



Forest Heath
District Council

DEV/FH/18/017

Development Control Committee 5 September 2018

Planning Application DC/18/1272/FUL – War Memorial, Warren Road, Red Lodge

Date Registered:	02.07.2018	Expiry Date:	27.08.2018
Case Officer:	Jo-Anne Rasmussen	Recommendation:	Approve Application
Parish:	Red Lodge	Ward:	Red Lodge
Proposal:	Planning Application - Installation of a 2.8 metre high war memorial		
Site:	War Memorial, Warren Road, Red Lodge		
Applicant:	Red Lodge War Memorial Committee - Mr Lance Stanbury		

Synopsis:

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

Recommendation:

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

CONTACT CASE OFFICER:

Jo-Anne Rasmussen

Email: Jo-Anne.Rasmussen@westsuffolk.gov.uk

Telephone: 01284 757609

Background:

The application comes before the Development Control Committee as it has been submitted by Red Lodge War Memorial Committee which is chaired by District Councillor Lance Stanbury.

The Parish Council gave neutral comments. The application is recommended for APPROVAL.

Proposal:

1. Planning permission is sought for the erection of a War memorial. The memorial would be of a relatively simplistic design, with rectangular shaped granite on a stepped plinth. The total height would be 2.8m. The base would be 2.8 sqm.

Application Supporting Material:

2.
 - Elevation and floor plan.
 - Block plan
 - Location Plan

Site Details:

3. The site is currently a grassed area of open space on the grassed area stands a traditional style sign displaying the village name and a bench. To the east of the site is Warren Road, and beyond this is St Christopher's Primary School and a row of shops. To the north is Heathersett Road and further to this residential properties. The grassed area extends to the south of the site, before meeting further residential properties. There are residential properties to the east. The site is within the settlement boundary of Red Lodge.

Planning History:

4. None.

Consultations:

5. Highway Authority: No objections

Representations:

6. Parish Council: Neutral comments .
7. Ward Councillors: No comments received.
8. One letter of Objection was received which raised the following concerns;
 - There is an existing war memorial in Red Lodge.
 - The decision making process surrounding the memorial was not democratic and did not include the parish/church.

Policy:

9. 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:
 - Core Strategy Policy CS1 - Spatial Strategy

- Core Strategy Policy CS5 - Design quality and local distinctiveness
- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM41 Community Facilities and Services
- Policy DM42 Open Space, Sport and Recreation Facilities
- Policy DM46 Parking Standards

Other Planning Policy:

10.National Planning Policy Framework (2018)

Officer Comment:

11.The issues to be considered in the determination of the application are:

- Principle of Development, Layout, Design, Residential Amenity
- Highways
- Other matters (Neighbour comments)

Principle of Development, Layout, Design and Residential Amenity

12.Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

13.Policies DM1 supports sustainable development and states that proposals that accord with the development plan shall be approved without delay unless material considerations indicate otherwise.

14. Policy DM2 states that development should maintain or create a sense of space particularly enhancing localities where strong local characteristics are lacking. Development should also recognise and address key features, characteristics and local distinctiveness.

15.This area of Red Lodge has under gone a huge amount of growth and expansion including new housing, employment and community facilities. The Red Lodge Master Plan, 1995 recognised the importance of new community facilities for occupants of new housing.

16.The proposed War Memorial would be situated closely to the key services within the village, the park, school, shops and pharmacy are all within close proximity. In these terms it could be viewed that the siting of the war memorial is enhancing and creating a focus of this key area of Red Lodge, inline with policy DM2.

17.The design of the war memorial is simplistic and would be used as a community focal point to remember those lost in war.

18.DM2 requires development to respect the character, scale and density of the locality. The height and scale of the memorial are relatively modest and

relate well to the built form of the locality and as such conform with Policy DM2.

19. Policy DM41 recognises the importance of community facilities which can provide a vital role in contributing to the health and well being, social, educational and spiritual, recreational and cultural needs of the community. The policy states *"The provision and enhancement of community facilities and services will be permitted where they contribute to the quality of community life and the maintenance of sustainable communities."* The proposed war memorial would offer a site which could be used for community and individual acts of remembrance, such as on Remembrance Day. It is considered the proposal would provide a community facility which would contribute positively to the village. It would also reduce the need to travel to other memorials in towns further afield on such days. The grassed area where the memorial is to be sited is relatively constrained in terms of size and adjacent to a main road. The siting of the memorial on this location will enhance and improve this area of open space both visually and in terms of its usability.

Impact upon Residential amenity

20. Policy DM2 seeks to ensure that proposed development does not have an adverse impact on residential amenities. The memorial would be sited 11.5 metres from the nearest residential dwelling. The intended and expected use of the memorial is such that it is unlikely to considerably increase or change the use of this area of open space apart from on a limited number of events during the course of the year. As such it is unlikely that the proposal would lead to an increase in noise and disturbance to neighbours of the site to an unacceptable level. Given the use, size, scale and design of the memorial, combined with the distances to the residential dwellings it is not considered that the proposal would result in an adverse impact upon residential amenity.

Highways

21. The Memorial would be sited 10 metres from Heathersett Road and 3.5 metres from Warren Road. The applicant has provided information stating that *"The only activity planned for the memorial is the November remembrance Sunday. A ceremony is held at St. Christopher's school opposite after which people proceed on foot to the memorial. Therefore people will park in the school. In recent years the congregation has numbered about 30-40 persons."* Given the scale and nature of the use, and the sustainable location it is not considered the proposal would negatively impact upon highway safety. The highways Authority have not objected to the proposal.

Material planning considerations

22. A neighbour letter has raised concern that there is an existing memorial close to the Millennium centre which is currently used. It is understood that some members of the community do not feel the existing memorial reflects or adequately respects the sacrifice made during war time. And that has prompted the larger more elaborate memorial. The memorial has been assessed on its planning merits and is considered acceptable, that this would

be the second war memorial within this village would not be a planning consideration in this case.

23.All necessary consultation relevant to the planning application has been undertaken. The decision making process undertaken by the War Memorial committee and its level of democracy is not a planning consideration.

Conclusion:

24.In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

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

- 1 The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

elevations and floor plan, dated 15/06/18, received 2/07/18

Reason: To define the scope and extent of this permission.

- 3 No construction site machinery or plant shall be operated, noisy works shall be carried out and no construction related deliveries taken at or despatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public Holidays

Reason: In the interest of protecting residential amenity during the construction phase.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/18/1272/FUL](#)