



*St Edmundsbury*  
BOROUGH COUNCIL

# Development Control Committee

## 7<sup>th</sup> September 2017

### Late Papers

#### Item 4 – DC/17/0595/RM – Development Zones I, K and L, Marham Park

##### Further representations made following reconsultation

1. Page 28 Paragraph 18: Suffolk County Council Flood and Water Engineer has confirmed that their holding objection can be removed following discussions with the applicant and their drainage engineers. Amended plans to reflect these discussions are due to be submitted in advance of Development Control Committee.
2. Page 29 Paragraph 22: Comments from Strategy and Enabling Officer following reconsultation – No further comments to make.
3. Page 29 Paragraph 24: Comments from Police Architectural Liaison Officer following reconsultation – Still have some serious concerns around security for dwellings around rear parking to dwellings as well as garages being sited to the rear and away from the property and some dwellings are still providing dark, long rear access alleyways. The layout still shows that most houses are backing on to each other rather than facing each other.

Officer Comment – Officers do not consider that parking to the side and garages to the rear of dwellings would result in a significant risk of crime or antisocial behaviour and consider that the parking areas and garages proposed have a reasonable degree of visibility from properties and the public realm. In respect of houses backing on to each other, this is a result of the shape of the development zone posing a constraint on the layout and officers consider it preferable to have houses backing on to each other and facing out than being inward facing with rear gardens to the edge of the development zone as this would result in an unsatisfactory visual appearance. It is accepted that there are a number of properties served by rear passageways but bin storage points are provided in curtilage to reduce the likelihood of bins being kept in alleyways to avoid the risk of bins being climbed on. Furthermore the applicant has confirmed that gates would be lockable. Overall officers consider that the proposed development has adequately considered crime and anti social behaviour.

4. Page 29/30 Paragraph 25: Ecology, Tree and Landscape Officer has confirmed to officers that they do not intend to comment further following the submission of amended plans.
5. Page 38 Paragraph 64: The applicant has confirmed verbally their intention to increase the number of bat and bird boxes across the development and amended plans are to be submitted in advance of Development Control Committee.