

Development Control Committee



Forest Heath
District Council

Minutes of a meeting of the **Development Control Committee** held on **Wednesday 4 February 2015** at **6.00 pm** at the **Council Chamber, District Offices**, College Heath Road, Mildenhall IP28 7EY

Present: **Councillors**

Chairman Chris Barker

Vice Chairman Andy Drummond

Michael Anderson
Bill Bishop
John Bloodworth
David Bowman
Rona Burt
Simon Cole
Roger Dicker

David Gathercole
Warwick Hirst
Carol Lynch
Tony Simmons
Tony Wheble
Bill Sadler

14. **Apologies for Absence**

Apologies for absence were received from Councillors Geoffrey Jaggard and Eddie Stewart.

Councillor Tim Huggan was also unable to attend the meeting.

15. **Substitutes**

Councillor Bill Sadler attended the meeting as substitute for Councillor Geoffrey Jaggard.

16. **Minutes**

The minutes of the meeting held on 7 January 2015 were accepted by the Committee as an accurate record, with 13 voting for the motion and with 2 abstentions, and were signed by the Chairman.

17. **Update Report on DC/13/0408/OUT - Hatchfield Farm, Fordham Road, Newmarket (Report No. DEV/FH/15/007)**

The Chairman advised that this item had been withdrawn from the agenda pending further legal advice.

18. **Planning Application DC/14/2236/FUL- Land at Lakenheath Hotel, 124 High Street, Lakenheath (Report No. DEV/FH/15/002)**

Construction of three dwellings and re-positioning of existing vehicular access.

This application was referred to the Development Control Committee following consideration at the Delegation Panel and because the Parish Council had raised concerns.

A Member site visit had been held prior to the meeting. Officers were recommending that planning permission be granted as set out in Paragraph 36 of Report No DEV/FH/15/002.

The Senior Planner drew attention to Paragraph 24 of the report and, in order to prevent any confusion, clarified that the final sentence which referred to a "modern style of development" was referring to neighbouring Pintail Close, and not the proposed development in the application.

Councillor David Gathercole spoke on the application, as Ward Member for Lakenheath, and echoed the concerns raised by the Parish Council (as set out in Paragraph 14 of the report).

He proposed that the application be refused as it was contrary to Policies DM16 (Listed Buildings), DM18 (Conservation Areas) and CS3 (Landscape Character and the Historic Environment). This was duly seconded by Councillor Tony Wheble.

The Lawyer advised that the final wording of the resolution would be agreed between the Chairman, Head of Service and Portfolio Holder.

Upon being put to the vote and with 10 voting for the motion, 2 against and 3 abstentions, it was resolved that:

Planning permission be **REFUSED** as the application was contrary to Policies DM16 (Listed Buildings), DM18 (Conservation Areas) and CS3 (Landscape Character and the Historic Environment).

The final wording of the resolution was to be agreed between the Development Control Committee Chairman, the Head of Planning & Growth and the Portfolio Holder for Planning, Housing & Transport.

Speakers: Councillor Hermione Brown (Lakenheath Parish Council) spoke against the application.

Mr Steven White (Applicant) spoke in support of the application.

19. **Planning Application DC/14/2238/LB - Land at Lakenheath Hotel, 124 High Street, Lakenheath (Report No. DEV/FH/15/003)**

Application for Listed Building Consent – demolition of attached single storey outhouse at rear of hotel.

This application was referred to the Development Control Committee following consideration at the Delegation Panel and because the Parish Council had raised concerns.

A Member site visit had been held prior to the meeting. Officers were recommending that planning permission be granted as set out in Paragraph 16 of Report No DEV/FH/15/003.

Councillor Bill Sadler proposed that the application be approved and this was duly seconded by Councillor Tony Simmons, and with the vote being unanimous it was resolved that:

Consent be **GRANTED** subject to the following conditions:

1. Time limit
2. Details of making good the existing gable end wall
3. Compliance with approved plans

Speaker: Councillor Hermione Brown (Lakenheath Parish Council)
spoke against the application.

20. **Planning Application DC/14/0263/FUL - Land rear of 12 Turnpike Lane, Red Lodge (Report No. DEV/FH/15/004)**

Erection of a one and a half storey dwelling and garage.

This application was referred to the Development Control Committee following consideration at the Delegation Panel.

A Member site visit had been held prior to the meeting. Officers were recommending that planning permission be refused as set out in Paragraph 17 of Report No DEV/FH/15/004.

The Senior Planner explained that the Parish Council had not submitted any comments in respect of the application. She also advised the Committee of the planning history of the site.

Councillor Roger Dicker spoke in support of the application and proposed that it be approved and this was duly seconded by Councillor Tony Wheble.

Councillor Drummond, however, supported the Officer recommendation and proposed that the application be refused and this was seconded by Councillor Bill Sadler. However, as this was a direct negative to the proposal for approval that was on the table it was not a valid motion.

The Chairman, therefore, put the motion for approval to the vote and with 4 voting for and 11 against, he declared the motion lost.

Councillor Drummond then re-proposed refusal and this was again seconded by Councillor Sadler. Upon being put to the vote and with 11 voting for the motion and with 4 against, it was resolved that:

Planning permission be **REFUSED** for the following reason:

1. In the opinion of the Local Planning Authority the proposed development would result in the intensification of use of the access. This would lead to unacceptable levels of noise and disturbance and would therefore be detrimental to the amenity of neighbouring occupiers. The application is, therefore, contrary to Policy 4.14 and 4.15 of the Forest Heath Local Plan 1995 (particularly criterion b)) and the guiding principles set out in the National Planning Policy Framework (2012).

21. **Tree Preservation Order - Forest Heath District Council: TPO 3, 2014 - 7 Bury Road, Brandon (Report No. DEV/FH/15/005)**

The Senior Planner advised the Committee that a provisional Tree Preservation Order (TPO) had been served on one Yew tree at 7 Bury Road, Brandon.

The statutory consultation period for the TPO expired on 21 November 2014, one objection had been received by the Council. It was recommended that Members confirmed the TPO.

The Officer apologised as the wrong location plan had been attached as an appendix to the report. The correct version had been circulated under separate cover and was displayed at the meeting.

With the vote being unanimous, it was

RESOLVED:

That Tree Preservation Order: TPO 3, 2014 7 Bury Road, Brandon be confirmed.

22. **Tree Preservation Order - Forest Heath District Council: TPO 2, 2014 - 50 The Street, Gazeley (Report No. DEV/FH/15/006)**

The Senior Planner advised the Committee that a provisional Tree Preservation Order (TPO) had been served on four groups of trees at 50 The Street, Gazeley.

The statutory consultation period for the TPO expired on 19 September 2014, no objections were received by the Council. It was recommended that Members confirmed the TPO.

With the vote being unanimous, it was

RESOLVED:

That Tree Preservation Order: TPO 2, 2014 50 The Street, Gazeley be confirmed.

23. **Urgent Business**

There were no items of Urgent Business raised.

The Meeting concluded at 6.56 pm

Signed by:

Chairman

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