

Forest Heath District Council

**DEVELOPMENT
CONTROL COMMITTEE**

3 AUGUST 2016

DEV/FH/16/022

Report of the Head of Planning and Growth

**PLANNING APPLICATION DC/16/1036/FUL – NEWMARKET LEISURE CENTRE,
EXNING ROAD, NEWMARKET**

Synopsis:

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

Recommendation:

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

CONTACT OFFICER

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Committee Report

Date: 17th May 2016 **Expiry Date:** 12th July 2016
Registered: (EOT 4th August 2016)

Case Officer: Kerri Cooper **Recommendation:** Approve

Parish: Newmarket **Ward:** St Mary's

Proposal: Planning Application DC/16/1036/FUL - 2.4metre high fencing to the rear of the Leisure Centre including replacement of access gates

Site: Newmarket Leisure Centre, Exning Road, Newmarket

Applicant: Forest Heath District Council - Mr Oliver Loughton

Background:

This application is referred to the Development Control Committee as the applicant is Forest Heath District Council.

Proposal:

1. Planning permission is sought for the provision of 2.4metre high fence and replacement access gates to the rear of the leisure centre.

Application Supporting Material:

2. Information submitted with the application as follows:
 - Drawing nos. 01 and 02 received 17th May 2016.
 - Location Plan and Block Plan received 17th May 2016.

Site Details:

3. The application site comprises Newmarket Leisure Centre which is situated within the Housing Settlement Boundary of Newmarket. The site is surrounded by residential properties and is accessed via Exning Road and St Fabians Close.

Planning History:

4. F/2009/0018/FU3 - Erection of 1.8 m high boundary fence to Exning Road frontage and to boundary with neighbouring residential property to North – Approved.

Consultations:

5. Highway Authority: No objection, subject to condition.
6. Fields in Trust: No comments received.

Representations:

7. Town Council: No objection.
8. Neighbours: No comments received.

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

9. Joint Development Management Policies Document:
 - Policy DM1 (Presumption in Favour of Sustainable Development)
 - Policy DM2 (Creating Places)
 - Policy DM13 (Landscape Features)
10. Forest Heath Core Strategy 2010:
 - Policy CS5 (Design Quality and Local Distinctiveness)

Other Planning Policy:

11. National Planning Policy Framework (2012)

Officer Comment:

12. The issues to be considered in the determination of the application are:
 - Principle of Development
 - Design and Form
 - Impact on Neighbouring Amenity
13. The proposed development comprises the provision of a 2.4metre high fence and replacement gates to the rear of Newmarket Leisure Centre, along St Fabians Close. The green paladin fencing is of a design, colour and type and relates to the existing fence and service gates to the front of the site. It is to be installed to the rear of the site to prevent unauthorised access to the site and is therefore required for security reasons.
14. The proposed fence is of a substantial height in order to serve its purpose and is located along St Fabians Close which consists mainly of residential properties. The existing landscaping along the site frontage will soften the impact of the fence within the street scene as the fence is to be located behind the established hedging/planting.
15. Given the nature of the proposed works, there will be no adverse impact on residential amenity.

Conclusion:

16. Accordingly, it is considered that the proposal takes account of development plan policies and as such approval is recommended subject to conditions.

Recommendation:

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

1. 01A – Time limit detailed.
2. 14FP – Development to accord with drawing nos. 01 and 02 received 17th May 2016 and Location Plan and Block Plan received 17th May 2016.
3. 23 – Existing landscaping to be retained.

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=O79RMMPDH5500>