



St Edmundsbury
BOROUGH COUNCIL

Development Control Committee

3 December 2015

Committee Update Report

Item 5 – Ounce House, Northgate Street, Bury St Edmunds – DC/15/1936/FUL

1. As stated at paragraphs 11 and 12 of the report, a full reconsultation has taken place in relation to the amended description. A number of representations have now been received since the committee report was finalised.
2. Representations have been received from residents of 15, 16 & 17 Northgate Street, Garland Lodge, 62 Garland Street, Durley Lodge and 33 York Road. In addition to the issues/concerns already covered by the committee report, the following points are raised:
 - Isn't Bury St Edmunds already saturated with hotels, guest houses, bed and breakfast establishments and restaurants?
 - Won't the development, if allowed, only dilute the existing market?
 - Closing times for the restaurant are excessive
 - No closing times are proposed for the bar
 - Exhaust fumes and noise from daily pedestrian and vehicular traffic movements in and out of the site will take away the quiet, safety and security presently enjoyed.
 - Proposals fail to consider the biodiversity impact on this existing tranquil environment
3. Cllr Diane Hind (Northgate Ward Member) has raised objections to the proposals. The concerns raised are already covered in the report.
4. Public Health and Housing confirm their position, raising no objections as set out in the report.
5. In response to the concerns raised above, it is not for the planning system to determine the saturation, or not, on any particular industry within the town. The market will decide on the suitability of a scheme and if the applicant did not think there was a market for the development proposed they would not have invested time and money in the applications submitted.

6. Public Health and Housing have been consulted regarding the closing time of the restaurant. The hours proposed are considered reasonable. Condition 11 within the report states the proposed hours. It is suggested that this is amended to include the bar and reworded as follows:

The restaurant use (including the use of the ancillary bar area) hereby approved shall be restricted as follows:

- *Sunday to Thursday – last orders in the restaurant no later than 9.30pm (except resident guests) and restaurant and ancillary bar to be closed by 11.30pm (except for resident guests)*
- *Friday and Saturday – last orders in the restaurant no later than 10.00pm (except resident guests) and restaurant and ancillary bar to be closed by 12.00pm (except for resident guests)*

Reason: To protect the amenity of neighbouring residential occupiers.

7. In terms of impact on biodiversity, this is not considered to be significant. Only three trees are proposed to be removed, but the proposed landscaping scheme (details to be secured under condition 9) will enhance the range planting (including trees) on the site.
8. An additional condition is also proposed in relation to securing hard landscaping details for the site:

Within 2 months of commencement of development, details of a hard landscaping scheme for the site shall be 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, refuse and/or other storage units, signs, lighting and similar 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).

Reason: To enhance the appearance of the development.