

Development Control Committee



Forest Heath
District Council

Minutes of a meeting of the **Development Control Committee** held on **Wednesday 3 January 2018** at **6.00 pm** at the **Council Chamber, District Offices**, College Heath Road, Mildenhall IP28 7EY

Present: **Councillors**

Chairman Rona Burt

Vice Chairman Chris Barker

Andrew Appleby	Stephen Edwards
David Bowman	Brian Harvey
Ruth Bowman J.P.	Carol Lynch
Louis Busuttill	David Palmer
Simon Cole	Peter Ridgwell
Roger Dicker	

278. **Apologies for Absence**

Apologies for absence were received from Councillor Louise Marston.

279. **Substitutes**

There were no substitutes present at the meeting.

280. **Minutes**

The minutes of the meeting held on 6 December 2017 were unanimously received as a correct record and were signed by the Chairman.

281. **Planning Application DC/16/2726/FUL - 2 Park Avenue, Newmarket (Report No: DEV/FH/18/001)**

Planning Application - 1no. dwelling as amended by plans received 21st June and 4th July revising design and 27th October revising parking layout

This application had been referred to the Development Control Committee by the Delegation Panel following call-in of the application by Councillor Robin Millar (Ward Member).

Newmarket Town Council had raised objections to the application. The Planning Officer clarified that these objections had not been withdrawn by the Town Council despite amendments having been made to the scheme since

first submission. A further eight representations had also been received from neighbouring properties citing objection to the development.

A Member site visit was held prior to the meeting. Officers were recommending that the application be approved subject to conditions, as set out in Paragraph 42 of Report No DEV/FH/18/001.

As part of his presentation the Planning Officer drew attention to how the proposed dwelling was designed to be partially cut into the ground in order to reduce the impact on the surrounding dwellings.

The Committee was also advised that the Highways Authority had not objected to the application due to the level of additional highway use that was likely to be generated from the property being minimal.

Speaker: Edward Babington (applicant) spoke in support of the application

Councillor Stephen Edwards (Ward Member) stated that he did not consider the proposal to be overdevelopment and he could see no material planning reasons to refuse the application. Henceforth, he proposed that the application be approved, as per the Officer recommendation.

Councillor Roger Dicker spoke in support of the amendments the applicant had made to the scheme following discussions with the Planning Authority and seconded the motion for approval.

Councillor Carol Lynch raised questions with regard to the consultation undertaken in respect of the application. In response, the Planning Officer confirmed that all relevant consultees had been written to both on receipt of the original application and following each of the amended plans.

Upon being put to the vote and with the vote being unanimous, it was resolved that

Decision

Planning permission be **GRANTED** subject to the following conditions:

1. 01A – 3 year time limit
2. 14FP – Accordance with approved plans
3. Material samples to be submitted
4. Finished floor levels to be submitted
5. Details of boundary treatments to be submitted and retained
6. Permitted development rights removed
7. Construction hours between 08:00 and 18:00 Mon-Fri and 08:00 and 13:30 Sat only
8. Acoustic insulation to appropriate levels
9. Parking and Manoeuvring areas to be retained

282. **Tree Preservation Order TPO/026(2017) - 77 Queensway Mildenhall
(Report No: DEV/FH/18/002)**

Members were advised that a Tree Preservation Order (TPO) was made on one tree on the land belonging to 77 Queensway, Mildenhall. The TPO was made on 6 November 2017 and was served to protect one Walnut tree.

The Principal Planning Officer explained that the TPO was made as the tree was a prominent feature in the vicinity and was of high amenity value; particularly as it was one of only a few mature trees in the area.

One objection had been received from the owner of the tree. The reasons for the objection had been considered by Officers and were addressed within Report No DEV/FH/17/002; in conclusion, Officers were continuing to recommend that the TPO be confirmed.

Councillor Ruth Bowman (Ward Member) made reference to the administrative oversight outlined in Paragraph 7 of the report. Whilst this was unfortunate, Councillor Bowman was in support of the TPO and moved that it be confirmed, as per the Officer recommendation. This was duly seconded by Councillor Simon Cole.

Upon being put to the vote and with the vote being unanimous, it was resolved that

Decision

The report be noted and Tree Preservation Order TPO/026(2017) be **CONFIRMED**.

The meeting concluded at 6.14 pm

Signed by:

Chairman
