

Development Control Committee

4 August 2021

Late Papers

Case Officer – Gareth Durrant

Item 6 – DC/20/2066/RM Rabbit Hill Covert, Station Road, Lakenheath

1. **Updated plans received** in order to address comments received from the Highway Authority (see paragraph 18 and 8th bullet point of paragraph 41 of the main officer report)
2. **Officer comment:** These amendments have addressed the outstanding matters set out at paragraph 1 above and the main officer report. Comments received from the highway authority in response to the amended parking arrangements for two of the proposed housing plots are set out in this paper below (paragraph 8). This has triggered a slight change to the recommendation from that published in the officer report. The amended recommendation is set out below (paragraph 9).
3. **Comments received** on behalf of West Suffolk Waste Management Operations Manager:
 - *Objections*
 - *There are a number of bin collection points that are not accessible to the freighter meaning that kerbside collection will not be possible. The positioning will mean that the crews will have to drag the bins to the freighter.*
 - *Most notably BCP plots 3-4, 27-30, 44-78, 60-62, 70-72, 77-81*
 - *Please note that drop kerbs should be installed next to BCPs.*
 - *The turning heads are acceptable.*
4. **Officer comment:** The bin strategy for this development is addressed by condition 3b) of the outline planning permission which requires details of the areas to be provided for the storage of refuse/recycling bins to be submitted for approval alongside the reserved matters.
5. The applicant is seeking to address these matters as part of the separate discharge of condition application and, if received in time, an update will be provided verbally to the meeting.
6. Whilst the matters raised about bin collection points are not directly relevant to the reserved matters submission being considered by the

committee it may be the case that amendments need to be made to the reserved matters plans in order for those matters to be addressed. Whilst such potential amendments are not anticipated to be material (i.e. it is unlikely to necessitate wholesale changes to the site layout for example) the officer recommendation, as amended by this paper below, retains a precautionary approach so the reserved matters can be considered afresh by the Committee should material amendments be required to the plans subsequently.

7. **Further comments received** from West Suffolk Strategic Housing Team:

- *I acknowledge the revisions made to the proposed affordable dwellings. I welcome the confirmation from the developer that the affordable dwellings now adhere to the mix that was requested and will meet nationally described space standards.*

8. **Agreement of the Highway Authority** to proposed amended parking arrangements for plots 39 and 40 (see also paragraph 1 above)

9. **Amended recommendation** to reflect changed circumstances discussed at paragraphs 1-6 and 8 above (see paragraph 52 of the Min officer report for the now superseded recommendation):

1) That following i) receipt of satisfactory amendments to address the landscaping/ecology matters discussed in the officer report and the bin collection points discussed in the late papers and, ii) completion of a Deed of Variation to the S106 Agreement (or equivalent) to secure i) developer contributions towards off-site provision of children's play space and equipment and ii) to secure an off-site 10-metre wide 'fall-back' planting belt along the length of the eastern site boundary, reserved matters be approved, subject to the following conditions:

- As recommended by the Highway Authority (insofar as they i) relate to the reserved matters under consideration and ii) do not already appear as conditions of the outline planning permission).
- To secure protective measures for new trees proposed to be planted in close proximity (within 2.5 metres) of adoptable highway.

2) that the notice of approval of the reserved matters only be issued once the Director (Planning and Growth) is satisfied that all other relevant planning applications (reference DC/21/0079/FUL) and relevant applications to discharge planning conditions which might necessitate amendments being made to the reserved matters have been approved without material amendments to the reserved matters being required, and

3) if the Director (Planning and Growth) considers that any future changes to the plans required by recommendations 1) and/or 2) are material to the determination of any of the reserved matters, the

reserved matters be referred back to the Committee for further consideration and fresh resolution.