



St Edmundsbury
BOROUGH COUNCIL

Development Control Committee

7 July 2016

Committee Update Report

Item 4 – DC/15/0662/VAR – Fornham Park

1. Paragraph 7 of the report lists the consultation comments. The comments made under 'Policy Team' require clarification. There is no comment on the principle of development, but the following conclusion was made:

'The proposed variance / removal of the condition would result in the development of 26 lodges for tourism use in an area designated as countryside, lying within a Special Landscape Area. The position of the site along the B1106 is very open and despite the existing plantations indicated on the plan, it is considered the erection of 26 lodges would have a significant visual impact upon the landscape. This harm outweighs the limited public benefits of the scheme. It is therefore considered contrary to Policies DM5 Countryside, DM13 Landscape Features and DM34 Tourism Development and suggested that the application be refused.'

(Officer Note - These comments are on the scheme as originally submitted and don't take into account the latest landscaping proposals)

2. Further comments have been received from Economic Development in support of the application:
 1. *This proposal to provide visitor accommodation in the Bury St Edmunds area is supported by Economic Development & Growth.*
 2. *The economic impact of tourism for Bury St Edmunds was worth £45.7M (2014) to the local economy, supporting in the region around 900 jobs. With the average length of an overnight stay at 3.9 days and an average spend per day of £49 the average visitor contributes £194 to the local area. The provision for additional alternative accommodation and the opportunity for increased tourism spending is welcomed.*

(figures from the Bury St Edmunds Value & Volume Economic Impact of Tourism Report (2014) by Destination Research)

3. Condition 1 requires amended wording to take into account the remainder of the site which already has a landscaping plan agreed for it which should be implemented:

All planting comprised in the approved details of landscaping (drawing no. LP01 rev C, associated specification and management plan received on 16.5.16) shall be carried out in the first planting season following the commencement of the construction of the lodges (or within such extended period as may first be agreed in writing with the Local Planning Authority). All new and existing planting shall be managed in accordance with the Landscaping Proposals Specification and Management Plan dated May 2016. The landscaping details approved under SE/05/02293 covering the remainder of the site (ie. those areas not covered by the landscaping proposals approved by this application) shall also be implemented in full in the first planting season following the commencement of the construction of the lodges (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 mitigate the visual impact.

4. Amended wording is also required in relation to condition 3 (tree protection):

The trees shown on the submitted landscaping scheme to be retained shall be adequately fenced as described below, (and the Local Planning Authority shall be advised in writing that the fencing has been erected) before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed from the site.

The fencing shall be erected outside the outermost spread of the tree canopy and shall consist of robust wooden stakes connected by robust wooden cross members to a height of not less than 1.2 metres. Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior consent in writing of the Local Planning Authority.

Where lodges are permitted within the root protection area of retained trees, all works shall be carried out in accordance with the submitted RPS Bat Activity Survey Report (ref: OXF8907 dated May 2016) and RPS Landscape Proposals Specification and Management Plan (ref: OXF8907 dated May 2016), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that existing trees on and adjacent to the site are adequately protected during the period of construction.

5. As stated at Paragraph 23 of the report, the following additional condition is now recommended by the Ecology, Tree & Landscape Officer:

Condition 15

All ecological measures and/or works shall be carried out in accordance with the details contained in section 4 of the Bat activity and bat emergence/re-entry survey, RPS May 2016 and section 4.13-4.16 of the Ecology desk study and phase 1 habitat survey, RPS June 2015.

Reason: to ensure delivery of the ecological mitigation and enhancements for the site.

6. As stated at Paragraph 29 of the report, the following additional conditions are now recommended in relation to archaeology:

Condition 16:

No development on the lodges shall commence until the programme of archaeological works that relate to any land affected by the lodges and their associated infrastructure, as already agreed under condition 7 of SE/05/02293, have been implemented in accordance with the approved details. No development on any other part of the site shall commence until the programme of archaeological works that relate to the rest of the application site, and already agreed under condition 7 of SE/05/02293, have been implemented in accordance with the approved details.

Reason: To enable any remains of archaeological significance to be investigated and recorded.

Condition 17:

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 7 of SE/05/02293 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To enable any remains of archaeological significance to be investigated and recorded.