submitted to and approved in writing by the Local Planning

Authority. The scheme shall include accurate indications of the position, species, girth, canopy spread and height of all existing trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. Any retained trees removed, dying or becoming seriously damaged or diseased within five years of commencement 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. The works shall be completed in accordance with the approved plans and in accordance with a timetable to be agreed with the Local Planning Authority.

- 4 All cats shall be shut in the sleeping areas outlined on the proposed floor plans between the hours of 2000-0800.
- 5 No external lighting shall be provided on the application site unless details thereof have first been submitted to and approved in writing by the Local Planning Authority.
- 6 No part of the development hereby permitted shall be used for the boarding of cats until full details of a scheme for the storage and disposal of all animal waste, including soiled bedding, arising from the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details prior to the development first being brought into use. Thereafter, all waste materials shall continue to be stored and disposed of in accordance with the approved details.
- 7 Demolition or construction works shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays and at no time on Sundays, public holidays or bank holidays.
- 8 The use hereby permitted shall only be undertaken by the owner and resident of the dwelling shown as 'Willow Cottage' as shown on the land edged in red on the submitted Location Plan.
- 9 No members of the public/customers are permitted on the site in connection with this use hereby permitted between the hours of 20:00-08:00 on any day.

94. **Planning Application DC/18/2460/FUL - Menta Business Centre, 21 - 27 Hollands Road, Haverhill (Report No: DEV/SE/19/018)**

(Councillor Peter Stevens asked the Solicitor if he needed to declare an interest in this item in light of him being the Borough Council's Cabinet Member for Operations but was advised that it was not necessary.)

Planning Application - Single storey side extension to provide new reception area and 2 no. additional lettable rooms. (ii) convert 2 no. existing units into 2 no. conference rooms (iii) rearrange the internal circulation to provide level access and (iv) rearrange existing car parking and provide new footpaths

This application had been referred to the Development Control Committee as the applicant was St Edmundsbury Borough Council.

Haverhill Town Council had not objected to the scheme and Officers were recommending that it be approved, subject to conditions as set out in Paragraph 19 of Report No DEV/SE/19/018 and subject to an amendment to condition 6 as outlined in the supplementary 'late papers' issued in respect of this item.

The Trainee Planning Officer advised the Committee that the late papers also made reference to amended plans which were received on 30 January 2019 in order to address the concerns raised by the Tree Officer. The Tree Officer had confirmed that the amended plan was considered acceptable and they were now content with the scheme proposed.

In response to comments made by local Members the Case Officer explained that the Suffolk Guidance for Parking stated that the facility would require 37 car parking spaces and the application included in excess of this at 42 spaces, plus cycle storage.

Councillor John Burns proposed that the application be approved, as per the Officer recommendation (and inclusive of the amendment to condition 6). This was duly seconded by Councillor Paula Fox.

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

Decision

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

1. Time limit - The development hereby permitted shall be begun not later than 3 years from the date of this permission.
2. Compliance with plans - The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:
3. Materials as detailed - The development hereby permitted shall be constructed entirely of the materials detailed on the submitted plan – application form
4. Parking/manoeuvring to be provided - Prior to first use of the development hereby permitted, the area(s) within the site shown on drawing No. 10894 11 for the purpose of loading, unloading, manoeuvring and parking of vehicles has been provided. Thereafter the area(s) shall be retained and used for no other purpose.
5. Submission of arboricultural method statement - Prior to commencement of development an Arboricultural Method Statement (including any demolition, groundworks and site clearance) shall be submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the following:
 - i) Measures for the protection of those trees and hedges on the application site that are to be retained,
 - ii) Details of all construction measures within the 'Root Protection Area' (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) of those trees on the application site which are to be retained

- specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstandings, roads and footpaths,
- iii) A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.

The development shall be carried out in accordance with the approved Method Statement unless agreed in writing by the Local Planning Authority.

6. Provision of replacement soft landscaping in accordance with the submitted details - All planting comprised in the approved details shown on drawing no. E18864-TLP-401 REV A of landscaping shall be carried out in the first planting season following the 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.

(Councillor Julia Wakelam left the meeting at 1.02pm during the preliminary discussion of this item and prior to the voting thereon.)

The meeting concluded at 1.15pm

Signed by:

Chairman
