

Development Control Committee



St Edmundsbury
BOROUGH COUNCIL

Title:	Agenda												
Date:	Thursday 7 March 2019												
Time:	10.00am												
Venue:	Conference Chamber West Suffolk House Western Way Bury St Edmunds IP33 3YU												
Full Members:	<p style="text-align: center;">Chairman Jim Thorndyke</p> <p style="text-align: center;">Vice Chairmen David Roach and Andrew Smith</p> <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"><u>Conservative Members (12)</u></td> <td style="vertical-align: top;">Carol Bull Mike Chester Terry Clements Robert Everitt</td> <td style="vertical-align: top;">Susan Glossop Ian Houlder Peter Stevens Vacancies x 2</td> </tr> <tr> <td style="vertical-align: top;"><u>Charter Group Members (2)</u></td> <td style="vertical-align: top;">David Nettleton</td> <td style="vertical-align: top;">Julia Wakelam</td> </tr> <tr> <td style="vertical-align: top;"><u>Haverhill Indys Member (1)</u></td> <td style="vertical-align: top;">John Burns</td> <td></td> </tr> <tr> <td style="vertical-align: top;"><u>Independent (non-group) Member (1)</u></td> <td style="vertical-align: top;">Jason Crooks</td> <td></td> </tr> </table>	<u>Conservative Members (12)</u>	Carol Bull Mike Chester Terry Clements Robert Everitt	Susan Glossop Ian Houlder Peter Stevens Vacancies x 2	<u>Charter Group Members (2)</u>	David Nettleton	Julia Wakelam	<u>Haverhill Indys Member (1)</u>	John Burns		<u>Independent (non-group) Member (1)</u>	Jason Crooks	
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Interests – Declaration and Restriction on Participation:	Members are reminded of their responsibility to declare any disclosable pecuniary interest not entered in the Authority's register or local non pecuniary interest which they have in any item of business on the agenda (subject to the exception for sensitive information) and to leave the meeting prior to discussion and voting on an item in which they have a disclosable pecuniary interest.												
Quorum:	Six Members												

A SITE VISIT WILL BE HELD ON THURSDAY 28 FEBRUARY 2019 AT THE FOLLOWING TIME (please note timings are approximate):

The coach for Committee Members will depart West Suffolk House at 9.30am sharp and will travel to the following site:

- 1. Planning Application DC/18/1147/FUL - Land Adjacent To The Forge, The Street, Lidgate, CB8 9PW**
Planning Application - (i) 1no. dwelling; (ii) 1no. ancillary outbuilding and (iii) improvements to existing vehicular access
Site visit to be held at 10.00am

Committee administrator:

Helen Hardinge

Democratic Services Officer

Tel: 01638 719363

Email: helen.hardinge@westsuffolk.gov.uk

**DEVELOPMENT CONTROL COMMITTEE:
 AGENDA NOTES**

Subject to the provisions of the Local Government (Access to Information) Act 1985, all the files itemised in this Schedule, together with the consultation replies, documents and letters referred to (which form the background papers) are available for public inspection online here:

<https://planning.westsuffolk.gov.uk/online-applications/>

All applications and other matters have been considered having regard to the Human Rights Act 1998 and the rights which it guarantees.

Material Planning Considerations

1. It must be noted that when considering planning applications (and related matters) only relevant planning considerations can be taken into account. Councillors and their Officers must adhere to this important principle which is set out in legislation and Central Government Guidance.

2. Material Planning Considerations include:

- Statutory provisions contained in Planning Acts and Statutory regulations and Planning Case Law
- Central Government planning policy and advice as contained in Circulars and the National Planning Policy Framework (NPPF)
- The following Planning Local Plan Documents

Forest Heath District Council	St Edmundsbury Borough Council
Forest Heath Local Plan 1995	St Edmundsbury Borough Council Core Strategy 2010
The Forest Heath Core Strategy 2010, as amended by the High Court Order (2011)	St Edmundsbury Local Plan Policies Map 2015
Joint Development Management Policies 2015	Joint Development Management Policies 2015
	Vision 2031 (2014)
Emerging Policy documents	
Core Strategy – Single Issue review	
Site Specific Allocations	

- Supplementary Planning Guidance/Documents eg. Affordable Housing SPD
- Master Plans, Development Briefs
- Site specific issues such as availability of infrastructure, density, car parking
- Environmental; effects such as effect on light, noise overlooking, effect on street scene

- The need to preserve or enhance the special character or appearance of designated Conservation Areas and protect Listed Buildings
 - Previous planning decisions, including appeal decisions
 - Desire to retain and promote certain uses e.g. stables in Newmarket.
3. The following are **not** Material Planning Considerations and such matters must not be taken into account when determining planning applications and related matters:
- Moral and religious issues
 - Competition (unless in relation to adverse effects on a town centre as a whole)
 - Breach of private covenants or other private property / access rights
 - Devaluation of property
 - Protection of a private view
 - Council interests such as land ownership or contractual issues
 - Identity or motives of an applicant or occupier
4. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the Development Plan (see table above) unless material planning considerations indicate otherwise.
5. A key role of the planning system is to enable the provision of homes, buildings and jobs in a way that is consistent with the principles of sustainable development. It needs to be positive in promoting competition while being protective towards the environment and amenity. The policies that underpin the planning system both nationally and locally seek to balance these aims.

Documentation Received after the Distribution of Committee Papers

Any papers, including plans and photographs, received relating to items on this Development Control Committee agenda, but which are received after the agenda has been circulated will be subject to the following arrangements:

- (a) Officers will prepare a single Committee Update Report summarising all representations that have been received up to 5pm on the **Thursday** before each Committee meeting. This report will identify each application and what representations, if any, have been received in the same way as representations are reported within the Committee report;
- (b) the Update Report will be sent out to Members by first class post and electronically by noon on the **Friday** before the Committee meeting and will be placed on the website next to the Committee report.

Any late representations received after 5pm on the **Thursday** before the Committee meeting will not be distributed but will be reported orally by officers at the meeting.

Public Speaking

Members of the public have the right to speak at the Development Control Committee, subject to certain restrictions. Further information is available on the Councils' website:

<https://www.westsuffolk.gov.uk/planning/upload/Guide-To-Having-A-Say-On-Planning-Applications.pdf>

DEVELOPMENT CONTROL COMMITTEE: DECISION MAKING PROTOCOL

The Development Control Committee usually sits once a month. The meeting is open to the general public and there are opportunities for members of the public to speak to the Committee prior to the debate.

Decision Making Protocol

This protocol sets out our normal practice for decision making on development control applications at Development Control Committee. It covers those circumstances where the officer recommendation for approval or refusal is to be deferred, altered or overturned. The protocol is based on the desirability of clarity and consistency in decision making and of minimising financial and reputational risk, and requires decisions to be based on material planning considerations and that conditions meet the tests set out in the National Planning Policy Framework (paragraph 206). This protocol recognises and accepts that, on occasions, it may be advisable or necessary to defer determination of an application or for a recommendation to be amended and consequently for conditions or refusal reasons to be added, deleted or altered in any one of the circumstances below.

- Where an application is to be deferred, to facilitate further information or negotiation or at an applicant's request.
- Where a recommendation is to be altered as the result of consultation or negotiation:
 - The presenting Officer will clearly state the condition and its reason or the refusal reason to be added/deleted/changed, together with the material planning basis for that change.
 - In making any proposal to accept the Officer recommendation, a Member will clearly state whether the amended recommendation is proposed as stated, or whether the original recommendation in the agenda papers is proposed.
- Where a Member wishes to alter a recommendation:
 - In making a proposal, the Member will clearly state the condition and its reason or the refusal reason to be added/deleted/changed, together with the material planning basis for that change.
 - In the interest of clarity and accuracy and for the minutes, the presenting officer will restate the amendment before the final vote is taken.
 - Members can choose to;
 - delegate the detailed wording and reason to the Assistant Director (Planning and Regulatory);
 - delegate the detailed wording and reason to the Assistant Director (Planning and Regulatory) following consultation with the Chair and Vice Chair(s) of Development Control Committee.

- Where Development Control Committee wishes to overturn a recommendation and the decision is considered to be significant in terms of overall impact; harm to the planning policy framework, having sought advice from the Assistant Director (Planning and Regulatory) and the Assistant Director (Human Resources, Legal and Democratic) (or Officers attending Committee on their behalf);
 - A final decision on the application will be deferred to allow associated risks to be clarified and conditions/refusal reasons to be properly drafted.
 - An additional officer report will be prepared and presented to the next Development Control Committee detailing the likely policy, financial and reputational etc risks resultant from overturning a recommendation, and also setting out the likely conditions (with reasons) or refusal reasons. This report should follow the Council's standard risk assessment practice and content.
 - In making a decision to overturn a recommendation, Members will clearly state the material planning reason(s) why an alternative decision is being made, and which will be minuted for clarity.

- In all other cases, where Development Control Committee wishes to overturn a recommendation:
 - Members will clearly state the material planning reason(s) why an alternative decision is being made, and which will be minuted for clarity.
 - In making a proposal, the Member will clearly state the condition and its reason or the refusal reason to be added/deleted/alterred, together with the material planning basis for that change.
 - Members can choose to;
 - delegate the detailed wording and reason to the Assistant Director (Planning and Regulatory)
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- Member Training
 - In order to ensure robust decision-making all members of Development Control Committee are required to attend annual Development Control training.

Notes

Planning Services (Development Control) maintains a catalogue of 'standard conditions' for use in determining applications and seeks to comply with the Planning Practice Guidance.

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

Agenda

Procedural Matters

Part 1 – Public

Page No

- 1. Apologies for Absence**
- 2. Substitutes**

Any Member who is substituting for another Member should so indicate together with the name of the relevant absent Member.
- 3. Minutes** **1 - 26**

To confirm the minutes of the meeting held on 7 February 2019 (copy attached).
- 4. Planning Application DC/19/0042/FUL - Land to the South of Fortress Way, and South East of Lady Miriam Way, Suffolk Business Park** **27 - 48**

Report No: **DEV/SE/19/019**

Planning Application - (i) Construction of access road and (ii) construction of Ambulance Depot with associated landscaping and parking
- 5. Planning Application DC/18/1147/FUL - Land Adjacent To The Forge, The Street, Lidgate** **49 - 68**

Report No: **DEV/SE/19/020**

Planning Application - (i) 1no. dwelling; (ii) 1no. ancillary outbuilding and (iii) improvements to existing vehicular access
- 6. Planning Application DC/18/1143/FUL - 2 Hollands Road, Haverhill** **69 - 82**

Report No: **DEV/SE/19/021**

Planning Application - (i) remodelling part of existing building to provide vehicle storage area and provision of additional office space; (ii) operational changes to the existing building and (iii) installation of fence and gates (part retrospective)

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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



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/19/019

Development Control Committee 7 March 2019

Planning Application DC/19/0042/FUL – Land to the South of Fortress Way, and South East of Lady Miriam Way, Suffolk Business Park

Date Registered:	15.01.2019	Expiry Date:	16.04.19
Case Officer:	Peter White	Recommendation:	Approve Application
Parish:	Rushbrooke With Rougham	Ward:	Rougham and Moreton Hall
Proposal:	Planning Application - (i) Construction of access road and (ii) construction of Ambulance Depot with associated landscaping and parking		
Site:	Land to the South of Fortress Way, and South East of Lady Miriam Way, Suffolk Business Park		
Applicant:	East of England Ambulance Trust		

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

Pete White

Email: peter.white@westsuffolk.gov.uk

Telephone: 01284 757357

Background:

The application site sits between Fortress Way to the north and the A14 to the south. The site was previously part of much larger arable field/airfield which is allocated as the Suffolk Business Park Extension.

The application is before the Development Control Committee for two reasons. Firstly, the Officers' recommendation is one of APPROVAL, which is not wholly consistent with the Development Plan. The overall use does not fall into any defined use class order whereas the allocation is for B1 and B8 uses. Secondly because the Council has a financial interest in the land.

Proposal:

1. The planning application seeks consent for an ambulance depot. The primary function of the building is the storage of Ambulances and their ongoing replenishment of medical facilities and cleaning. The depot will act as a base for clinical staff to start and finish shift work. The building will also have a training and office rooms. The second function of the building is for the maintenance and repair of the ambulances in the workshop.
2. The proposed use overall is sui generis i.e. it does not fit into a specific use class.
3. The application has been amended or additional/ new information has been submitted. These are as follows;
 - Amended elevations;
 - Amended ground floor plan;
 - Amended first floor plan;
 - Amended roof plan;
 - Amended planning application form;
 - Amended detailed planting plan;
 - Amended landscape proposal;
 - Amended Design and Access Statement;
 - Amended Arb impact Assessment;
 - Amended Site Location Plan;
 - Amended Site layout;
 - Amended Tree Protection Plan;
 - Amended Transport Assessment;
 - Amended Site Specific Flood Risk Assessment

Application Supporting Material:

4. Information submitted with the application as follows:
 - Application Form
 - Design and Access Statement
 - Planning Statement
 - Surface water drainage strategy
 - Ecological Plan
 - Landscape Details
 - Parking, Cycle and Footpath Details
 - Site Location and Layout
 - Elevations, Floor Plans and Sections

5. The full list of plans and documents, which are relevant to the proposed development are detailed in full within Condition 2 in the recommendations section of the report.

Site Details:

6. The site is situated north of the A14 and south of Fortress Way which is the new internal link road on Suffolk Park which links Lady Miriam Way South and Rougham Tower Avenue.
7. The site is currently undeveloped and was previously agricultural fields. Prior to the sites agricultural use the site formed part of the Rougham Airfield which was a Second World War airfield.
8. To the east are two storage and distribution warehouses which have been recently completed but are not yet complete. To the west is the original Suffolk Business Park where Sealeys, Denny Brothers and other business are situated.

Planning History:

9. Outline consent granted under DC/16/2825/OUT for B1 and B8 uses including structural landscaping, and an internal access road. One plot was identified as being for RC Treatts and was for a B1, B2 and B8 use. The internal access road has now been completed and has been called Fortress Way.

Consultations:

10. Highway Authority: No objection, recommend conditions
11. Environment Agency: No comment, however they state that if the development proposes to use deep infiltration systems including boreholes and other structures that by-pass the soil layer they would wish to be re-consulted.
12. Public Health and Housing: No objection, recommend conditions.
13. Environment Team: No objection concerning Contaminated Land, Local Air Quality and Environmental Permitting Issues, recommend conditions
14. Landscape and Ecology Officer: No objection, recommend conditions.
15. Suffolk County Council Flood and Water Engineer: No objection, recommend conditions.

Representations:

16. Ward Member
No comments received.
17. Rushbrooke with Rougham Parish Council: Support the application.
18. Neighbours: No representations received.

19. **Policy:** The following policies of the Joint Development Management Policies Document, the Bury St Edmunds Vision 2031 Document and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

20. Joint Development Management Policies Document (adopted February 2015):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM2: Creating Places – Development Principles and Local Distinctiveness
- Policy DM3: Masterplans
- Policy DM6: Flooding and Sustainable Drainage
- Policy DM7: Sustainable Design and Construction
- Policy DM10: Impact of Development on Sites of Biodiversity and Geodiversity Importance
- Policy DM11: Protected Species
- Policy DM12: Mitigation, Enhancement, Management and Monitoring of Biodiversity
- Policy DM13: Landscape Features
- Policy DM14: Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
- Policy DM20: Archaeology
- Policy DM44: Rights of Way
- Policy DM45: Transport Assessment and Travel Plans
- Policy DM46: Parking Standards

21. Bury St Edmunds Vision 2031 (adopted September 2014):

- Policy BV1: Presumption in Favour of Sustainable Development
- Policy BV13: Strategic Site – Extension to Suffolk Business Park, Moreton Hall, Bury St Edmunds

22. St Edmundsbury Core Strategy (adopted December 2010):

- Policy CS1 – St Edmundsbury Spatial Strategy
- Policy CS2 – Sustainable Development
- Policy CS3 – Design and Local Distinctiveness
- Policy CS7 – Sustainable Transport
- Policy CS8 – Strategic Transport Improvements
- Policy CS9 – Employment and the Local Economy
- Policy CS10: Retail, Leisure, Cultural and Office Provision
- Policy CS14 – Community Infrastructure Capacity and Tariffs

23. St Edmundsbury Borough Council Local Plan Policies Map (adopted February 2015) – Bury St Edmunds Inset Map 1

Other Planning Policy:

- National Planning Policy Framework (2018)
- National Planning Practice Guidance
- Concept Statement Suffolk Business Park Extension Adopted October 2007
- Suffolk Business Park Extension Masterplan Adopted June 2010
- St Edmundsbury Green Infrastructure Strategy Dated September 2009

Officer Comment:

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

- Principle of Development
- Design and appearance
- Landscape and Ecology matters
- Sustainable Transport and Highway matters
- BREEAM Matters
- Other matters

Principle of Development

25. The proposal seeks consent for an ambulance depot. The overall use is made up of a maintenance and repair workshop for the ambulances, a make ready area which will clean out and replenish the medical provisions in the ambulances, offices, storage areas, changing rooms, and training rooms. The overall use is defined as a Sui Generis (use class of its own) use and as such does not accord to the uses allocated for the Suffolk Business Park. E.g. the Suffolk Business Park is allocated for B1 and B8 (not B2). As a consequence when assessing this application the scales start off unevenly balanced against the scheme. Accordingly planning law states that planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. Put plainly this application should be not be approved unless material considerations indicate otherwise.

26. The Planning Statement acknowledges that the proposed use is contrary to Development Plan. It says at 6.3

The exceptional circumstances which are considered to be a material consideration in this case are:

- *EEAST performs an essential public service, providing emergency and often life-saving, ambulance services to the district and wider region, and*
- *EEAST has selected this site as the most suitable for its central operational purposes - the site location is key to them delivering its strategic roll out of the NHS backed 'Make Ready' facility for this region and allows them to provide a central facility with a fleet depot repair workshop, enabling a viable and comprehensive service from a single venue.*
- *The relocation of the current ambulance facility from the centre of the town will free up other land for development*

27. Officers are of the view that the public benefit of the use should be given significant weight as the service provided is essential to society and the wider health service.

28. The rest of the report will discuss the other material considerations and then weigh up, and conclude the acceptability of the scheme.

Design and appearance

29. The Suffolk Business Park Extension is intended to be a high quality business park, which is a clear instruction of the adopted Masterplan. To achieve a high quality business park both the design of buildings and landscaping are equally important.
30. The building comprises two key elements which join to form an inverted 'L' shape of built form. The two elements comprise the 'Make Ready' ambulance station and the fleet depot.
31. The building will be two storey commercial building with a maximum height of 7.625m above ground level to ridge. There will be a lower element to the building on the north west corner of the building holding the 'Make Ready' area for the four ambulances
32. There will be a shallow pitched roof partially hidden behind a low parapet edge. The overall mass of the building is broken down by the use of materials and window surrounds and the use of a simple colour palette.
33. The Environmental Statement which supported the outline application for the site gave examples of the types of buildings that would be delivered on this part of the park. Whilst this application is separate from the outline and not bound by it, officers are satisfied that the proposed building would sit comfortably, and contribute positively to bringing forward a high business park. The industrial nature of B2 uses means they can negatively impact on the aspiration of delivering a high quality business park. In this instance the B2 element on the proposed use will be out of view when people visit the site and the location of the plot will itself be well hidden within the overall park.
34. Therefore given the above officers are satisfied that the design of the building is acceptable and will positively contribute to the appearance of a high quality business park.

Landscape and Ecology

35. Policy DM13 of the Joint Development Management Policies document requires that development will be permitted where it will not have an unacceptable adverse impact on the character of the landscape, landscape features, wildlife, or amenity value. The policy goes on to note the sensitivity of the Special Landscape Areas and requires that individual proposals within or adjacent to these areas will be assessed based on their specific landscape and visual impact. Policy DM13 also requires that all development proposals should demonstrate that their location, scale, design and materials will protect, and where possible enhance the character of the landscape, including the setting of settlements, the significance of gaps between them and the nocturnal character of the landscape. Finally the policy advises that where any harm will not significantly and demonstrably outweigh the benefit of the proposal, development will be permitted subject to other planning considerations. However the policy also requires that it is essential that commensurate provision must be made for landscape mitigation and compensation measures, so that harm to the locally distinctive character is minimised and there is no net loss of characteristic features.

36. Policy BV13 states in part that amongst other things, *the design and landscaping have been informed by a masterplan for the site*. The Suffolk Business Park Extension Masterplan was adopted in June 2010. Landscaping and ecology is dealt with in section 5. This states that *the landscape objectives for the site are to retain where possible the existing landscape features which make a positive contribution to the appearance of the area, and to enhance the site with extensive new planting. Therefore, the principal trees and hedgerows will be substantially retained and will be incorporated into the structure of Suffolk Park Extension*. The masterplan goes on to state that, *within plots, planting will be used to soften frontages and provide some enclosure of vehicle parking and manoeuvring areas appropriate to the use. A landscaping strategy will be formulated to ensure consistency in the nature of the planting and in the species used. Native species will be used where possible. This will ensure that landscape is an integral part of plot design and result in a consistent appearance throughout the development*.
37. The landscaping scheme has been amended since its original submission. This is principally involved narrowing the 4 metre proposed landscape strip on the western boundary to 2 metres and adding a 2 metre strip on the eastern boundary. Other changes to the internal landscaping have occurred which are relatively minor and include species changes or slight location changes to individual trees. Lastly the Root Protection Areas have been clarified with amended plans. The proposed landscaping is considered acceptable given the scale and massing of the proposal and its discreet location on the park. The existing and proposed boundary landscaping will frame and set the building appropriately and as such it is considered that the scheme accords with the adopted Masterplan for the Park and is therefore acceptable.

Sustainable transport and Highway matters.

38. Policy BV13 requires a Travel Plan to be implemented to reduce dependency on the motor vehicle. Having discussed this with officers at Suffolk County Council who oversee Public Transport Operations and Travel Plans it was agreed that the requirement for a Travel Plan and contributions towards a bus service would not be sought unless in exceptional circumstances. This decision was taken by the LPA when determining the outline application for Jaynics part of the Suffolk Business Park Extension, which is now referred to as Suffolk Park (DC/16/2825/OUT).
39. To replace this approach the council will be requiring that facilities are installed in all new premises on the Suffolk Business Park Extension that allow for staff to walk and cycle to work. These practical facilities would exceed what would normally be delivered and echo what has already been secured on the Festool, Treatts, Servest, and TNS developments. Such facilities will include separate male and female changing rooms, with lockers that can accommodate wash kit, a suit or other work wear, drying rooms to dry wet clothes, and multiple shower cubicles.
40. The outline consent DC/16/2825/OUT required a cycling and walking strategy to be drawn up and approved by the Local Planning Authority. Whilst this application is not a reserved matter application that is bound by the parameters set by the outline, officers considered what would have been required by the strategy and how this proposal compared to those requirements.

41. In this instance the proposal exceeds the amounts of lockers, accords with the length of rail space available to hang clothes in the drying room, and meets the amount of covered, secure and lit cycle storage. However the proposal does not have separate male and female changing rooms which is required by the strategy. Whilst this is disappointing and weighs against the scheme the proposal does have an overprovision of shower rooms which is considered appropriate mitigation.
42. The proposed building would have a floor area 2657m². The Suffolk Parking Standards do not have parking standards for the proposed use. If the floor area were all a B1 use or a B2 use this would allow for a maximum allowance of 88 car parking spaces. In this instance the proposal includes 71 spaces for Ambulance vehicles and 7 spaces for response cars and 2 for District Liaison officers. Lastly the proposal then includes 85 car parking spaces with 20 of these spaces identified for employees who work within the fleet depot element of the site. This therefore represents just over a 96% car parking spaces against the SCC parking standards when testing the floor area of the proposal as a B1/B2 mix.
43. The Highway Authority are very aware that in the past on the Moreton Hall area uses have come forward which have not had sufficient parking on site which has led to parking on the highway network. Given the unusual nature of the proposal and the shift pattern of many of the staff the Highway Authority required additional information from the applicant/ operator to understand staff numbers, parking on site at existing facilities and how future demands/ staff increases had been planned for. An amended Transport Assessment was submitted which set out to demonstrate the acceptability of the scheme and how the amount of parking on site was acceptable. This has been accepted by the Highway Authority who are satisfied with the scheme.

BREEAM matters

44. Policy DM7 of the JDMPD requires all new non-residential developments over 1,000 square metres to achieve the BREEAM Excellent standard or equivalent unless it can be demonstrated why this is not feasible, technically achievable or unviable. The application is supported by an Energy Statement and a BREEAM Pre Assessment. The application seeks flexibility on the BREEAM Excellent standard because the proposal includes biodiversity features along with enhanced walking and cycling facilities. It also makes a commitment to provide at least 20% of onsite energy provision from renewable/ low carbon sources.
45. As the proposal does not accord with policy DM7 by achieving BREEAM Excellent this must weigh against the proposal. It should be noted that other developments that have already been consented on the Suffolk Business Park have also not achieved BREEAM Excellent. Officers have accepted this on previous proposals for the three following reasons;
- a) Enhanced facilities on site to encourage walking and cycling like drying rooms, full sized lockers, showers etc;
 - b) Biodiversity mitigation;
 - c) Reduction in energy demand or 20% of energy produced on site

46. In this instance the proposal will deliver these three mitigating factors and so officers are satisfied that a lesser BREEAM level is acceptable.

Other matters

47. Other matters considered acceptable include land contamination, noise, fire hydrants, surface water drainage and Electrical Vehicle charging points.

Conclusion:

48. The scheme is contrary to the Development Plan as set out at the beginning of the report. However the function that the use will fulfil and the public benefit that it will bring are considered to carry significant positive weight. Indeed officers consider that the scales are positively balanced when just the public benefit of the scheme is weighed against the contrary nature of the use vs. the development plan. There are some matters weigh negatively against the scheme (B2 use and a lack of separate changing rooms) but these carry very minor weight given the mitigation around them which is discussed above. Other matters such as design, landscaping and ecology and transport are considered acceptable and accord with policies. Therefore it is considered that the scheme should be approved as an exception to the Development Plan with the below conditions.

Recommendation:

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

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

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

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

- Drawing Number 11074 PL001 REV C – Location Plan
- Drawing Number 11074 PL002 REV C – Proposed Site Layout
- Drawing Number 11074 PL003 REV C – Ground Floor Plan
- Drawing Number 11074 PL004 REV B - First Floor Plan
- Drawing Number 11074 PL005 REV B – Roof Plan
- Drawing Number 11074 PL006 REV B - Elevations
- Drawing Number 11074 PL007 - Proposed Sections
- Drawing Number 836-SW-01 REV D - Landscape Details
- Drawing Number 836-SW-02 REV D - Landscape Details
- Drawing Number JBA 18-298-TP01 Rev A – Tree Protection Plan
- Drawing Number Arb Impact Assessment Statement Dated 22.1.19

BREEAM Pre Assessment
Planning Assessment
Design and Access Statement Rev A
Transport Statement Rev A
Noise Assessment

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

3. The existing access off Fortress Way shall be used for the construction of the development hereby approved and no other access shall be used.

Reason: In the interest of highway safety.

4. Within 1 month of development commencing on the building hereby approved full details of the Refuse/Recycling bins storage area, including the fences and gates around them shall be submitted to an approved in writing by the Local Planning Authority. The approved details shall be implemented in their entirety before the development is brought into use and shall be retained thereafter.

Reason: To ensure a satisfactory development.

5. The building hereby approved shall not be first brought into use until the new access road and footway alongside it have been laid out and completed in all respects in accordance with drawing no. 11074 PL002 REV B and been made available for use. Thereafter the road and access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and is brought into use before any other part of the development is commenced in the interests of highway safety.

6. Prior to the building hereby approved being first brought into use the area(s) within the site shown on drawing no. 11074 PL002 REV B, for the purposes of loading, unloading, manoeuvring and parking of vehicles shall be provided and thereafter that area(s) shall be retained and used for no other purposes.

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

7. Within 1 month of development commencing on the building hereby approved full details of cycle storage for staff and visitors shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the following;

- 50 cycle spaces for staff
- Detail of how the staff cycle storage is covered, secure (lockable) and internally illuminated
- 4 cycle spaces for visitors
- Details of how the visitor spaces are covered and illuminated

The approved details shall be implemented in their entirety before the development is brought into use and shall be retained thereafter.

Reason: To ensure that the facilities to allow staff to cycle and walk to work are installed and available as mitigation for the scheme not having a Travel Plan or making a public transport contribution.

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

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and the Environment Agency's approach to groundwater protection (available at: <https://www.gov.uk/government/collections/groundwater-protection>).

9. No development shall commence on area A as shown on drawing number 11074 PL008 until a detailed surface water drainage scheme for that area, based on the agreed Drainage Strategy by Richard Jackson Engineering Consultants, draw ref. 49498-PP-002 & dated Jan 2019 and the FRA by Richard Jackson Engineering Consultants, ref 49498 Rev A & dated 31/01/2019, 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 building hereby approved is first brought into use. Details to be submitted include:-

- 1) 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.
- 2) Infiltration devices should be no more than 2m deep and will have at least 1.2m of unsaturated ground between base of the device and the groundwater table.
- 3) Dimensioned plans illustrating all aspects of the surface water drainage scheme including location and size of infiltration devices and the conveyance network. A statement on the amount of impermeable area served by each infiltration device should also be illustrated on the plans and should be cross referenceable with associated design calculations.
- 4) Full modelling results (or similar method) to demonstrate that the infiltration device has been adequately sized to contain the critical 100yr+CC event for the catchment area they serve. Each device should be designed using the nearest tested infiltration rate to which they are located. A suitable factor of safety should be applied to the infiltration rate during design.
- 5) Infiltration devices will have a half drain time of less than 24hours (or provide extra storage for a subsequent 10yr storm).
- 6) Modelling of conveyance networks showing no above ground flooding in 1 in 30 year event, plus any potential volumes of above ground flooding during the 1 in 100 year rainfall + CC.
- 7) Infiltration devices shall only be used where they do not pose a threat to groundwater. Only clean water will be disposed of by infiltration devices due to the site being inside an Source Protection Zone. Demonstration of adequate treatment stages for water quality control shall be submitted - SuDS features should demonstrate betterment to water quality, especially if discharging towards a watercourse or aquifer.

- 8) Topographic plans shall be submitted depicting safe exceedance flow paths in case of a blockage within the main SW system and/or flows in excess of a 1 in 100 year rainfall event. These flow paths will demonstrate that the risks to people and property are kept to a minimum.
- 9) 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.
- 10) Arrangements to enable any Surface water drainage within any private properties to be accessible and maintained including information and advice on responsibilities to be supplied to future owners.

Reasons: To prevent the road development from causing increased flood risk off site over the lifetime of the development (by ensuring the inclusion of volume control). To ensure the development is adequately protected from flooding. To ensure the development does not cause increased pollution to water environment. To ensure clear arrangements are in place for ongoing operation and maintenance.

9. No development shall commence on area B as shown on drawing number 11074 PL008 until a detailed surface water drainage scheme for that area, based on the agreed Drainage Strategy by Richard Jackson Engineering Consultants, draw ref. 49498-PP-002 & dated Jan 2019 and the FRA by Richard Jackson Engineering Consultants, ref 49498 Rev A & dated 31/01/2019, 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 building hereby approved is first brought into use. Details to be submitted include:-

- 1) 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.
- 2) Infiltration devices should be no more than 2m deep and will have at least 1.2m of unsaturated ground between base of the device and the groundwater table.
- 3) Dimensioned plans illustrating all aspects of the surface water drainage scheme including location and size of infiltration devices and the conveyance network. A statement on the amount of impermeable area served by each infiltration device should also be illustrated on the plans and should be cross referenceable with associated design calculations.
- 4) Full modelling results (or similar method) to demonstrate that the infiltration device has been adequately sized to contain the critical 100yr+CC event for the catchment area they serve. Each device should be designed using the nearest tested infiltration rate to which they are located. A suitable factor of safety should be applied to the infiltration rate during design.
- 5) Infiltration devices will have a half drain time of less than 24hours (or provide extra storage for a subsequent 10yr storm).
- 6) Modelling of conveyance networks showing no above ground flooding in 1 in 30 year event, plus any potential volumes of above ground flooding during the 1 in 100 year rainfall + CC.
- 7) Infiltration devices shall only be used where they do not pose a threat to groundwater. Only clean water will be disposed of by infiltration devices due to the site being inside an Source Protection Zone. Demonstration of

adequate treatment stages for water quality control shall be submitted - SuDS features should demonstrate betterment to water quality, especially if discharging towards a watercourse or aquifer.

- 8) Topographic plans shall be submitted depicting safe exceedance flow paths in case of a blockage within the main SW system and/or flows in excess of a 1 in 100 year rainfall event. These flow paths will demonstrate that the risks to people and property are kept to a minimum.
- 9) 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.
- 10) Arrangements to enable any Surface water drainage within any private properties to be accessible and maintained including information and advice on responsibilities to be supplied to future owners.

Reasons: To prevent the plot development from causing increased flood risk off site over the lifetime of the development (by ensuring the inclusion of volume control). To ensure the development is adequately protected from flooding. To ensure the development does not cause increased pollution to water environment. To ensure clear arrangements are in place for ongoing operation and maintenance.

10. No development shall commence on area A as shown on drawing number 11074 PL008 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

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses in line with the River Basin Management Plan

11. No development shall commence on area B as shown on drawing number 11074 PL008 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

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses in line with the River Basin Management Plan

12. 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.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and the Environment Agency's approach to groundwater protection (available at: <https://www.gov.uk/government/collections/groundwater-protection>).

13. All HGV and construction 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.

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

14. Before development commences details of one fire hydrant to serve the site shall be submitted to and agreed in writing with the Local Planning Authority. The approved details shall be installed and made available prior to the building hereby approved first being brought into use.

Reason: To ensure that sufficient fire hydrants are in situ to serve the business park.

15. Details of the facing and roofing materials for the hereby approved building shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in accordance with the approved details.

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

16. Prior to the commencement of any development in Area B the Tree Protection Measures as shown on drawing number JBA 18/298 TP01 Rev A and drawing number 836-SW-02 Rev D shall be implemented in their entirety 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.

Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policy DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground

17. Within one month of the development commencing on the building hereby approved details of external lighting for the entire site including any proposed along the access road shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall include the location, lux levels and other features necessary to minimise the spillage of light from the site including but not limited too light hoods, timers and motion sensors. The approved details shall be implemented before the building is first brought into use and retained thereafter.

Reason: To ensure that bat corridors are protected

18. All planting shown on drawing number 836-SW-01 Rev D and 836-SW-02 Rev D and within Area A shall be carried out in the first planting season following the completion of the access road within Area A (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.

Reason: To enhance the appearance of the development

19. All planting shown on drawing number 836-SW-02 Rev D shall be carried out in the first planting season following the building hereby approved first being brought into use (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.

Reason: To enhance the appearance of the development

20. The recommendations in the Walkover Ecology Survey Report 2018 shall be implemented in full throughout the entire construction phase.

Reason: To ensure that biodiversity is protected during the construction phase

21. Within one month of the development commencing on the building hereby approved an ecological enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a

timeline for implementation. The approved details shall thereafter be implemented in the approved timeframe and retained thereafter.

Reason: To ensure that biodiversity is enhanced

22. Within 1 month of development commencing on the hereby approved building full details of the lockers, drying room (including heating source and how clothes and other items will be stored (rails/ hook/ benches)) shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be fully installed and available to staff before the building hereby approved is first brought into operation and thereafter retained.

Reason: To ensure that the facilities to allow staff to cycle and walk to work are installed and available as mitigation for the scheme not having a Travel Plan or making a public transport contribution.

23. Notwithstanding the submitted details, prior to their installation details of the siting, design, height and materials of screen walls, fences and gates shall be submitted to and approved in writing by the Local Planning Authority. The approved screen walling and/or fencing and/ or gates shall be constructed or erected before any of the buildings hereby approved are first brought into use and thereafter retained in the form and manner installed.

Reason: To provide clarification and ensure the satisfactory development of the site.

24. Within one month development commencing on the hereby approved building details of 5 electric vehicle charging points for non accessible car parking spaces and 1 electric vehicle charging point for an accessible car parking space shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be implemented prior to any building hereby approved first being brought into use and shall be retained thereafter.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 105 and 110 of the National Planning Policy Framework (NPPF) and the Suffolk Parking Standards.

25. Prior to development commencing on the building hereby approved an Energy Strategy for the building shall be submitted to and approved in writing by the Local Planning Authority. The submitted information shall demonstrate at least a 20% reduction in emissions against the Part L notional building as set out in the BRUKL document. (See note 7)

Reason: In the interests of sustainability to ensure the development minimises its environmental impact in accordance with policy DM7 of the Joint Development Management Policy Document 2015 in lieu of the required BREEAM Excellent award.

Note 7: The Local Planning Authority would accept a reduction in emissions either from energy efficiency or improvements in energy efficiency and the use of renewable energy technologies on site.

26. No later than 6 months after the building hereby approved is first brought into use, a certificate demonstrating that building has gained at least BREAAAM Very Good status shall be submitted in writing to the Local Planning Authority.

Reason: In the interests sustainability in compliance with Policy DM7.

27. Details of all plant and machinery, including any necessary shielding or other mitigation methods shall be submitted to and approved in writing by the Local Planning Authority within 1 month of development starting on the hereby approved building. The approved plant and machinery shall not exceed a combined total sound power noise level of 95 dB LwA. The approved details, including any mitigation shall be installed in their entirety before the building hereby approved is first brought into use.

Reason: To protect the amenity of the area.

28. Before development commences on area A as shown on drawing 11074 PL008, a comprehensive construction and site management programme shall be submitted to and approved in writing by the Local Planning Authority. The programme shall include the following details:-

- 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.
- e. Monitoring and auditing procedure
- f. Complaints response procedures
- g. Community liaison procedures

Reason: To protect the amenity of nearby residential properties.

29. Before development commences on area B as shown on drawing 11074 PL008, a comprehensive construction and site management programme shall be submitted to and approved in writing by the Local Planning Authority. The programme shall include the following details:-

- 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.
- e. Monitoring and auditing procedure
- f. Complaints response procedures
- g. Community liaison procedures

Reason: To protect the amenity of nearby residential properties.

30. The site preparation and construction 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.

(If 'quiet work activities' are permitted by the Local Planning Authority upon receiving a formal request outside these hours they will not involve the use of generators, machinery and vehicles in external areas of the site).

Reason: To protect the amenity of the area.

31. No generators 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

Reason: To protect the amenity of the area.

32. 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.

Reason: To protect the amenity of the area.

33. Any waste material arising from site demolition, 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.

Reason: To protect the amenity of the area.

Documents:

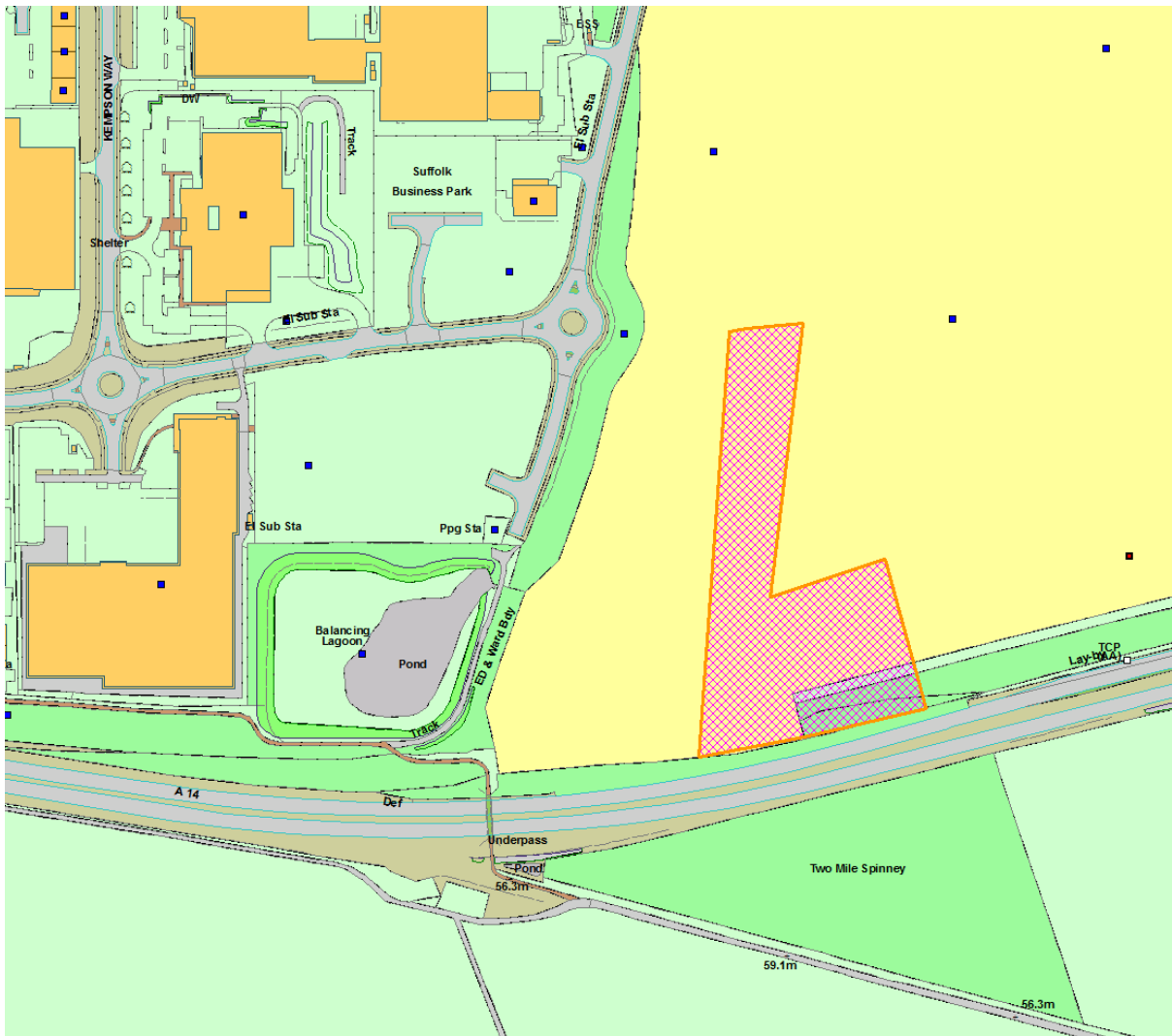
All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PL3WXVPD00Z00>



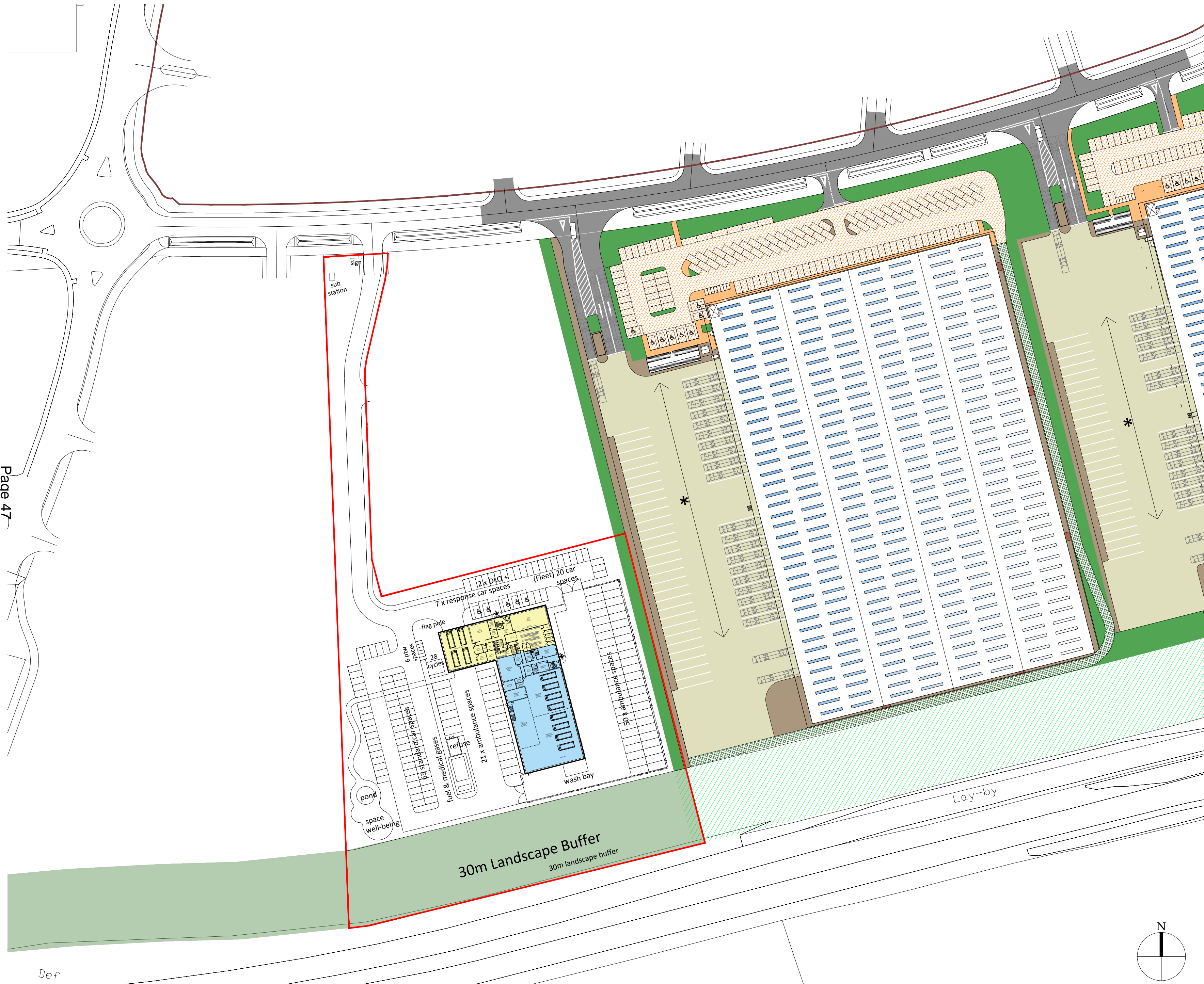
DC/19/0042/FUL

Plot 1520, Land East Of Suffolk Business Park, Rougham, Tower Avenue,
Rougham, Suffolk



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Revisions:	Drawn/Chkd:	Date:
A. ISSUED FOR PLANNING APPLICATION.	GW/GW	03.09.2019
B. POSITION ON SITE ADJUSTED.	GW/GW	29.01.2019



Client:
JAYNIC



Project:
Ambulance Station
& Fleet Depot
SUFFOLK PARK

24 Church St West,
Woking, Surrey,
GU21 6HT
01483 494 350
info@prc-group.com
www.prc-group.com

Drawing Title:
Proposed Site Layout Plan

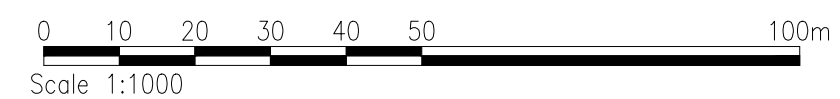
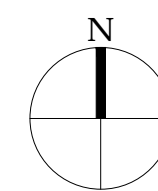
Scale @ A2: 1:1000
Checked by: GW
Date: Dec 2018

Job No: 11074
Stage: PL 002
Drawing No: Rev: B

Issue Status:
 Construction
 Information
 Tender
 Preliminary
 Approval

Architecture
 Planning
 Master Planning
 Urban Design
 Interiors
 Landscape

Offices
 Woking
 London
 Milton Keynes
 Warsaw



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St Edmundsbury
BOROUGH COUNCIL

DEV/SE/19/020

Development Control Committee 7 March 2019

Planning Application DC/18/1147/FUL – Land Adjacent To The Forge, The Street, Lidgate

Date 13.06.2018 **Expiry Date:** 11.01.2019
Registered: (EoT: 15.03.2019)

Case Officer: Ed Fosker **Recommendation:** Approve Application

Parish: Lidgate Parish Council **Ward:** Wickhambrook

Proposal: Planning Application - (i) 1no. dwelling; (ii) 1no. ancillary outbuilding and (iii) improvements to existing vehicular access.

Applicant: Logan Homes Ltd

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

Ed Fosker

Email: edward.fosker@westsuffolk.gov.uk

Telephone: 01638 719431

Background:

This application is referred to the Development Control Committee following consideration by the Delegation Panel. It was referred to the Delegation Panel because Lidgate Parish Council object to the proposal, contrary to the Case Officer recommendation for APPROVAL.

A site visit is scheduled to take place on Thursday 28 February 2019.

Proposal:

1. Planning permission is sought for 1no. four bed two storey detached dwelling and 1no. single storey two bay cartlodge as well as improvements to the existing vehicular access.

Site Details:

2. The site comprises an existing gap of land to the northern side of the street with a wide gated historic access, located between the property known as 'The Forge' to the west and the listed property known as 'Lidgate Grange' to the east, and situated within the countryside and Lidgate conservation area.
3. The listed church is some considerable distance away to the north and site falls outside of the amended scheduled ancient monument area. There are eight dwellings located to the western side and two located to the eastern side. The site itself originally contained agricultural structures until the late C20 with the bases of these still remaining evident.

Planning History:

4. DC/18/0629/FUL: Planning Application - (i) 1no. dwelling; (ii) 1no. ancillary outbuilding/garage and (iii) improvements to existing access. Withdrawn: 24.05.2018.

Consultations:

5. Highway Authority: No objection subject to conditions.
6. Environment Team: No objection subject to informatives.
7. Public Health and Housing: No objection subject to conditions.
8. Environment Agency: No objection, the site is located within; what is termed, a dry island, where during a flood the site will be partially or completely surrounded by flood water. This may affect access and egress to the property during times of flood. We note that the FRA has proposed a method to reduce the impact of flooding on the access route. We would recommend that these measures are enacted as part of the development.

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

Foul water drainage (and trade effluent where appropriate) from the proposed development should be discharged to the public foul sewer, with the prior approval of AWS, unless it can be satisfactorily demonstrated that a connection is not reasonably available.

9. Suffolk Wildlife Trust: Having reviewed the additional reports; great crested newt eDNA analysis and reptile survey (both Bright Green Environmental Consultancy Ltd, November 2018), and the Additional Information (January 2019) addressing my comments of July 2018. The reptile survey visits were undertaken at a sub-optimal time of year, under abnormally warm conditions so it is highly unlikely that any reptiles or amphibians would be using the refuges to bask. Therefore, establishing presence/likely absence under these conditions would be extremely difficult. However, the precautionary methods suggested by the consultant in the report and additional comments are satisfactory to mitigate any impacts this development may have, and further survey visits would be considered disproportionate to the task.
10. Landscape and Ecology Officer: The reptile survey and amphibian surveys are acceptable, and the recommendations, in particular the measures in section 6 of the reptile survey and section 5.1 of the amphibian survey should be conditioned. In addition the measures in section 5 of the ecological report (March 18) should also be conditioned along with a landscaping scheme that incorporates enhancement recommendations in section 5.4.
11. Conservation Officer: The new house and outbuilding are both much reduced in scale compared to the original proposal and the appearance of the front elevation is now more redolent of a traditional building with cross-wings rather than a converted barn. The reduced scale of the proposed buildings would result in them sitting more comfortably with the neighbouring buildings and would not detract from them. Traditional materials and detailing are also proposed which reflect those found elsewhere in the conservation area. The front boundary wall and hedging would be retained, maintaining the verdant nature of the street.

Overall, I therefore consider that the proposals would preserve the character and appearance of the conservation area and I therefore have no objections subject to conditions.

12. Historic England: Do not wish to offer any comments. We would therefore suggest that you seek the views of your specialist conservation and archaeological advisers, and other consultees, as relevant.
13. Historic England Amended Listing Entry Number: 1006024 - Lidgate Castle's historic and archaeological pedigree as a site dating from the C12 provided ample justification for the original designation, and now clearly fulfils the

criteria set out in DCMS's current guidance documents (October 2013). This re-assessment of the extent of the castle remains has made it possible to enhance the content of the List entry with information derived from various investigations, most notably topographical survey, trial trenching, geophysical survey, LiDAR, aerial photography and map regression analysis. As a result of these investigations our level of understanding of the site has been greatly improved and provides evidence to show that the surviving remains of the castle extend far beyond the currently scheduled area. Parts of the external banks of the inner and outer castle bailey, the banks and ditches defining the C16 remodelled fortified manorial complex, building platforms and terracing south of the church and the Bailey Pond all lay outside the current area of protection. All these features have a high level of archaeological potential to further improve our understanding of the castle and the social and economic context in which it functioned and should therefore be included in the area of protection. Map regression indicates there has been little change to Bailey Pond since at least the late C19 increasing the potential for the survival for organic artefacts in the basal silts of the pond. Such artefacts, when analysed can add considerably to our understanding of the castle and the communities it served.

The area under assessment, as requested by the applicant, and mapped for the Consultation Report, includes the area of the castle earthworks, the inner and outer bailey, the area of the fortified manorial complex, the Bailey Pond, and what the applicant proposed as the wider outer bailey of the castle, extending south to The Street. Although it is possible that nationally important archaeological remains survive outside the boundary of the scheduling as proposed here, the evidence for its survival, or the potential for its survival, is not clear enough to warrant inclusion in the scheduling at this time. South of the proposed scheduled area the survival of earthworks is fragmentary and difficult to establish with confidence how those that do survive relate to the castle complex if at all.

14. Archaeological Service: The proposed development site lies within an area of archaeological interest and potential, within the historic core of the village of Lidgate (County Historic Environment Record LDG 014), which centres on the church and castle. The Castle (LDG 002) is a Scheduled Monument (DSF 15939). Considerations relating to the impacts of development on the setting of heritage assets and on below ground remains are therefore relevant for this application. The application lies within the Conservation Area for Lidgate, and I would advise that Historic England is consulted in relation to potential impacts on the setting of the church and castle. The impact on the setting of the earthworks in the outer bailey area, associated with the Scheduled monument should also be a consideration. The castle and later manorial complex covered a larger area than is covered by the Scheduling (HER LDG 010), particularly including an outer bailey area. Land to the south of the castle and church, northwards of the development area, has been subject to both geophysical and topographical survey carried out in relation to underground work by UK Power Networks (LDG 018, Britannia Archaeology Report 2014/1066 and Suffolk County Council Archaeological Service report 2015/002). The topographic survey extended southwards on a line as far as the top of Bailey Pond, c 60m northwards of the development area, and - within an area defined on the west by the

manorial/bailey ditch south of the church and the eastern boundary of Lidgate Hall to the east - mapped earthwork features indicative of terracing and building platforms. Geophysical survey also identified archaeological features within this area and westwards towards a sunken lane leading to Tinker's Close (LDG 009). Medieval finds were recovered, suggesting well-preserved remains of this date. From current information held in the Historic Environment Record, it may be that the development site lies outside the outer bailey, although the site and immediate wider area has not been subject to systematic modern evaluation. To the north of the site and running into its western edge, a cropmark is visible (c2007) which may represent a continuation of the extant castle/manorial ditch which runs southwards beyond the western boundary of the churchyard. The cropmark appears to relate to a boundary visible on the 1903 OS map, and shown on aerial photographs from 1945. The topographic survey carried out in 2015, however, noted that it was difficult to trace the castle/manorial ditch beyond its funnelling out at its southern end c60m northwards of the development site. It was speculated although not proven that the ditch may have turned and run eastwards, towards and along the line of the northern edge of Bailey Pond. If the castle/manorial ditch continued southwards rather than turning east, it would run into and along the western boundary of the development site. However, the main construction impacts of the proposed development lie generally to the west of this line. There is, however, general potential for archaeological remains relating to early occupation in the village to be present within the development site as well as activity relating to the castle. The watercourses to the south of castle may have been modified as part of its landscape, perhaps for fish/mill ponds. The development has the potential to damage or destroy any archaeological remains which exist on the site. Based on the scale and location of the development, as advised previously, if St Edmundsbury is minded to grant consent, in accordance with the National Planning Policy Framework (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

Representations:

15. Lidgate Parish Council: Does not believe it appropriate to develop a site which provides an important visual gap that contributes to the character and distinctiveness of the rural scene.

Policy DM2 – Creating Places – Development Principles and Local Distinctiveness

The proposal will adversely affect the distinctive historic character and architectural or archaeological value of the area and/or building.

The proposal will affect the amenity of the neighbouring properties as the eastern side of the development will overlook The Grange. The residential amenity of neighbouring properties will also be affected by overshadowing and the loss of light.

The site contains a number of important landscape characteristics and prominent topographical features, habitats, species and features of

ecological interest as detailed in a letter from a resident. The SAM status of the castle and the Topographic Study referred to therein, impact on the cluster of listed buildings around the site. There is extensive evidence of species which are covered by specific regulation in terms of additional permissions and protection.

Policy DM17 – Conservation Areas

The proposed dwelling will be in the Lidgate Conservation Area. Lidgate is a quiet, rural village in a Conservation Area and the Parish Council believes that this application will detract from the setting of and views into and out of the Conservation area.

The proposed dwelling will be too large in scale, form, height, massing and alignment to respect the area's character and setting.

The proposal will lead to the loss of an important open space which makes a significant contribution to the character and appearance of a settlement. The proposal does not demonstrate a clear understanding of the significance of the Conservation Area and/or its setting, alongside an assessment of the potential impact of the proposal on that significance.

Policy DM15: Listed Buildings

The proposal does not respect the existing listed building and its setting in terms of scale, form, height, massing, and design.

The proposal does not respect the setting of the listed building, including inward and outward views.

In addition, Lidgate Parish Council would like to submit the following objections:

The archaeological evidence is so significant that it would be threatened by this development. The Parish Council asks that any decision be delayed by West Suffolk Planning until an archaeological survey has been received from Suffolk County Council and until Historic England has made its decision about whether or not to extend the Scheduled Ancient Monument Status.

Suffolk Wildlife Trust has recognised the importance of the biodiversity of this site particularly in relation to amphibian migration patterns and more research is needed.

The Parish Council does not believe the area can be defined as a closely knit cluster as stated in DM27 because it is more of a linear development as there are no properties on the opposite side of the road, and the current properties are spread along 300m. Lidgate Parish Council also believes that the proposal for a large four bedroom detached does not reflect the spirit of DM27 in terms of its size.

16. Twenty one letters of objection were received, raising concern with regard to:

- Adverse impacts on biodiversity and loss of habitat
- Adverse impact on Conservation Area
- Proposal does not comply with policy DM5 as it is not 'affordable'

- Proposal does not make up part of a cluster
- Overdevelopment
- Poor design
- Too large and not in keeping with the surrounding area
- Adverse impact on scheduled Motte & Baily Castle
- Adverse impact on existing street scene and rural character
- Overlooking and loss of privacy to neighbours
- Highways safety
- Adverse impact on setting of grade II listed church
- Adverse impact on site of archaeological interest

Lidgate Archaeological Group also applied to Historic England for extension of the Scheduled Ancient Monument status of Lidgate Castle, comprising an area mainly to the south of the Castle, which subject to approval by Historic England may include part or all of the site proposed for development under planning application DC/18/1147/FUL. (Historic England reference number 1457854).

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

17. Joint Development Management Policies Document:

- Policy DM1 (Presumption in Favour of Sustainable Development)
- Policy DM2 (Creating Places – Development Principles and Local Distinctiveness)
- Policy DM7 (Sustainable Design and Construction)
- DM5 (Development in the Countryside)
- Policy DM12 (Mitigation, Enhancement and Monitoring of Biodiversity)
- Policy DM15 (Listed Buildings)
- Policy DM17 (Conservation Areas)
- Policy DM22 (Residential Design)
- Policy DM27 (Housing in the Countryside)
- Policy DM46 (Parking Standards)

18. St Edmundsbury Core Strategy December 2010

- Policy CS3 (Design and Local Distinctiveness)

Other Planning Policy:

19. National Planning Policy Framework (2018)

Officer Comment:

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

- Principle of Development
- Impact on the Character of the Conservation Area
- Impact on the Setting of listed buildings
- Impact on Neighbour Amenity
- Biodiversity
- Other Matters

Principle of Development

21. The NPPF was revised in July 2018 and is a material consideration in decision making from the day of its publication. Paragraph 213 is clear however that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework, the greater weight that may be given. The Policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provisions of the 2018 NPPF that full weight can be attached to them in the decision making process.

22. Policy DM5: Development in the Countryside provides that areas designated as countryside will be protected from unsustainable development. A new or extended building will be permitted, in accordance with other policies within this Plan, including where it is for small scale residential development of a small undeveloped plot, in accordance with policy DM27.

23. Policy DM27: Housing in the Countryside provides that proposals for new dwellings will be permitted in the countryside subject to satisfying the following criteria:

- a. the development is within a closely knit 'cluster' of 10 or more existing dwellings adjacent to or fronting an existing highway;
- b. the scale of development consists of infilling a small undeveloped plot by one dwelling or a pair of semi-detached dwellings commensurate with the scale and character of existing dwellings within an otherwise continuous built up frontage.

Permission will not be granted where a proposal harms or undermines a visually important gap that contributes to the character and distinctiveness of the rural scene, or where development would have an adverse impact on the environment or highway safety.

24. The application site itself comprises an open area of meadow land approximately 37m wide positioned between the property known as 'The Forge' to the west and the listed property known as 'Lidgate Grange' to the east. There are eight dwellings located to the western side and two located to the eastern side. Because of the generous size of this plot it must be accepted that there is some conflict with DM27, which otherwise permits development on 'small' plots. This must weigh against the scheme, albeit, for the reasons set out below, including the support for this proposal from the Conservation Officer, this is not considered, on its own, sufficient reason to resist this proposal and it is a more balanced matter than that.

25. However, the development is considered to be within a cluster of ten dwellings fronting the Street and on balance this is considered to be 'closely knit', particularly when considered with the heritage comments assessed later in this report. The proposed dwelling itself has been reduced in size, scale and re-designed from the previous application to a more traditional and modest property, and one which is considered commensurate with the scale and character of the other existing dwellings within the built frontage.

The plot sizes and spacing between dwellings are considered commensurate to nearby and adjacent properties with 'Street Farm' having a frontage of 52m, No. 7 The Street having a frontage of 26 m, 'The Bungalow' having a frontage of 41m and 'The Forge' having a frontage of 36m which are all considered to be of a similar scale such that the proposal is considered thereby to respect the rural character and street scene of the locality in compliance with the provisions of policy DM27.

26. Furthermore, policies DM2 and CS3 seek to reinforce the character and local distinctiveness of an area. A mixture of dwelling styles is typical in a rural area such as this the proposal would reflect the character of the locality, utilising architectural detailing reflective of other properties in that location. It would therefore reflect the locally distinct character of the site. It is also noted that the proposal retains the frontage landscaping, with no adverse effects arising upon such, which is important in defining the loosely grained and verdant character of the area.
27. The principle of a development within this site is therefore considered acceptable.
28. The proposed development also needs to be considered against policies DM2, DM12, DM15, DM17, DM22 and DM46 of the Development Management Policies Document which seeks to ensure that new development does not result in the loss of residential or visual amenity, impact on the setting of any listed building, the layout and design respects the established pattern and character of development in the locality and the proposal preserves or enhances the surrounding conservation area which will be considered further below.

Impact on Heritage Assets

29. Policy DM17: Conservation Areas provides that proposals for development within, adjacent to or visible from a Conservation Area should preserve or enhance the character or appearance of the Conservation Area or its setting, and views into, through, and out of the area, be of an appropriate scale, form, height, massing, alignment and detailed design which respect the area's character and its setting, retain important natural features such as open spaces, plot divisions, boundary treatments, and trees and hedges, which contribute to the special character of the area and use materials and building techniques which complement or harmonise with the character of the area.
30. Policy DM15: Listed Buildings provides that development affecting the setting of a listed building will be permitted where it is not detrimental to the building's character or any architectural, archaeological, artistic or historic features that contribute towards its special interest and is of an appropriate scale, form, height, massing, and design which respects the existing building and its setting.
31. The proposed dwelling and outbuilding are both much reduced in scale compared to the original proposal and the appearance of the front elevation is now more redolent of a traditional building with cross-wings rather than

a converted barn. The reduced scale of the proposed buildings would result in them sitting more comfortably with the neighbouring buildings and would not detract from them. Traditional materials and detailing are also proposed which reflect those found elsewhere in the conservation area. The front boundary wall and existing hedging / soft landscaping would also be retained, maintaining the verdant nature of the street. With the Local Authority's Principal Conservation officer raising no concern with regard to any adverse impact on the character of the conservation area it is considered that the proposal would be compliant with policy DM17 and the provisions of the NPPF.

32. During the course of this application a request was submitted to Historic England for extension of the Scheduled Ancient Monument status of Lidgate Castle, comprising an area mainly to the south of the Castle (including the site which is the subject of this application). After investigation Historic England decided to amend the Scheduled Ancient Monument status to now include parts of the external banks of the inner and outer castle bailey, the banks and ditches defining the C16 remodelled fortified manorial complex, building platforms and terracing south of the church and the Bailey Pond. However Historic England commented that with regard to the area to the south the survival of earthworks is fragmentary and difficult to establish with confidence how those that do survive relate to the castle complex if at all and this area (which included the site of this application) was not to be included. Suffolk County Council Arch Service have also raised no objection subject to the imposition of a condition to record and advance understanding of the significance of any heritage asset.
33. Given the fact that the proposed development site falls outside of the amended scheduled ancient monument area and with the Local Authorities Principal Conservation officer raising no concern with regard to adverse impact on the setting of the Church, Scheduled ancient monument, Conservation Area or any of the other listed building in the vicinity including the neighbouring Lidgate Grange the proposal is considered to comply with the provisions of policy DM15, DM17 and the NPPF 2018.

Impact on Neighbour Amenity

34. The only window to the western side of the proposed dwelling at first floor level is a very small obscure glazed bathroom window and the only first floor windows to the eastern side serving a bedroom and bathroom. The proposed dwelling is set back much further on the plot than the neighbouring Forge to the western side with a good distance of separation with the cart lodge positioned between the dwelling and the boundary, also the proposed dwelling is positioned some 9m plus from the boundary to the eastern side, with no dwellings to the rear (northern side), the proposed boundary treatment is sufficient to prevent impacts at ground floor and it is not considered that there would be any adverse impact on the residential amenity currently enjoyed by either neighbouring property by reason of overlooking or overbearing impact in compliance with policy DM2.

Biodiversity

35. Policy DM12: Mitigation, Enhancement, Management and Monitoring of Biodiversity provides that in addition to, or as part of the requirements of other policies in this DPD, measures should be included, as necessary and where appropriate, in the design for all developments for the protection of biodiversity and the mitigation of any adverse impacts. Additionally, enhancement for biodiversity should be included in all proposals, commensurate with the scale of the development.
36. Concerns have been raised with regard to adverse impact on biodiversity and loss of habitat, however Local Authorities Landscape and Ecology Officer and Suffolk Wildlife Trust have raised no concern subject to the implementation of the measures detailed within the primary ecological appraisal by Bright Green Environment dated March 2018 and the great crested newt eDNA analysis and reptile survey (both Bright Green Environmental Consultancy Ltd, November 2018), and the Additional Information (January 2019) which layout the precautionary methods required, mitigation and enhancement methods suggested to ensure that the scheme does not adversely impact on the biodiversity of the site in compliance with policy DM12.

Impact on Highways

37. The Highway Authority are satisfied with the location of the proposed cart lodge, off street parking provision for two cars within the cart lodge, provision for several more outside the dwelling, manoeuvring area to the front of the property and access upgrades. It is considered that the proposal would not adversely impact on highway safety and provide sufficient off street parking, in accordance with policies DM2 and DM46.

Other Matters

38. It is noted that part of the vehicular access to the site is located within; what is termed, a dry island, where during a flood the site will be partially or completely surrounded by flood water. This may affect access and egress to the property during times of flood. It is noted that the flood risk assessment has proposed a method to reduce the impact of flooding on the access route. The Environment Agency has recommended that these measures are enacted as part of the development.
39. Policy DM7 provides that all proposals for new development including the re-use or conversion of existing buildings will be expected to adhere to broad principles of sustainable design and construction and optimise energy efficiency through the design, layout, orientation, materials and construction techniques. In particular proposals for new residential development will be required to demonstrate that appropriate water efficiency measures will be employed to ensure water consumption is no more than 110 litres per person per day (including external water use).
40. The water consumption of this dwelling is subject to condition and also off street parking is required to provide an operational electric vehicle charge point by condition. It is considered that these measures will ensure

compliance with policy DM7.

Conclusion:

41. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with Forest Heath and St Edmundsbury Joint Development Management Policies Document 2015 and the provisions of the National Planning Policy Framework 2018. Whilst this is a large plot, and therefore on its own face at odds with the provisions of DM2 that seeks to allow dwellings on small undeveloped plots, the plot size, and the dwelling, is commensurate with otherwise in the immediate vicinity, and this is a factor which weighs in its favour. Also material is the retention of the soft landscaping to the site frontage as well as the support of the Conservation Officer, noting the lack of harm arising to the Conservation Area as a consequence of the development of this site. On this basis, and on balance, the proposal can be supported.

Recommendation:

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

1. The development hereby permitted shall be begun not later than 3 years from the date of this permission.
Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.
2. No development above slab level shall take place until samples of the external materials to the house and outbuilding have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.
3. The dwelling hereby approved shall not be occupied until the area(s) within the site shown on Drawing No. 18/25/03 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.
Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.
4. The dwelling hereby approved shall not be occupied until the existing vehicular access has been improved, laid out and completed in all respects in accordance with SCC Drawing No. DM02 (access over

footway); and with an entrance width of 4.5 metres. Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

5. Prior to the dwelling hereby permitted being first occupied, the vehicular access onto the B1063 shall be properly surfaced with a bound material for a minimum distance of 10 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.
Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.
6. The areas to be provided for storage and presentation of Refuse/Recycling bins as shown on Drawing No. 18/25/03 shall be provided in its entirety before first occupation of the dwelling and shall be retained thereafter for no other purpose.
Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.
7. Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.
Reason: To prevent hazards caused by flowing water or ice on the highway.
8. Gates shall be set back a minimum distance of 5 metres from the edge of the carriageway and shall open only into the site and not over any area of the highway.
Reason: In the interests of road safety.
9. Before the access is first used visibility splays shall be provided as shown on Drawing No. 18/25/03 with an X dimension of 2.4m and a Y dimension of 59m 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.
Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.
10. 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.

Reason: To enhance the appearance of the development and to ensure that the most vulnerable trees are adequately protected during the periods of construction, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

11. 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.

Reason: To enhance the appearance of the development and ensure a satisfactory environment, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order), the dwelling shall not be extended in any way, and no structures shall be erected within the curtilage of the dwelling.

Reason: To safeguard the character and appearance of the area and the residential amenity of neighbouring occupiers, in accordance with policies DM2 and DM22 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

13. Before occupation of the dwelling hereby approved biodiversity enhancement measures will include the renewal of the post and rail fencing around the perimeter (note 8 on dwg.18/25/03) with no gravel board to allow the passage of amphibians, reptiles and mammals through the fence at ground level as not create a barrier into or out of the site. Any such measures as shall be installed and thereafter retained as so installed. There shall be no occupation

unless and until the biodiversity enhancement measures to be installed have been installed.

Reason: To secure biodiversity enhancements commensurate with the scale of the development, in accordance with the provisions of Policy DM12 of the Joint Development Management Policies.

14. The dwelling(s) 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.
Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with policy DM7 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.
15. 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.
Reason: To protect the amenity of the area.
16. The mitigation measures as laid out within the flood risk assessment by G. H. Bullard & Associates LLP dated March 2018 shall be implemented in full prior to first occupation of the dwelling hereby approved and shall remain thereafter unless the Local Planning Authority gives written consent for any variation.
Reason: To ensure the safety of any future occupants and to ensure a satisfactory environment, in accordance with policy DM2, of the West Suffolk Joint Development Management Policies Document 2015, the National Planning Policy Framework 2018 and all relevant Core Strategy Policies.
17. 1. 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.

2. No buildings 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.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy HC9 of Replacement St Edmundsbury Borough Local Plan 2016, Policy CS2 of St Edmundsbury Core Strategy 2010 and the National Planning Policy Framework (2012)

18. Prior to operational use of the site, at least one electric vehicle charge point shall be provided at reasonably and practicably accessible location. The Electric Vehicle Charge Point shall be retained thereafter and maintained in an operational condition. Charge points shall be Fast (7-22KW) or Rapid (43KW) chargers.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 105 and 110 of the National Planning Policy Framework paragraphs 105 and 110 and the Suffolk Parking Standards.

Documents:

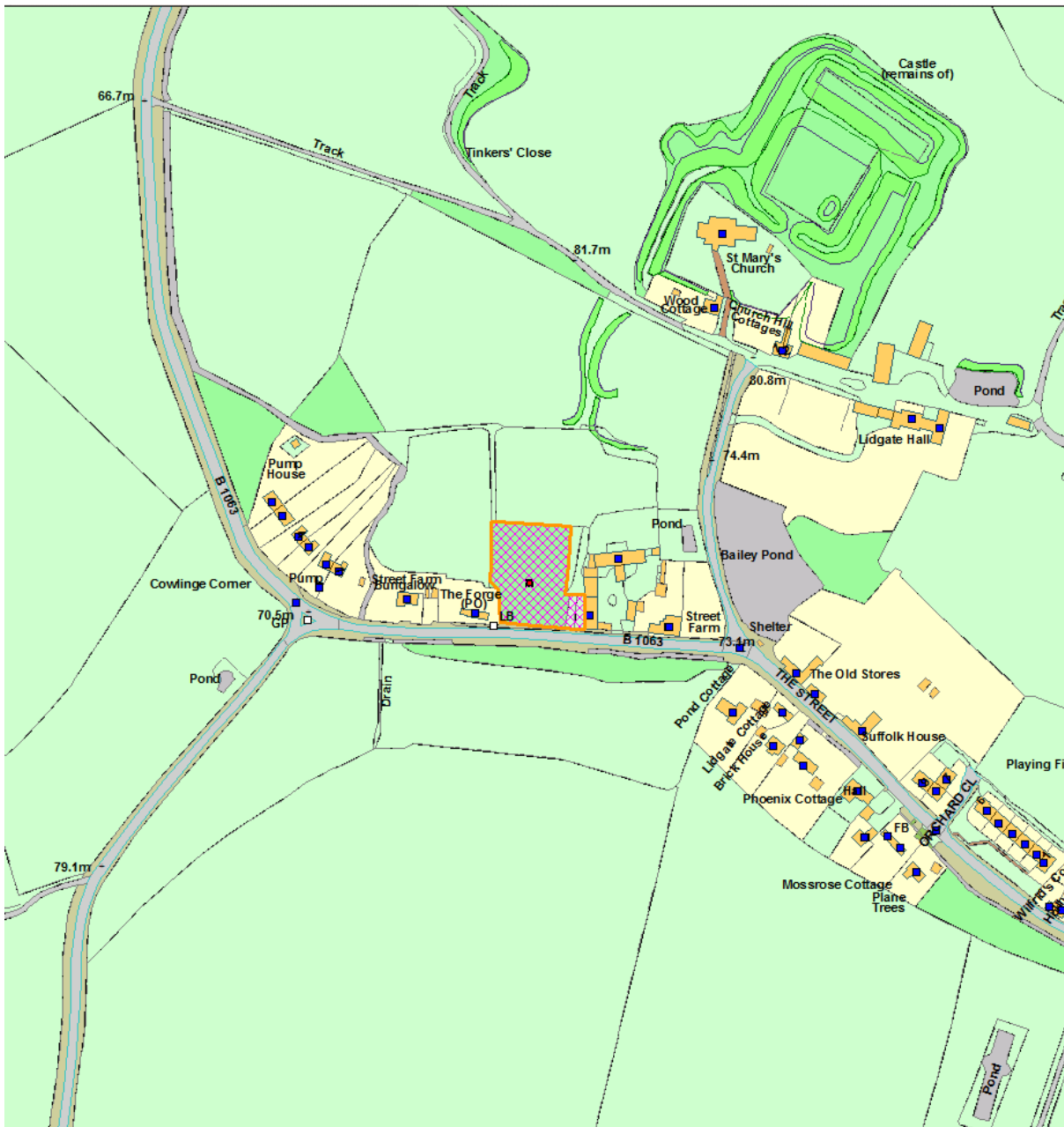
All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PA9BO7PD04S00>

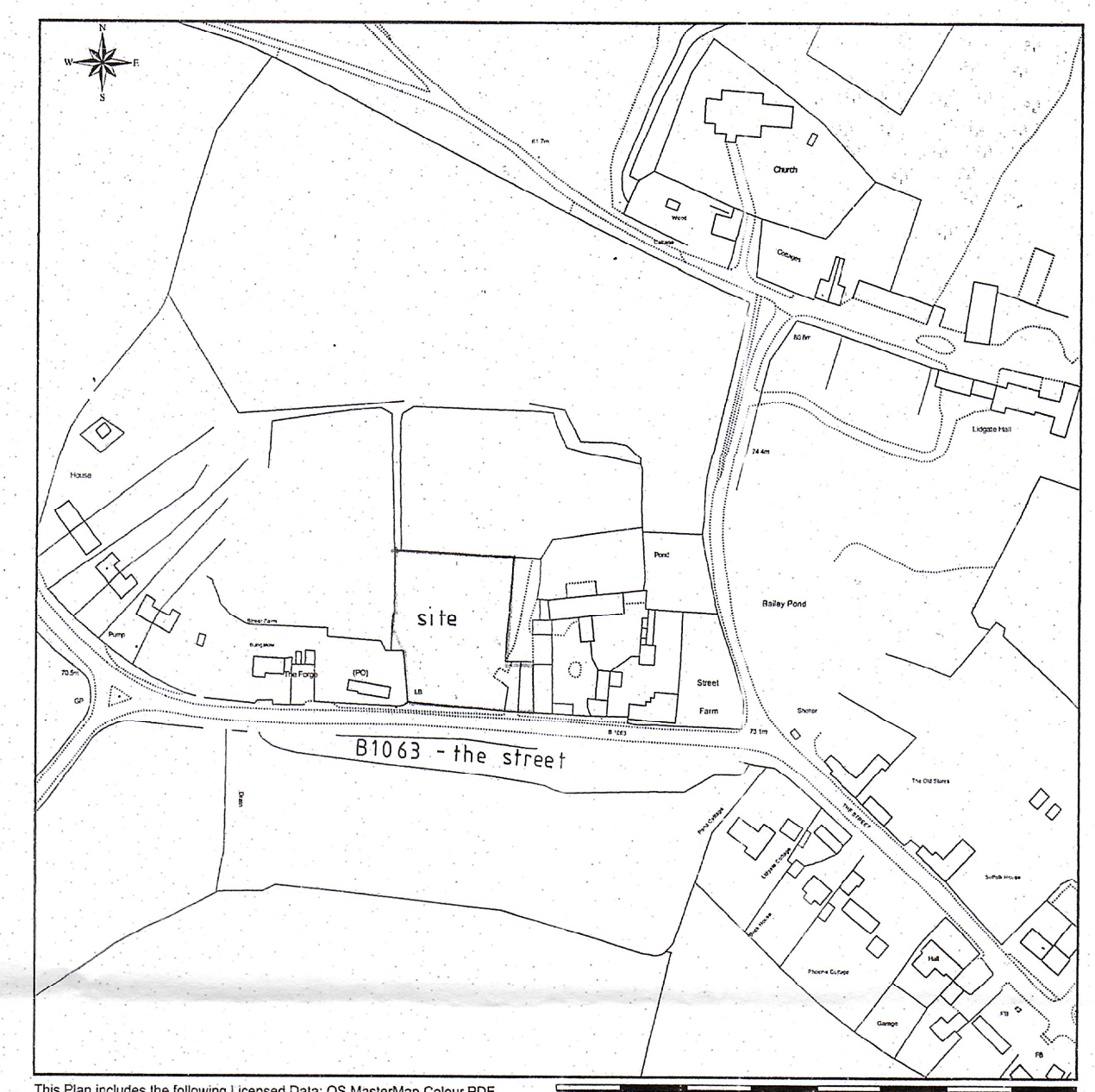
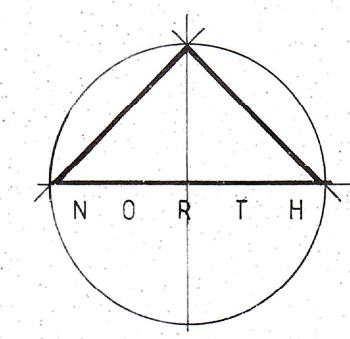
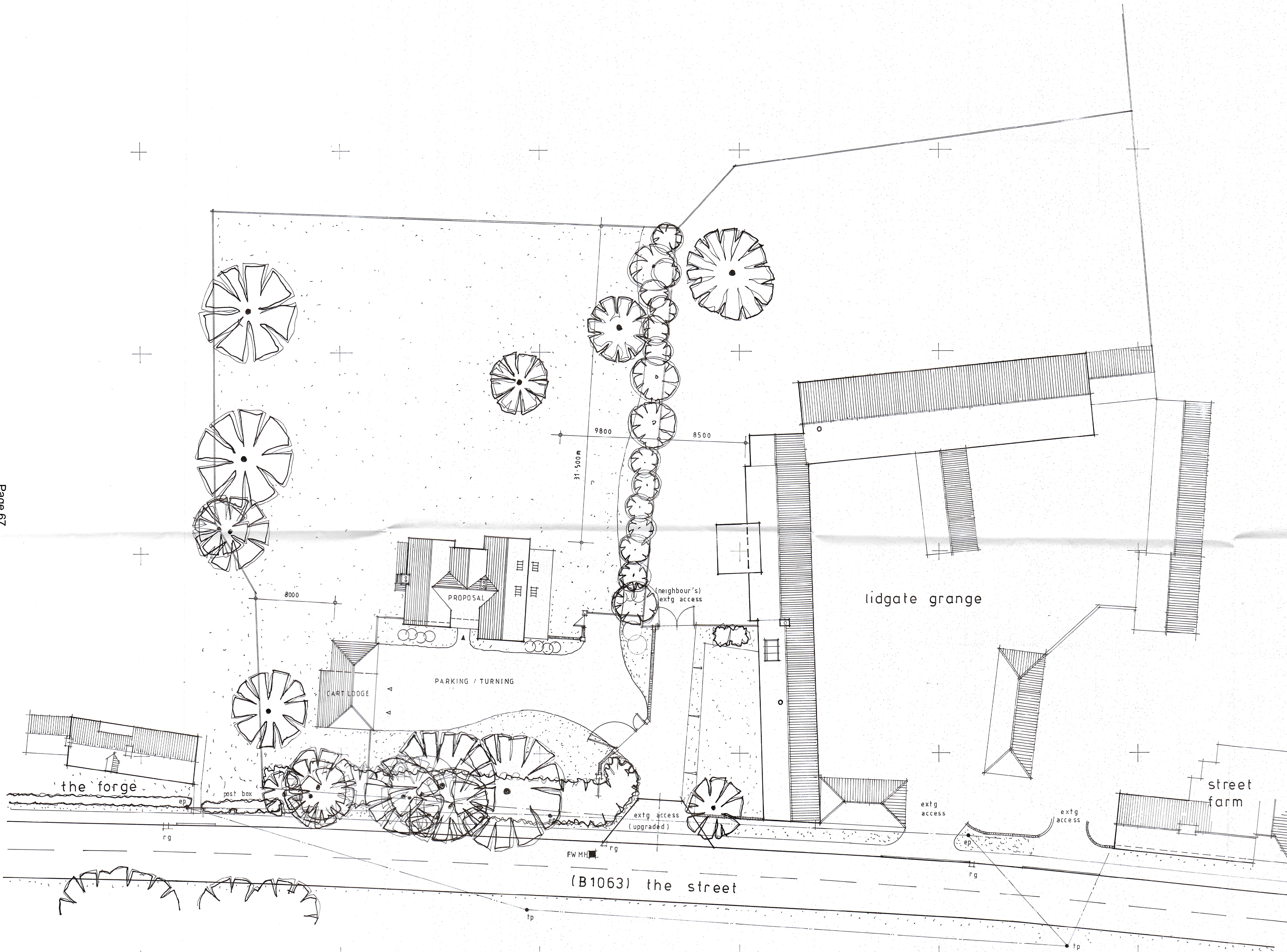


DC/18/1147/FUL

Land Adjacent To The Forge, The Street, Lidgate, Suffolk

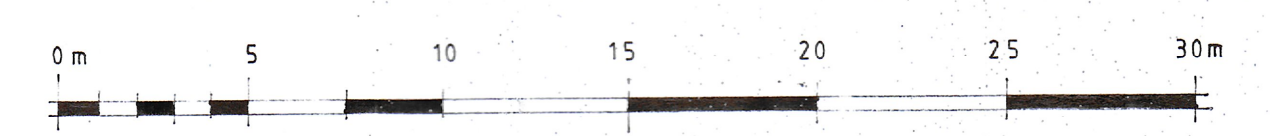


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PROPOSED SITE PLAN 1/200 (A1)



dean jay pearce architectural design & planning ltd 2 / 3 Milestone, Hall Street, Long Melford Sudbury, Suffolk, CO10 9HZ T: 01787-378797 E: dean.pearce@live.co.uk	
Project: Erection of 1 No. dwelling, associated ancillary outbuilding and change of use of land (incorporating improvements to existing vehicular access).	
Site Address: Land at The Street, Lidgate, Newmarket	
Applicant: Logan Homes Ltd	
Drawing title: PROPOSED SITE PLAN	
scale: 1/200 date: 06 / 2018 drawn: djp checked:	drg no: 18/25/02 rev:
<small>Do not scale this drawing. Use figured dimensions only. Contractor to set out all of the works prior to commencement and report any omissions / discrepancies immediately. Scales shown on this drawing are at A1 sheet size.</small>	
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St Edmundsbury
BOROUGH COUNCIL

DEV/SE/19/021

Development Control Committee 7 March 2019

Planning Application DC/18/1143/FUL – 2 Hollands Road, Haverhill

Date Registered:	29.6.2018	Expiry Date:	28.09.2018 (EOT 15.03.2019)
Case Officer:	Ed Fosker	Recommendation:	Approve Application
Parish:	Haverhill Town Council (EMAIL)	Ward:	Haverhill South
Proposal:	Planning Application - (i) remodelling part of existing building to provide vehicle storage area and provision of additional office space; (ii) operational changes to the existing building and (iii) installation of fence and gates (part retrospective).		
Site:	2 Hollands Road, Haverhill		
Applicant:	Clerkin Civils Limited - Mr Dean Clerkin		

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

Ed Fosker

Email: Edward.fosker@westsuffolk.gov.uk

Telephone: 01638 719431

Background:

The application is referred to Development Control Committee as No. 2 Hollands Road is in the ownership of St Edmundsbury Borough Council and at the request of Ward Member (Haverhill South) Councillor Paula Fox.

Proposal:

1. The proposed development is for the remodelling of part of existing building to provide vehicle storage area and provision of additional office space, along with operational changes to the existing building and erection of fence and gates. As some of the development has already commenced, this application is part retrospective, as shown below:
 - New roof (retrospective);
 - Selected demolition and associated building operations (retrospective);
 - New office accommodation on lower ground floor;
 - New fence and gates around periphery of site;
 - New cladding on elevations of building.
2. The proposed development would facilitate office and operational space for Clerkin Civils which has recently consolidated operations and made their business headquarters at the site. This will allow them to more effectively serve their business needs and provide a platform for further growth. The site would be used for office space and storage of plant and vehicles, both within the building and within its curtilage. There would also be parking for office and visiting staff. The site would not be open to the public and there would be the need to store aggregate at the site, including gravel and sand.

Application Supporting Material:

- Application form
- Existing site layout plan
- Proposed site layout plan
- Existing and proposed elevations
- Sustainable drainage proforma
- Planning statement

Site Details:

3. No. 2 Hollands road is located on the corner of Hollands Road and Bumpstead Road within an established industrial estate situated within a General Employment Area. The site currently comprises a large industrial building with associated hard standing areas and car parking. Historically the building was used by Menta Business Centre, who provide business advice and business skills training for start-up businesses with opportunities to lease small business units. Neighbouring units to the south and west are also industrial in appearance, the closest residential properties are located on the eastern side of Bumpstead Road and are separated by the roads itself.

Planning History:

Reference	Proposal	Status	Decision Date
E/95/1137/P	Planning Application – Application Erection of extension to rear	Granted	23.03.1995

Consultations:

Environment Team: No objection, we requesting electric vehicle charge points are attached to the planning consent via condition, should planning be granted, to enhance the local air quality through the enabling and encouraging of zero emission vehicles. The condition requires at least 5% of car parking spaces shall be equipped with electric vehicle charge points. In this case, 5% of 41 spaces would be 2.05, and we would therefore accept 2 spaces.

Public Health & Housing: Do not object to the application however the agent has informed me the lorries will be leaving the yard at 6am. This may impact on the amenity of the nearby residents therefore we recommend the company implement a policy to ensure these vehicle movements are kept to a minimum and that drivers are advised to not leave vehicles idling, or to excessively rev the engines when leaving the site. Drivers to be advised to keep radios and conversation to a low volume during this time. To protect the amenity of the area.

Environment Agency: No formal comment to make.

Suffolk County Council Highways Authority: No objection, any permission should include conditions to control parking and manoeuvring, distance of gates from carriageway and cycle storage.

Suffolk County Council Floods and Water Engineer: The drainage strategy is satisfactory. The orifice plate is a little on the small side, but the overall risk to the site and surrounding areas if blockage occurs is small – any exceedance will use the highway. I am happy for the wash down facility to bypass the control device and the rest of the new hardstanding areas to be controlled to 5l/s.

Ramblers: No objection.

Tree Officer (Verbal with FS): No objection, requests root protection condition with regard to the trees positioned to the south west of the site given the location of the boundary fence.

Representations:

Ward Member: The reasons being that it is retrospective and it is a St Eds property I believe, therefore we would need complete transparency with one of our own properties. There has been no transport and construction plan put forward that we are aware of. No thought/consideration for noise and dust to the area which is just across the road from residential homes. Has an underground tank been installed to cope with any oil spillages that may occur as any pollutants should not enter any local storm drains.

Town Council: wishes to express considerable disappointment that these works were not subject to a proper planning process in advance of such works.

The apparent complete disregard for processes put in place to protect the environment and workers is astonishing. In particular:

- The potential for unlawful mishandling and disposal of asbestos believed to have been present.
- The failure to provide for mitigation against pollution due to an incomplete and ineffectual drainage assessment - spillages entering the highway surface water system can enter the Stour Brook without any mitigation.
- The failure by a Borough tenant to obtain landlord's permission before actually demolishing a publicly-owned building, as it is inconceivable that the Borough would not have advised the applicant of the need to obtain planning permission ahead of such works.

The Town Council wishes to also note that it is pleased that a local company is doing well and needs new facilities, congratulates Clerkins on their growth but the Borough should ensure new tenants follow due process and that when it comes to planning matters relating to Borough property, the approach is one as an exemplar to others'

Neighbours: No comments received.

Policy: The following policies of the Joint Development Management Policies Document, the St Edmundsbury Core Strategy 2010 & Vision 2031 Documents have been taken into account in the consideration of this application:

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places, Development Principles and Local Distinctiveness
- Policy DM46 Parking Standards
- Core Strategy Policy SCS3 Design Quality and Local Distinctiveness
- Policy HV9 General Employment Areas – Haverhill

Other Planning Policy:

National Planning Policy Framework (2018)

Officer Comment:

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

- Principle of development
 - Impact on residential amenity
 - Impact on street scene/character of the area
 - Design and form
 - Highways
 - Other matters
4. The NPPF was revised in July 2018 and is a material consideration in decision making from the day of its publication. Paragraph 213 is clear however that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the

Framework, the greater weight that may be given. The Policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provisions of the 2018 NPPF that full weight can be attached to them in the decision making process.

Principle of development

5. Development at an existing commercial site is considered acceptable as a matter of principle provided that the proposal respects the character and appearance of the immediate and surrounding area, and providing that there is not an adverse impact upon residential amenity, highway safety or important trees within the street scene. Along with CS3, DM2 requires development to recognise characteristics and local distinctiveness of the surrounding area.
6. The application site is contained within the General Employment Area and Policy HV9 within the Haverhill Vision 2031 Document states that proposals for industrial and business development within the use classes B1, B2 and B8 for Haverhill Industrial Estate will be permitted providing that space requirements, parking, access, travel and general environmental considerations can be met. The building appears to have been within the use class B1 historically and the current use of the site involves the storage of civil engineering plant and aggregates with an office element, given the fact that B1, B2 and B8 are generally permitted within this area it is considered acceptable in principle within the General Employment Area.

Impact on residential amenity

7. The proposed development is not considered to adversely impact upon the residential amenity of occupants of nearby properties given the location or the building. The nearest residential properties are to the east of the site and separated by Bumpstead Road. The office element and car parking are located to the eastern side of the larger storage unit, and the boundary of the site fronting Bumpstead Road is well screened by the strong mature hedging. Public Health and Housing have also raised no objection to the proposal, but note that some lorries will be leaving the site at 6.30am and that vehicle movements should be kept to a minimum and that drivers are advised to not leave vehicles idling, or to excessively rev the engines when leaving the site. Also drivers to be advised to keep radios and conversation to a low volume during this time. Given the nature of the site and its relationship to any dwellings, and the fact that this site is located within an industrial estate and the access used by the lorries is located at the furthest point away from any residential properties, it is not considered that there would be any significant adverse impact on the residential amenity currently enjoyed by the occupiers of nearby properties, such that would otherwise justify a refusal, and the 06.00 starting time as conditioned is reasonable in order to ensure this.

Impact on street scene/character of the area

8. The proposed alterations are to the sides of the building which front Hollands Road and Bumpstead Road. The alterations to the building to the side facing Hollands Road comprise of the demolition of a sizable portion of the building, which in effect moves the element which is most visible further back from the road, the remaining side elevations are to be covered in grey composite

cladding. The works to the side of the building which faces Bumpstead Road comprise the infilling of the existing undercroft beneath the office element of the building which is currently utilised for parking, given that this part of the site is at a low level and the boundary well screened by the existing mature hedging only extremely limited views are likely be afforded from the vehicular access.

9. Industrial units in and around this area of Hollands Road are of similar appearance and hold no real architectural merit. Given the fact that the largest and most prominent elevation of the building is being demolished and in effect will present as further away from the frontage of the site and the relatively minimal alterations to the side of the building which fronts Bumpstead road it is not considered that there would be any adverse impact on the existing industrial character of the area.

Design and form

10. The alterations which comprise a sizable amount of demolition, modest infilling, extension to the roof above the workshop and new cladding to the external walls with a re-designed parking layout are considered to be relatively modest when taking into account the size of the existing building. Being flat roofed and industrial in nature with an office element, the alteration are an arguable improvement to the appearance of the building which is considered to be of an appropriate scale, form and design in an area where buildings are generally of a large but single storey nature, with flat or very shallow pitched roofs.

Highways

11. The site would be served by three gates, one to Bumpstead Road (serving the office) and two to Hollands Road (serving the office and storage unit and area, also a one-way system would be maintained within the site to safeguard operational activities. The proposed development will increase the number of car parking spaces on site from 36 to 41. Given that there are 41 available spaces, parking provision is considered ample of the scheme. This is also confirmed following a consultation response from Suffolk County Highways. The Highways Authority also recommend a conditions relating to retaining the space shown on the proposed site plan for parking and manoeuvring of vehicles and cycle storage provision. These conditions are considered reasonable to ensure that sufficient space for the on-site parking of vehicles and cycles is provided and maintained. This is therefore compliant with Policy DM46, Parking Standards.

Other matters

12. It is noted that the Ward member raised concern with regarding the fact that there has been no transport and construction plan put forward, No thought/consideration for noise and dust to the area which is just across the road from residential homes and questions if an underground tank been installed to cope with any oil spillages that may occur as any pollutants should not enter any local storm drains.
13. The demolition element of the scheme which would have benefited from a construction management plan has been completed prior to receiving this

application and with the remaining elements essentially amounting to what would be relatively modest alterations it would be unreasonable to ask for a construction management plan at this stage.

14. Clerkins Civils employs 10 full time staff at the site and the agent has confirmed that a maximum eight lorries in total could be leaving the site, with the earliest time being 6.30am and not returning before 4.30pm, turning right and existing through the industrial estate the Highways Authority have raised no concern with regard to this arrangement and have not deemed it necessary to request a transport plan.
15. With regard to drainage a 46mm orifice plate will be utilised in order to restrict the outfall rate to 5.0 l/s. This orifice plate will replace the existing 100mm hydrobrake. After passing through the orifice plate, the flow will then pass through a petrol interceptor before out falling via an existing connection to the Thames Water surface water sewer located to the East of the site. There is also an inspection pit located within the new concrete hardstanding, which will be used for inspecting and cleaning the vehicles chassis. Therefore, it is likely that the surface water runoff from the pit will contain a high amount of muck & silt which if allowed to pass through the orifice plate could result in blockages. As such the surface water runoff from the inspection pit will by bypass the orifice plate and will outfall unrestricted directly to the petrol interceptor. Suffolk County Council Floods and Water Engineer has confirmed that this is an acceptable arrangement.
16. The 2.75m high triple point palisade boundary fence is to be finished in green and the inwardly opening vehicular gates are 3m high double leaf palisade. The fencing is considered to be reasonable in appearance and respecting the applicants desire to secure the items of high value plant in this industrial location. Given the positioning of the three semi mature trees to the south western side of the site it is considered necessary to attach a condition to ensure the protection of these.

Conclusion:

17. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

18. It is recommended that planning permission be **APPROVED** subject to the following conditions:
 1. **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 plans – application form

4. **Parking/manoeuvring to be provided** – Within three months of the granting of consent, the area(s) within the site shown on Drawing No. C556/P-06 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.

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

5. Gates shall be set back a minimum distance of 5 metres from the edge of the carriageway and shall open only into the site and not over any area of the highway.

Reason: In the interests of road safety.

6. The Details of the areas to be provided for secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety within three months of the granting of consent, and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long-term maintenance of adequate on-site space for secure cycle storage.

7. The strategy for the disposal of surface water (dated 4/10/18, ref: SK02 by EAS) shall be implemented as approved in writing by the local planning authority. The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained.

8. Within three months of the granting of consent, at least 5% of car parking spaces shall be equipped with working electric vehicle charge points, which shall be provided for staff and/or visitor use at locations reasonably accessible from car parking spaces. The Electric Vehicle Charge Points shall be retained thereafter.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and enhance local air quality in line with the National Planning Policy Framework (NPPF) paragraph 35; Policy DM14 of the Joint Development Management Policies Document, Policy CS2 (E) of the Core Strategy and the Suffolk Parking Standards.

9. The opening hours of the premises shall be restricted to the following hours:

06.00 to 19.00; Monday - Friday

The premises shall not be open at any time on Sundays, Bank or Public Holidays

Reason: To minimise the impact of the development on the locality in the interests of amenity in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

10. Prior to installation of the boundary fence a scheme for the protection during construction of the trees on the sites south western side, 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 the installation of the boundary fence, 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.

Reason: To ensure that the trees are adequately protected, to safeguard the character and appearance of the area, in accordance with policy DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground disturbance.

Documents:

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

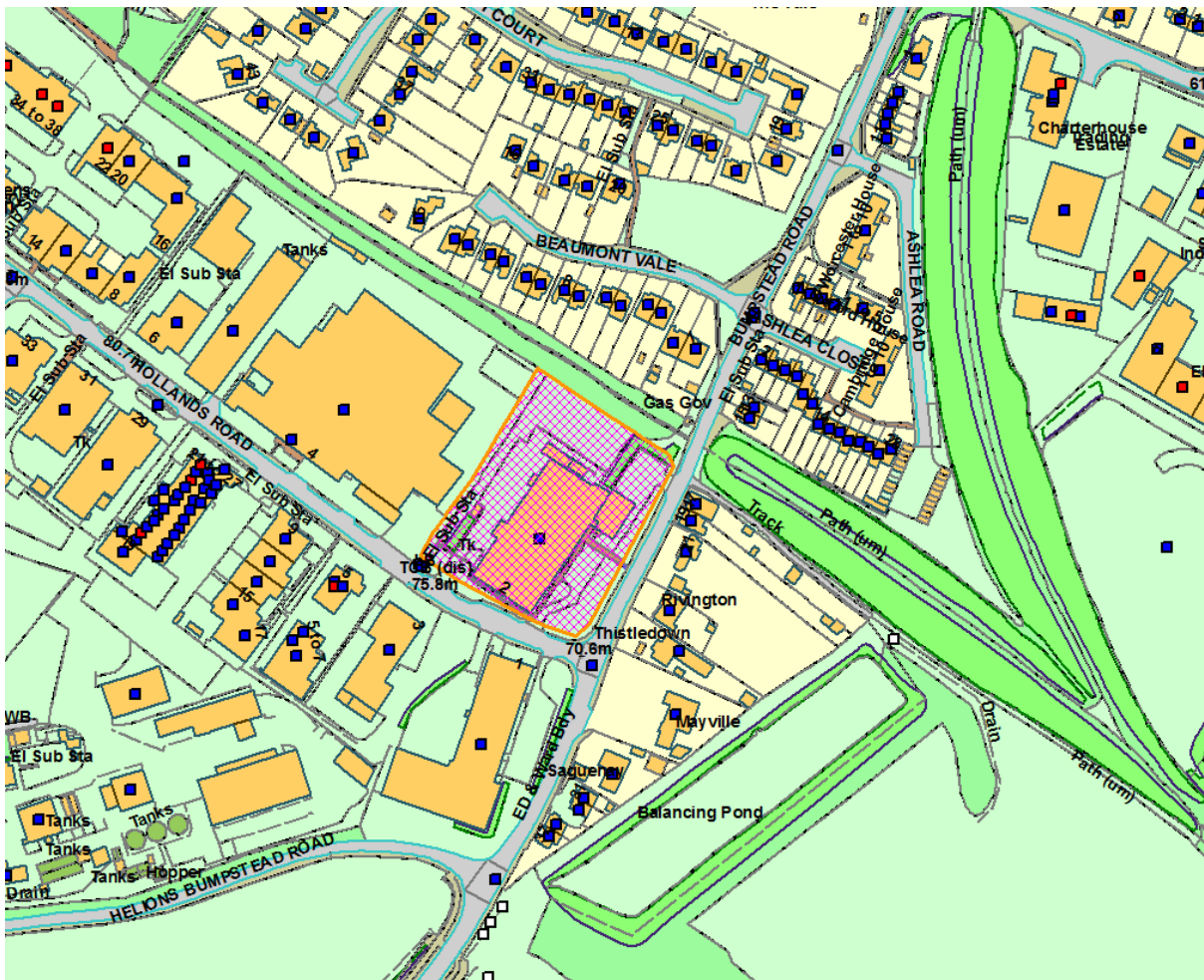
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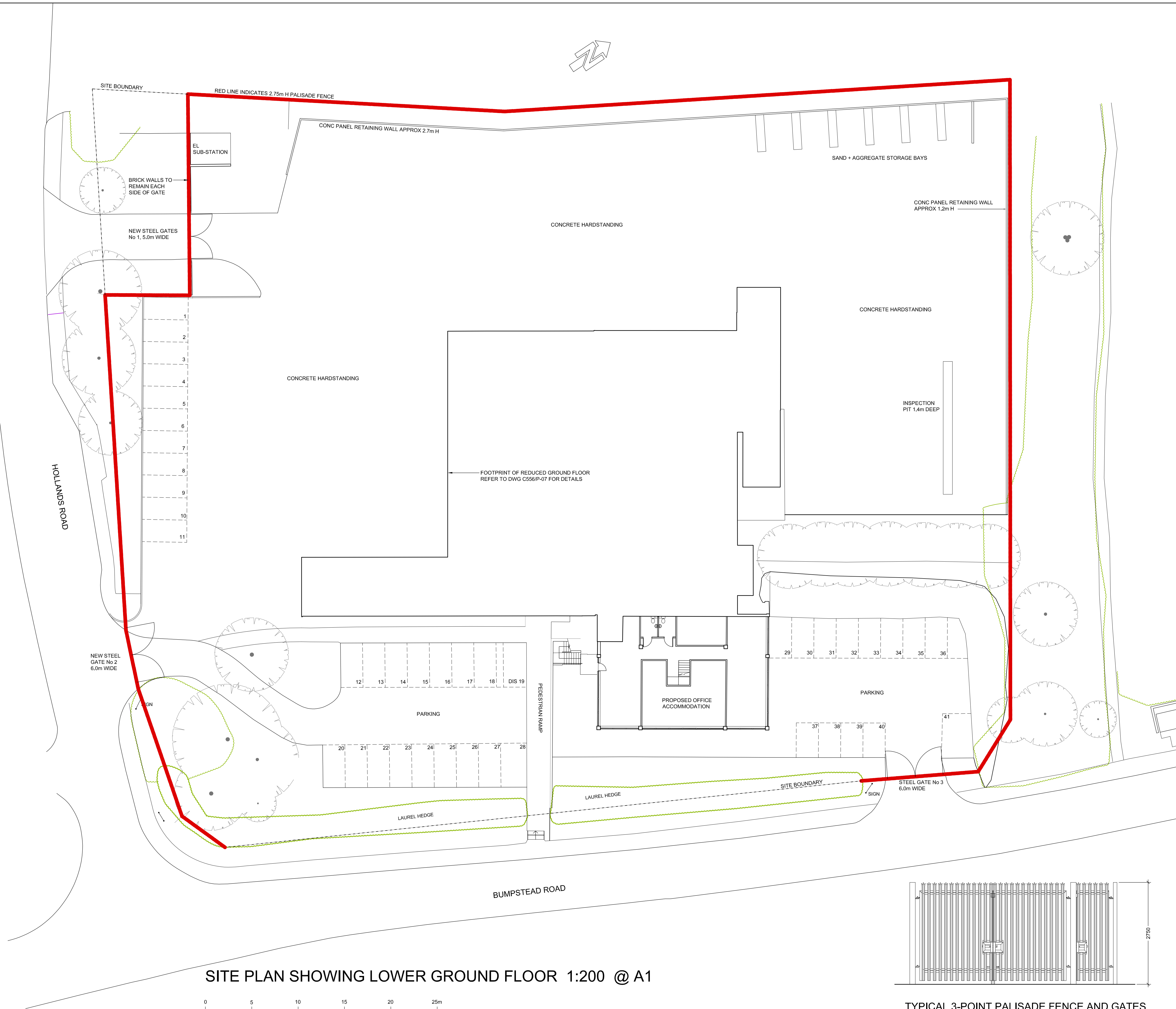


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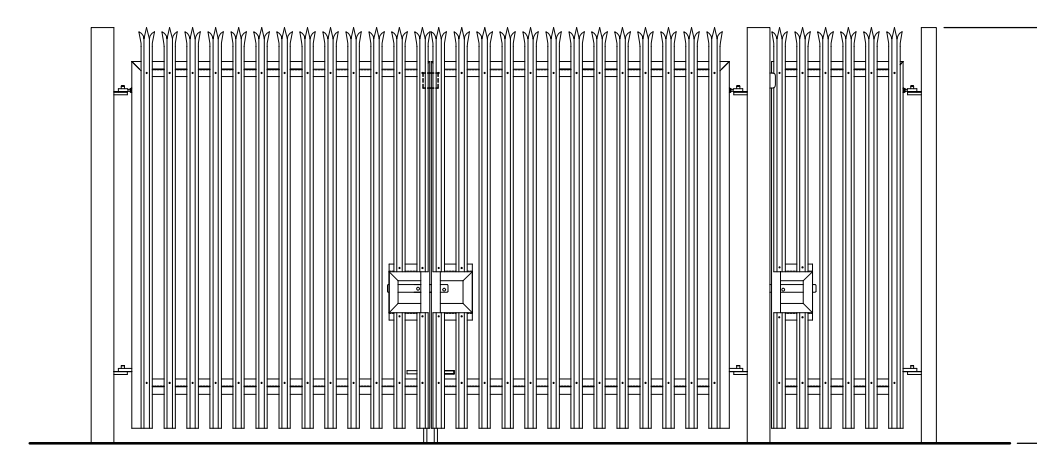
2 Hollands Road, Haverhill, CB9 8PP



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SITE PLAN SHOWING LOWER GROUND FLOOR 1:200 @ A1



C 12-06-2018 PLANNING APPLICATION ISSUE
 B 12-06-2018 PARKING SPACES INDICATED
 A 11-06-2018 NOTE ADDED RE WALLS TO GATES
 REVISIONS

COOK & COOK
 Design & Build

21 Coles Lane, Oakington,
 Cambridge CB24 3AF
 T: 01223 234949
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 W: www.cookandcook.co.uk

Project
**PROPOSED REDEVELOPMENT OF LAND at
 2 HOLLANDS ROAD
 HAVERHILL CB9 8PP**

For Cheffins Ltd

Drawing
**PROPOSED SITE PLAN
 LOWER GROUND FLOOR PLAN**

Date
 MAY 2018

Scale
 1:50, 1:200 @ A1

Drawn by MH	Drawing no C556/P-06	Revision C
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Checked by -	File ref
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