

# Development Control Committee

## 7 August 2019

### Late Papers

#### Item 7 – DC/19/1084/FUL: La Grange House, Fordham Road, Newmarket

1. Following publication of the report in respect of the above application, the comments from the council's Tree Officer have been received and are laid out below:

*Although some issues have been addressed, I still have concerns pertaining to the future pressure that would be anticipated under this scheme due to the dominating presence of trees on the site, however, the revised drawings appear to represent an increased likelihood of the LPA being able to resist future applications for inappropriate works or felling when such conflicts occur.*

*If planning permission is to be granted, it should be subject to the following condition:*

*Prior to commencement of development a detailed Tree Protection Plan and Arboricultural Method Statement (including any demolition, groundworks and site clearance) shall be submitted to and approved in writing by the Local Planning Authority. The plans should include details of the following:*

1. *Measures for the protection of those trees and hedges on the application site that are to be retained,*
2. *Details of all construction measures within the 'Root Protection Area' (defined by a radius of  $dbh \times 12$  where  $dbh$  is the diameter of the trunk measured at a height of 1.5m above ground level) of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstandings, roads and footpaths,*
3. *Detailed schedule of arboricultural supervision,*
4. *A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.*

*The development shall be carried out in accordance with the approved Method Statement unless agreed in writing by the Local Planning Authority.*

Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policy DM12 and DM13 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 of development to ensure that existing trees are adequately protected prior to any ground disturbance.

2. Email received laying out concerns of Cllr. Rachel Hood and Cllr. Robert Nobbs:

- *The application is within a Conservation Area, is the proposed property in keeping with the surroundings and does it preserve or enhance the area?*
- *Impact on Horse Racing Industry (HRI), the Fordham Road is a busy road with a high volume of vehicular traffic and horse movement, whilst this is a three bedroom property it is on a very busy junction of the Fordham Road.*
- *There is considerable tree works required with the removal of some trees, it should not be ignored that this is in a Conservation area, unless we have missed it, there is no mention of replanting which should be a minimum and the removal of healthy trees should not be encouraged; however, we do support good tree management.*
- *We note that triple glazed windows are required (only to the rear of the property), along with a 2m high noise barrier fence and a heat recovery ventilation system to negate the opening of windows; if this amount of adjustments are required to minimise disruption from noise, dust and odour; one has to question is this the right location? And noise, dust and odour will travel to the front of the property and doors to the rear and front of the building.*
- *We have serious concerns that should planning be granted, the occupier would find the constraints imposed to obtain planning consent would not be practicable for everyday living and result in complaints regarding the existing business activities.*