

# Development Control Committee



Forest Heath  
District Council

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

Present: **Councillors**

<b>Chairman</b>	Rona Burt
<b>Vice Chairman</b>	Chris Barker
Andrew Appleby	Carol Lynch
David Bowman	Louise Marston
Ruth Bowman J.P.	David Palmer
Simon Cole	Peter Ridgwell
Stephen Edwards	

## 324. **Apologies for Absence**

Apologies for absence were received from Councillor Louis Busuttill, Roger Dicker and Brian Harvey.

## 325. **Substitutes**

There were no substitutes present at the meeting.

## 326. **Minutes**

Councillor Peter Ridgwell drew attention to Minute No 323. and stated that he believed he had spoken on the item in question but the minutes did not reflect this.

The Democratic Services Officer agreed to check the notes and recording of the meeting and would respond to the Councillor directly on this matter.

The minutes of the meeting held on 5 September 2018 were then received by the Committee as an accurate record, with 10 voting for the motion and with 1 abstention, and were signed by the Chairman.

## 327. **Planning Application DC/17/2476/RM - Development Site, Meddler Stud, Bury Road, Kentford (Report No: DEV/FH/18/022)**

**Reserved Matters Application - Submission of details under Outline Planning Permission - DC/14/0585/OUT - Appeal ref - AP/15/0030/REF - the appearance, landscaping, layout and scale for 20-box racehorse training establishment (with associated Trainer's**

**house) and up to 63 no. dwellings (including 19 no. affordable units) with associated access arrangements and open space provision**

This application was referred to the Development Control Committee by the local Ward Member (Councillor Roger Dicker – South Ward) due to the importance of the site to the village and the local interest in the application.

Members were advised that this reserved matters application followed the grant of outline permission (with all matters reserved apart from access) at appeal for a racehorse training establishment and the erection of up to 63 dwellings.

During the course of the application amendments had been made to the scheme; including the introduction of the affordable housing required by the outline and the inclusion of an equipped area of play, along with changes to the design and layout and submission of additional supporting information.

A Member site visit was held prior to the meeting. Officers were recommending that the reserved matters consent be granted, subject to conditions as set out in Paragraph 11.75 of Report No DEV/FH/18/022 (the precise wording of which was to be delegated to Officers).

As part of her presentation, the Principal Planning Officer advised the Committee of the following updates since publication of the agenda:

- **Further comments had been received from Kentford Parish Council**, largely echoing their earlier representations and citing particular concern with the proximity of the development to the existing properties at Meddler Gardens;
- **A further representation had been received from 1 Meddler Gardens** reiterating their previous representation with regard to the impact the development would have on their residential amenity;
- Further to the comments summarised in Paragraph 5.12 of the report, **Suffolk County Council Archaeology had since confirmed that their concerns had been addressed and they had removed their objections to the scheme;**
- Further discussion had taken place with the Jockey Club with regard to **the equipped area of play which would require an appropriate landscaped 'buffer' to separate it from the adjacent training area;** and
- **All required ecology reports had been received** and Officers were content that the appropriate mitigation and enhancement could be managed via relevant conditions.

The Officer reminded Members that the access to the site had been approved as part of the outline permission. However, Suffolk County Council Highways had raised concerns with the internal layout of the development. Hence, the applicant undertook amendments to this and the proposed scheme now met with the Highways Authority's guidance in this respect.

Speakers: Mr Garry Coupland (neighbouring resident) spoke against the application  
Councillor Malcolm Baker (Chairman, Kentford Parish Council) spoke against the application

Mr Ian Reilly (agent) spoke in support of the application

A number of Members made comment on the application and voiced varied concerns in relation to:

- The appropriateness and viability of the racehorse training element;
- The design and layout of the residential properties, particularly with regard to the clustering and density of housing; especially the affordable housing element;
- The proximity and height of the residential properties adjacent to Meddler Gardens and the impact this would have on the residential amenity along that boundary;
- The internal road layout and the lack of designated visitor parking; and
- The equipped area of play's proximity to the training area.

Councillor Peter Ridgwell questioned why the County Council would not be adopting the highways within the site. In response, the Principal Planning Officer explained that adoption by the Highways Authority was not something that could be enforced by the Planning Authority, however, it was not unusual for elements of schemes like the one before Members not to be adopted.

Councillor Carol Lynch made reference to all the concerns voiced by Committee Members and in light of these she proposed that the application be deferred; in order to allow time in which for Officers to raise these matters with the applicant and to seek potential amendments to the scheme, where possible, in order to address these. Councillor Lynch also requested that the Jockey Club and the Newmarket Trainers Federation be further consulted specifically in relation to the play area. Councillor Simon Cole duly seconded the motion.

In response to the motion for deferral the Service Manager (Planning – Development) acknowledged the concerns raised by Members and agreed to take these forward if the motion was won, with the exception of the reference to the appropriateness and viability of the racehorse training element.

The Committee were advised that the outline permission granted at appeal had established the use of the site for racehorse training and the component parts of the establishment and this was not therefore for the Planning Authority to debate in a reserved matters application. Furthermore, viability of such an enterprise was not a material planning consideration.

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

#### Decision

Consideration of the planning application be **DEFERRED** in order to allow Officers additional time in which to work with the applicant in light of Members' concerns raised in relation to:

- The design and layout of the residential properties, particularly with regard to the clustering and density of housing; especially the affordable housing element;

- The proximity and height of the residential properties adjacent to Meddler Gardens and the impact this would have on the residential amenity along that boundary;
- The internal road layout and the lack of designated visitor parking; and
- The equipped area of play's proximity to the training area (Officers were also to further consult with the Jockey Club and the Newmarket Trainers Federation in relation to this particular element of the scheme.)

The meeting concluded at 6.57 pm

**Signed by:**

**Chairman**

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