

## **Development Control Committee 7 August 2019**

### **Planning Application DC/19/1084/FUL – La Grange House, Fordham Road, Newmarket**

**Date Registered:** 21.05.2019      **Expiry Date:** EoT: 16.08.2019

**Case Officer:** Ed Fosker      **Recommendation:** Approve

**Parish:** Newmarket Town Council      **Ward:** Severals

**Proposal:** Planning Application - 1no. dwelling

**Site:** La Grange House, Fordham Road, Newmarket

**Applicant:** Mr Worsley

**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

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**Background:**

**This application is referred to the Development Control Committee after consideration by the Delegation Panel.**

**The application is recommended for APPROVAL and the Town Council object.**

**A site visit is proposed for Monday 5 August 2019.**

**Proposal:**

1. Planning permission is sought for the erection of 1no. three bedroom, single storey flat roofed dwelling and associated access within the grounds of La Grange House. The existing access for the main house is utilised for the proposed dwelling with the driveway positioned behind existing vegetation and the front boundary of the site.

**Application Supporting Material:**

2. The following documents have been submitted with the application:
  - Site location plan
  - Existing and proposed plans and elevations
  - Tree Survey
  - Proposed and Existing Tree Layout
  - Design & Access Statement
  - Daylight/Sunlight Assessment

**Site Details:**

3. The site is within the settlement boundary and Conservation Area of Newmarket, located within the eastern part of the grounds of La Grange House. The property known as La Grange has a large garden, along with a tennis court, pool and pool house. The tennis court and swimming pool are situated behind a mature tree belt and are somewhat segregated from the main dwelling itself.

**Planning History:**

4. DC/18/1167/FUL: Erection of a single storey dwelling - Refused 07.02.2019  
F/2012/0627/FUL: Erection of a single storey dwelling - Approved 11.03.2013

**Consultations:**

5. Highway Authority: (Verbal consultation) No objection, subject to condition.
6. Conservation Officer: (Verbal consultation) – No objection.
7. Tree Officer: (Verbal consultation) – No objection. Full comments to follow in the late papers.

8. Environment Team: Based on the submitted information for the above site, this Service is satisfied that the risk from contaminated land is low. Also recommend a condition requesting electric vehicle charge points is attached to the planning consent, should planning be granted, to enhance the local air quality through the enabling and encouraging the use of zero emission vehicles.
9. Public Health and Housing: The new dwelling will be located in close proximity to the La Grange Stables. In particular, there is an existing stable block at La Grange Stables, along the rear, Eastern boundary of the application site and a horse training track to the Southern boundary. There is therefore the possibility that the activities at the existing La Grange stables will give rise to noise, dust and odour which may impact on the proposed residential occupiers. There is however a high brick wall to the existing Eastern boundary of the site and the applicant is looking to install triple glazed windows to this elevation of the proposed dwelling. In addition, the application includes the construction of a 2m high Jacksons Jakoustic Environmental Noise Barrier fence to a length of 40m along the Southern boundary of the site. A Mechanical Heat-Recovery Ventilation system will also be installed to provide ventilation, without the need to open windows. Whilst Public Health & Housing would not wish to object to this application, due to the close proximity of the proposed dwelling to La Grange Stables, activities undertaken at the stables may still give rise to some lack of amenity, particularly in respect of dust and odour, which may impact on the proposed residential occupiers.
10. Jockey Club Estates: No particular comment on the application itself other than that any application which produces extra traffic, albeit limited, across a horsewalk is unwelcome. Also, the site is close to a stable block at La Grange Stables and you might wish to consider whether there are any environmental issues arising from the construction of a new dwelling no more than a few metres from stables. I would recommend that a condition of any planning permission is that a Working Method Statement should be agreed between the applicant/contractor and the trainer at La Grange Stables to minimise disturbance during the construction programme, particularly with regard to noisy external works.

### **Representations:**

11. Ward members: No comments received.
12. Town Council: Objected, raising concern with regard to over-development of the site and incompatibility with the adjacent stable.
13. Neighbours: Ed Dunlop Racing Limited raises concern with regard to:
  - Adverse impact on the horse racing industry
  - Additional traffic near to the horse walk and crossing point
  - Out of character with the surrounding area
  - Adverse impact on the Conservation Area
  - Too close to the existing off site stables

- Impact on trees

**Policy:**

14. On 1 April 2019 Forest Heath District Council merged with St Edmundsbury Borough Council to become a single Authority, West Suffolk Council. The development plans for the merged local planning authorities were carried forward to the new Council by Regulation. The Development Plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies document (which had been adopted by both Councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved Forest Heath District Council/St Edmundsbury Borough Council.

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:

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM13 Landscape Features
- Policy DM17 Conservation Area
- Policy DM22 Residential Design
- Policy DM46 Parking Standards
- Policy DM48: Development Affecting the Horse Racing Industry
- Core Strategy Policy CS5 - Design and Local Distinctiveness

**Other Planning Policy:**

15. National Planning Policy Framework 2019.

**Officer Comment:**

16. The issues to be considered in the determination of the application are:
  - Principle of Development
  - Impact on the Conservation Area
  - Trees
  - Impact on Visual Amenity
  - Impact on Residential Amenity
  - Highways considerations
  - Impact on the Horse Racing Industry

**Principle of Development**

17. The site is located within the Housing Settlement Boundary for Newmarket and is in a position where shops and facilities are in close proximity. As such, the principle of new small scale windfall residential development in this location is considered sustainable and generally acceptable. However, consideration would also need to be given to other adopted policies and the provisions of the National Planning Policy Framework.
18. The proposed development also needs to be considered against policies DM2, DM22 and DM17 of the Development Management Policies Document which seeks to ensure that new development does not result in the loss of residential or visual amenity, that their layout and design respects the established pattern and character of development in the locality and that the proposal preserves or enhances the surrounding conservation area. These policy issues will be considered further below.
19. For background information there was a scheme that was refused at Forest Heath Development Control Committee on 6th February 2019 with the reason being:

*The position of the large Beech Tree (detailed as T013), which is a prominent category A1 specimen, would lead to a significant loss of sunlight hours that the proposed dwelling would otherwise enjoy and be a burdensome seasonal nuisance due to leaf drop and other detritus. The presence of the Beech tree is also the likely to lead to a heightened perception of risk from falling branches to future occupants due to the size and age of the tree in such close proximity to the dwelling. Consequently, these matters are all likely to lead to future pressure to lop or fell the Beech tree. Should this occur, the significant contribution that the tree does and could continue to make to the overall character and appearance of the conservation area would be lost. The proposal would therefore be in conflict with policies DM2, DM13 and DM17 of the Joint Development Management Policies Document 2015, Policy CS5 of the Forest Heath Core Strategy 2010 and the provisions of the National Planning Policy Framework 2018 which seek to maintain local character and require new development to address key features and characteristics of an area.*

20. This differed from the previous approval (F/2012/0627/FUL, which expired on 11th March 2016 without having been implemented) in that the dwelling had an internal courtyard, a smaller curtilage, and with the existing swimming pool area being left within the remaining grounds of La Grange House and not included within the proposed site. In addition, the western elevation was straight and therefore was in closer proximity to the large and visually prominent protected Beech tree forward of the proposed dwelling.
21. The current proposal has addressed the reason for refusal by relocating the dwelling out of the Root Protection Area of this tree. This has moved the dwelling 2.4m further from the Beech tree to reduce the risk of detritus falling on to the building. The floor area of the dwelling has also been scaled back in order to reduce both the impact on the tree and the impact of the

tree on the dwelling to reduce overshadowing. The window to floor area ratio has been increased.

22. The green sedum roof has been replaced with a brown (biodiverse) roof and again the former swimming pool area has been included within the site to increase the usable amenity space. The Council's Tree officer and Conservation officer raise no objection.

### **Impact on the Conservation Area**

23. The Planning (Listed Buildings and Conservation Areas) Act 1990 (under Section 72) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
24. Policy DM17 states that proposals for development within, adjacent to or visible from a Conservation Area should:
  - a. preserve or enhance the character or appearance of the Conservation Area or its setting, and views into, through, and out of the area;
  - b. be of an appropriate scale, form, height, massing, alignment and detailed design which respect the area's character and its setting;
  - c. retain important natural features such as open spaces, plot divisions, boundary treatments, and trees and hedges, which contribute to the special character of the area;
  - d. retain important traditional features that contribute to the area's character such as original doors, windows, shop fronts and flint or clunch walls;
  - e. include fenestration which respects its setting;
  - f. use materials and building techniques which complement or harmonise with the character of the area; and
  - g. demonstrate a clear understanding of the significance of the Conservation Area and/or its setting, alongside an assessment of the potential impact of the proposal on that significance. The proposal should demonstrate how the key characteristics of the character area have been addressed.
25. The Local Authority's Conservation Officer has raised no concern with regard to the size, scale and design of the proposed dwelling in this location which would in fact be well screened in the existing street scene.
26. The changes that have been made to this proposal since the previous refusal, not least in relation to the concern that the scheme would impact negatively on the large Beech tree and could ultimately lead to pressure to fell, are considered to satisfactorily address this point, as is discussed in the following paragraphs.

### **Trees**

27. The Haydens' Tree report details that it is necessary to fell two individual trees and one landscape feature in order to achieve the proposed layout.

Additionally, five trees and one landscape feature require minor surgery to permit construction space or access. The alignment of the proposed dwelling nominally intrudes within the Root Protection Areas of one tree and one landscape feature to be retained. This has only minor influence on the Root Protection Areas and as such it is considered appropriate to undertake linear root pruning, thus obviating the need for specialist construction techniques at these locations. The alignment of the proposed new vehicular access encroaches within the Root Protection Areas of eight trees and three landscape features that are to be retained, but given the use of modern "no dig" construction techniques this is not considered to be a substantial issue, subject to the imposition of a condition to control such. The alignment of the proposed parking area nominally intrudes within the Root Protection Areas of one tree to be retained. This has only minor influence on the Root Protection Areas and as such it is considered appropriate to undertake linear root pruning, thus obviating the need for specialist "no dig" construction techniques at this location.

28. Whilst it is not welcomed, the works to the trees and the positioning of the driveway is not considered to be so significant as to recommend refusal.
29. The Beech tree (detailed as T013) is a very large and prominent category A1 specimen (estimated to be in the region of 200 years old with an expected remaining life expectancy of at least 40 to 80 years) within the site, which offers great amenity benefits not only to the site but also the surrounding conservation area. It is a mature specimen with only minor faults identified including some minor inclusion and one major piece of deadwood to the east aspect of the tree. It appears to be in healthy condition and is considered to be of great arboricultural value.
30. The application is accompanied by a Daylight/Sunlight Assessment which confirms that there would be no unacceptable impact on the residents of the proposed dwellings by virtue of T013's (the large Beech tree) presence.
31. Following the reduction in floor area in the proposed scheme, the dwelling (excluding the garage) stands at 203m<sup>2</sup>. 38% of the area is glazing. For the purposes of Building Control any dwelling with a building: glazing ratio of above 25% glazing is considered excessive glazing. It is therefore evident that the design has maximised the use of glazing to ensure as much light into the property as possible without compromising the privacy of the residents. The use of features such as roof lights, full height glazing to the bedroom windows and wrap around glazing to the hall all assist in ensuring that the residents will benefit from acceptable natural light levels, notwithstanding the proximity to the tree.
32. Introducing a brown roof system (biodiverse roof) rather than a green roof system will lead to a lower maintenance solution and branches or trees from nearby trees would fall onto the roof and add to a biodiverse roof. This would mean that the presence of T013 could arguably be a positive to the roof's future as opposed to a negative. The dwelling will not make use of traditional gutters and all gullies would be covered with stones for drainage purposes so leaf fall would not affect functionality. The roof would need annual

maintenance to remove any detritus which has not added positively to the biodiverse roof. The presence of the tree would not become a nuisance to the roof of the property or burden to future occupiers.

33. This matter has been discussed in detail with the Council's Tree officer, who was also involved through consideration of the previously refused application. Formal written comments remain outstanding at the time of the preparation of this report, albeit these will be provided within the Late Papers or otherwise through a verbal update as appropriate.
34. Notwithstanding therefore, it is considered that there would no longer be future pressure to significantly lop or fell the significant Beech tree which continues to make a positive impact to the overall character and appearance of the conservation area, in compliance with policies DM2, DM13 and DM17 of the Joint Development Management Policies and the provisions of the National Planning Policy Framework 2018 in so far as they seek to maintain local character and require new development to address key features and characteristics of an area.

### **Impact on Visual Amenity**

35. In accordance with policies DM2, DM22 and CS5, the proposal should maintain or create a sense of place and respect the character, scale, density and massing of the locality. The proposed development is considered to sit comfortably within the site. The surrounding area comprises large feature houses and therefore the scale of design is appropriate not only to the site but also to the character of the area. The height of the dwelling has been restricted to single storey at 3m. This relates to the existing wall boundary which stands at between 2.4m and 3.3m along the eastern boundary of the site. With the scheme proposing less floor area than previously proposed. At 241sqm it is well below the 284sqm proposed under application DC/18/1167/FUL and 248sqm approved under F/2012/0627/FUL.
36. The proposal is considered to comply with the provisions of the NPPF which emphasises the importance of planning positively for the achievement of high quality design and states that planning decisions should aim to ensure that developments respond to local character and reflect the identity of local surroundings.
37. The NPPF makes it clear in paragraph 124 that 'good design' is a key aspect of sustainable development, creating better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential to achieving this. In this case, it has been demonstrated that the proposal would comply with this criteria.

### **Impact on Residential Amenity**

38. Due to the single storey nature of the proposed dwelling and the distances of separation involved, there is not likely to be any loss of residential amenity to any neighbouring properties by reason of overlooking or



overbearing impact. Neither is it considered that any intensification of the access or use of the driveway would create any material issues at nearby property.

39. It is clear from the daylight analysis that some sunlight hours would be lost within the proposed dwelling as a consequence of the tree, however the elevation which is in closest proximity to the Beech tree has been moved some 2.4m further away when compared to the previous refusal and any future residents would also now benefit from the amenity space provided by the inclusion of the former swimming pool area, which was not part of the previously refused scheme. A condition is proposed requiring the garden area on the approved plan to be made available for use in conjunction with the occupation of this dwelling, with details of boundary treatments to be agreed and a Permitted Development restriction on further boundary treatments thereafter. The occupiers of the proposed dwelling itself are not likely to experience a significant loss of residential amenity by reason of loss of light to the dwelling or associated amenity space in compliance with Policy DM2.
40. Policy DM22 states that development should be of high architectural merit, meaning that they are fit for purpose and function well, providing adequate space, light and privacy. Concerns have been raised with regard to noise, dust and fumes from the existing neighbouring stables, impacting upon the residential amenity of the proposed dwelling; however Public Health and Housing have raised no objection with regard to these issues with a high brick wall to the existing eastern boundary of the site and the applicant is to install triple glazed windows to this elevation of the proposed dwelling. In addition a 2m high noise barrier fence is to be provided to a length of 40m along the Southern boundary of the site. A Mechanical Heat Recovery Ventilation system is also to be installed to provide ventilation, without the need to open windows. A condition is proposed that seeks to agree these details and ensure their implementation and retention thereafter.
41. The design of the dwelling raises no concerns, and neither does the large Beech tree which it is considered would not seriously impact on the amount of light available to habitable rooms or otherwise impact on enjoyment of the associated amenity space.

## **Highways**

42. The existing vehicular access off Fordham Road for the main house is utilised for the proposed dwelling with the driveway positioned behind existing shrubs, trees and front boundary of the site. Whilst the positioning of the driveway and works to the trees in this area are not welcomed they are not considered to be so significant as to recommend refusal. Also the Highways Authority has raised no objection to this arrangement which provides three off street parking spaces and turning area, subject to a condition to control the provision of this area in compliance with Policy DM46.

## **Impact on the Horse Racing Industry**

43. Policy DM48: Development Affecting the Horse Racing Industry (HRI) provides that any development within or around Newmarket which is likely to have a material adverse impact on the operational use of an existing site within the Horse Racing Industry (such as noise, volume of traffic, loss of paddocks or other open space, access and/or servicing requirements), or which would threaten the long term viability of the horse racing industry as a whole, will not be permitted unless the benefits would significantly outweigh the harm to the horse racing industry.
44. The proposal is entirely within the residential curtilage of La Grange House and therefore there would be no loss of paddocks, open space, access or servicing requirements. Concerns with regard to additional vehicular movements in close proximity to a horse walk are noted, however the scheme proposes to utilise the existing vehicular access which currently serves the host dwelling with the Highway Authority raising no concerns with regard to this arrangement. It is not considered that the addition of one dwelling in this location would adversely impact on or threaten the long term viability of the horse racing industry, nor that it would, as a consequence of its limited additional impact, adversely affect the operational use of an existing site within the HRI.
45. That said, it is considered reasonable, noting the comments of Jockey Club estates, and noting the proximity to the off site training yard and also the fact that the access crosses a horse walk, to agree a working method statement to reflect this relationship, in order to manage the construction impacts are effectively as possible. A condition is added accordingly.

#### **Conclusion:**

46. In conclusion, the principle of the development is considered to be in accordance with both local and national policy and as such, the application is considered acceptable and recommended for approval.

#### **Recommendation:**

47. It is recommended that planning permission be **APPROVED** subject to the following condition/s:

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:

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

3. The development hereby permitted shall be constructed entirely of the materials detailed within the application hereby approved.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

4. Prior to occupation of the development hereby approved, a plan indicating the positions, design, materials and type of boundary treatment to be erected or retained shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before occupation of the buildings, or commencement of the use, or in accordance with a programme agreed in writing with the Local Planning Authority. Any existing boundary treatment shall not be uprooted or removed except where in accordance with the approved plan and shall be protected from building operations during the course of development.

Reason: To safeguard the character of the area and the reasonable residential amenities of local residents in accordance with policy DM2 of the Joint Development Management Policies (2015).

5. Prior to the commencement of any development above ground level, details of the sustainable roof system to be installed to the dwelling hereby approved shall be submitted and approved in writing with the Local Planning Authority.

Reason - to protect existing trees on the site and residential amenity of future occupiers in accordance with policies DM13 and DM22 of the Joint Development Management Policies (2015).

6. Prior to any development, site works or clearance, all the existing trees to be retained (as indicated by the approved plans) shall be protected by fences, of a type and position including details of the 'no dig construction area for the driveway to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 50mm or more shall be left unsevered. (See British Standard BS 5837:1991 entitled "Trees in relation to construction").

Reason: To ensure that the existing landscaping features included on the site are retained and protected from damage during the course of construction works in accordance with policy DM13 of the Joint Development Management Policies (2015).

7. Prior to the commencement of development, details of a temporary protective roadway to be installed during the construction of the dwelling hereby approved shall be submitted and approved in writing with the Local

Planning Authority. The roadway as so approved shall be constructed prior to the first delivery of materials and / or plant and equipment to the site and shall be retained for the duration of the construction period.

Reason - to protect existing trees on the site during the construction phase in accordance with policy DM13 of the Joint Development Management Policies (2015).

8. The dwelling hereby approved shall not be occupied until the area(s) within the site shown on drawing no. 1179-PO3 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway in accordance with policy DM46 of the Joint Development Management Policies (2015).

9. The windows installed in the rear elevation shall be triple glazed and thereafter retained as shown on drawing no. 1179-PO6.

Reason - to protect the amenity of the occupiers of the new dwelling in accordance with policy DM2 of the Joint Development Management Policies (2015).

10. Prior to occupation of the new dwelling the 2000mm high Jackoustic Environmental Noise Barrier Fencing shall be constructed as detailed on drawing no. 1179-PO3 and retained thereafter.

Reason - to protect the amenity of the occupiers of the new dwelling in accordance with policy DM2 of the Joint Development Management Policies (2015).

11. Prior to the commencement of any development above ground level, details of the mechanical ventilation system to be installed to the dwelling hereby approved shall be submitted and approved in writing with the Local Planning Authority. The ventilation system as so approved shall be installed prior to the first occupation of the dwelling and thereafter retained.

Reason - to protect the residential amenity of future occupiers in accordance with policies DM13 and DM22 of the Joint Development Management Policies (2015).

12. Prior to commencement of development, including any works of demolition, a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) The parking of vehicles of site operatives and visitors

- ii) Loading and unloading of plant and materials
- iii) Site set-up including arrangements for the storage of plant and materials used in constructing the development and the provision of temporary offices, plant and machinery
- iv) The erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate
- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Hours of construction operations including times for deliveries and the removal of excavated materials and waste
- ix) Noise method statements and noise levels for each construction activity including piling and excavation operations
- x) Access and protection measures around the construction site for pedestrians, cyclists and other road users including arrangements for diversions during the construction period and for the provision of associated directional signage relating thereto.

Reason: To ensure the satisfactory development of the site and to protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that appropriate arrangements are put into place before any works take place on site that are likely to impact the area and nearby occupiers.

13. No dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.

Reason: To improve the sustainability of the dwellings in accordance with policy DM7 of the Joint Development Management Policies (2015).

14. Prior to first occupation, all dwellings with off street parking shall be provided with an operational electric vehicle charge point at reasonably and practicably accessible locations, with an electric supply to the charge point capable of providing a 7kW charge.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 105 and 110 of the National Planning Policy Framework and the Suffolk Parking Standards.

15. Prior to commencement of development a Horse Racing Working Method Statement shall be submitted to and approved in writing by the Local Planning Authority. This Method Statement shall specify how the construction process will minimise the effect of delivery and construction

activities upon the Fordham Road horsewalk and also how noisy development in close proximity to La Grange Stables will be controlled. Any such Method Statement as may be agreed shall be implemented during the construction process. There shall be no development on site unless and until a Method Statement has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of minimising the adverse effects of construction upon the horse racing industry, in accordance with the provisions of Policy DM48.

16. Prior to the first occupation of the dwelling hereby permitted the amenity space within the red line on drawing No. 1179-P03 shall be provided for use in conjunction with this property. The amenity space as so provided shall thereafter be retained for use in conjunction with this property.

Reason: In the interests of ensuring sufficient useable amenity space, in the interests of protecting trees from post development pressure for their removal.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order amending, revoking or re-enacting that Order), no fences, gates or walls shall be erected within the site other than those agreed pursuant to condition 4 above.

Reason: In the interests of ensuring sufficient amenity space, and in the interests of protecting the openness of the site, in accordance with the provisions of Policies DM2 and DM17 of the Joint Development Management Policies.

#### 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=PRSVMQPDG8200>