

Development Control Committee

Title:	Agenda														
Date:	Wednesday 4 September 2019														
Time:	10.00 am														
Venue:	Conference Chamber West Suffolk House Western Way Bury St Edmunds IP33 3YU														
Full Members:	<p style="text-align: center;">Chair Andrew Smith</p> <p style="text-align: center;">Vice Chairs Mike Chester and Jim Thorndyke</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><u>Conservative Group</u>(9)</td> <td style="width: 33%;">Andy Drummond Susan Glossop Ian Houlder</td> <td style="width: 33%;">David Roach Peter Stevens Ann Williamson</td> </tr> <tr> <td><u>Spectrum Group</u> (3)</td> <td>John Burns Jason Crooks</td> <td>David Palmer</td> </tr> <tr> <td><u>The Independent Group</u> (3)</td> <td>Roger Dicker David Gathercole</td> <td>Don Waldron</td> </tr> <tr> <td><u>Labour Group</u>(1)</td> <td>David Smith</td> <td></td> </tr> </table>			<u>Conservative Group</u> (9)	Andy Drummond Susan Glossop Ian Houlder	David Roach Peter Stevens Ann Williamson	<u>Spectrum Group</u> (3)	John Burns Jason Crooks	David Palmer	<u>The Independent Group</u> (3)	Roger Dicker David Gathercole	Don Waldron	<u>Labour Group</u> (1)	David Smith	
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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														
Site visit details overleaf...															

SITE VISITS WILL BE HELD ON MONDAY 2 SEPTEMBER 2019 AT THE FOLLOWING TIMES (*please note that given the number of site visits, the distance to be travelled, and the routes needed, the timings provide a rough guide only*):
The coach for Committee Members will depart West Suffolk House at 9.30am sharp and will travel to the following sites:

- 1. Planning Application DC/19/0224/FUL - Land NE Haverhill, Wilsey Road, Little Wratting, CB9 7TB**
Planning Application - Provision of temporary holding area for storage of materials and machinery associated with the construction of Great Wilsey Park, including the siting of a portacabin to accommodate welfare facilities
Site visit to be held at 10.05am

- 2. Planning Application DC/18/1712/FUL - Bridgelands Farm, Newmarket Road, Cowlinge, CB8 9HN**
Planning Application - (i) Conversion of two existing barns into holiday accommodation, (ii) a new-build timber framed treehouse venue space (iii) associated low impact 'no-dig' vehicle access and car parking and (iv) associated landscaping
Site visit to be held at 10.40am (access to the site will be provided to Members by way of transport on a Gun Bus – Councillors are therefore advised to be mindful of this and to wear appropriate footwear/clothing)

- 3. Planning Application DC/18/2477/FUL - Land at Brickfield Stud, Exning Road, Newmarket, CB8 7JH**
Planning Application - 79 no. dwellings, a new vehicle access from Exning Road and public open space, together with associated external works including parking and landscaping
Site visit to be held at 11.25am

The coach will then travel back to West Suffolk House in order to allow for a short comfort break and refreshments (approximately 12.25 – 12.55pm) before re-embarking and travelling to the following sites:

- 4. Planning Application DC/18/0382/FUL - Cornhill Walk, Brentgoval Street, Bury St Edmunds, IP33 1EJ**
Planning Application - Demolition and redevelopment of the Cornhill Walk Shopping Centre to provide mixed use development comprising (i) 1,541sq.m (Use Class A1/D2) at the ground floor (ii) 48 no. residential units (Use Class C3) to three upper floors including parking, bin storage, access and other associated works as amended by plans received 13th December 2018, 27th March 2019 and 5th July 2019
Site visit to be held at 1.05pm

- 5. Planning Application DC/19/1117/FUL - Land Adjacent to High Trees, The Park, Great Barton, IP31 2SU**
Planning Application - (i) 1no. dwelling (ii) detached double garage and (iii) creation of a shared access
Site visit to be held at 1.45pm

On conclusion of the site visits, the coach will return to West Suffolk House by the approximate time of 2.10pm.

PLEASE NOTE:

Planning Application DC/19/1046/FUL - Kentford Lodge, Herringswell Road, Kentford, CB8 7QS

Planning Application - Installation of 6 x 2 Tonne Underground LPG Tanks including pipework network serving 60 properties (Retrospective)

Whilst there is no specific site visit scheduled for this application Officers will endeavour to direct the coach to allow Members to see the site by way of a drive-by whilst on the way to/from other site visits.

**Committee
administrator:**

Helen Hardinge

Democratic Services Officer

Tel: 01638 719363

Email: helen.hardinge@westsuffolk.gov.uk

**DEVELOPMENT CONTROL COMMITTEE:
AGENDA NOTES**

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

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

Material Planning Considerations

1. **It must be noted that when considering planning applications (and related matters) only relevant planning considerations can be taken into account. Councillors and their Officers must adhere to this important principle which is set out in legislation and Central Government Guidance.**
2. **Material Planning Considerations include:**
 - Statutory provisions contained in Planning Acts and Statutory regulations and Planning Case Law
 - Central Government planning policy and advice as contained in Circulars and the National Planning Policy Framework (NPPF)
 - The following Planning Local Plan Documents

Local Plans covering West Suffolk Council	
Joint Development Management Policies 2015	
Forest Heath Local Plan	St Edmundsbury Local Plan
Forest Heath Local Plan 1995 Saved Policies	St Edmundsbury Core Strategy 2010
Forest Heath Core Strategy 2010 as amended by the High Court Order (2011)	Vision 2031 adopted 2014 - Bury St Edmunds - Haverhill - Rural
<i>Emerging Local Plan</i>	
Core Strategy Single Issue Review of Policy CS7	
Site Specific Allocations	
Note: The adopted Local Plans for St Edmundsbury and Forest Heath (and all related policy documents, including guidance and SPDs) will continue to apply to those parts of West Suffolk Council area until a new Local Plan for West Suffolk is adopted.	

- 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 Council's website.

DEVELOPMENT CONTROL COMMITTEE: DECISION MAKING PROTOCOL

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

Decision Making Protocol

This protocol sets out our normal practice for decision making on development control applications at Development Control Committee. It covers those circumstances where the officer recommendation for approval or refusal is to be deferred, altered or overturned. The protocol is based on the desirability of clarity and consistency in decision making and of minimising financial and reputational risk, and requires decisions to be based on material planning considerations and that conditions meet the tests of Circular 11/95: "The Use of Conditions in Planning Permissions." This protocol recognises and accepts that, on occasions, it may be advisable or necessary to defer determination of an application or for a recommendation to be amended and consequently for conditions or refusal reasons to be added, deleted or altered in any one of the circumstances below.

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

Resources, Legal and Democratic) (or Officers attending Committee on their behalf);

- A final decision on the application will be deferred to allow associated risks to be clarified and conditions/refusal reasons to be properly drafted.
 - An additional officer report will be prepared and presented to the next Development Control Committee detailing the likely policy, financial and reputational etc risks resultant from overturning a recommendation, and also setting out the likely conditions (with reasons) or refusal reasons. This report should follow the Council's standard risk assessment practice and content.
 - In making a decision to overturn a recommendation, Members will clearly state the material planning reason(s) why an alternative decision is being made, and which will be minuted for clarity.
- In all other cases, where Development Control Committee wishes to overturn a recommendation:
 - Members will clearly state the material planning reason(s) why an alternative decision is being made, and which will be minuted for clarity.
 - In making a proposal, the Member will clearly state the condition and its reason or the refusal reason to be added/deleted/altered, together with the material planning basis for that change.
 - Members can choose to;
 - delegate the detailed wording and reason to the Assistant Director (Planning and Regulatory)
 - delegate the detailed wording and reason to the Assistant Director (Planning and Regulatory) following consultation with the Chair and Vice Chair(s) of Development Control Committee
 - Member Training
 - In order to ensure robust decision-making all members of Development Control Committee are required to attend Development Control training.

Notes

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

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

Agenda

Procedural Matters

Part A

(commences at 10am)

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 - 14

To confirm the minutes of the meeting held on 7 August 2019 (copy attached).

4. Planning Application DC/18/2477/FUL - Land at Brickfield Stud, Exning Road, Newmarket

15 - 42

Report No: **DEV/WS/19/015**

Planning Application - 79 no. dwellings, a new vehicle access from Exning Road and public open space, together with associated external works including parking and landscaping

5. Planning Application DC/19/0224/FUL - Land NE Haverhill, Wilsey Road, Little Wratting

43 - 62

Report No: **DEV/WS/19/016**

Planning Application - Provision of temporary holding area for storage of materials and machinery associated with the construction of Great Wilsey Park, including the siting of a portacabin to accommodate welfare facilities

6. Planning Application DC/19/1146/FUL - Land off Crown Lane, Crown Lane, Ixworth

63 - 98

Report No: **DEV/WS/19/017**

Planning Application - Access road to serve residential development comprising 77 no dwellings - (resubmission of DC/17/0339/FUL)

Continued overleaf...

- 7. Planning Application DC/18/0382/FUL - Cornhill Walk, Brentgovel Street, Bury St Edmunds** **Page No**
99 - 134

Report No: **DEV/WS/19/018**

Planning Application - Demolition and redevelopment of the Cornhill Walk Shopping Centre to provide mixed use development comprising (i) 1,541sq.m (Use Class A1/D2) at the ground floor (ii) 48 no. residential units (Use Class C3) to three upper floors including parking, bin storage, access and other associated works as amended by plans received 13th December 2018, 27th March 2019 and 5th July 2019

On conclusion of the above items the Chairman will permit a short break

Part B

(commences not before 1pm)

- 8. Planning Application DC/19/1426/FUL - Unit 3, Haverhill Retail Park, Haverhill** **Page No**
135 - 148

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

Planning Application - (i) Change of use from Class A1 (retail) to Class D2 (gymnasium) (ii) minor external alterations to provide new entrance to front elevation

- 9. Planning Application DC/18/1712/FUL - Bridgelands Farm, Newmarket Road, Cowlinge** **149 - 174**

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

Planning Application - (i) Conversion of two existing barns into holiday accommodation, (ii) a new-build timber framed treehouse venue space (iii) associated low impact 'no-dig' vehicle access and car parking and (iv) associated landscaping

- 10. Planning Application DC/18/1822/FUL - Norish, Northern Way, Bury St Edmunds** **175 - 186**

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

Planning Application - Creation of access from the A1101 to Norish's premises (resubmission of DC/18/0616/FUL)

Continued overleaf...

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| 11. | Planning Application DC/18/2152/FUL - Thripskin Farm, High Street, Thelnetham | Page No
187 - 220 |
| | Report No: DEV/WS/19/022 | |
| | Planning Application - Provision of 1 no. agricultural worker's dwelling including conversion of existing single storey outbuilding (following demolition of existing pole barn and shed); change of use of agricultural land to garden. As amended by plans received on 6th and 20th December 2018 | |
| 12. | Planning Application DC/19/1243/FUL - Wangford Woods, Access Road from A1065 to Wangford Warren, Wangford | 221 - 236 |
| | Report No: DEV/WS/19/023 | |
| | Planning Application - To provide A11 mitigation land comprising of (i) Topsoil stripping to a depth of approx. 300mm to be taken from bare earth (126 hectares) (ii) Topsoil to be spread evenly across scrub area (99 hectares) resulting in approx. 400mm land raise (iii) Installation of predator-proof fencing | |
| 13. | Planning Application DC/19/1117/FUL - Land Adjacent to High Trees, The Park, Great Barton | 237 - 256 |
| | Report No: DEV/WS/19/024 | |
| | Planning Application - (i) 1no. dwelling (ii) detached double garage and (iii) creation of a shared access | |
| 14. | Planning Application DC/19/1046/FUL - Kentford Lodge, Herringswell Road, Kentford | 257 - 270 |
| | Report No: DEV/WS/19/025 | |
| | Planning Application - Installation of 6 x 2 Tonne Underground LPG Tanks including pipework network serving 60 properties (Retrospective) | |
