

Agenda

For the meeting to be held on **21st September 2022**: Time 9.30 am

Location: Parish Office, Peace Memorial Hall Lakenheath

Members of the press and public are welcome to attend

1. Apologies and Declarations of Interest
2. Members of the public may speak about an item on the agenda (3 minutes limit)
3. To consider the following planning applications:

A. Application no: DC/22/1457/EIASCR

Case Officer: Jo-Anne Rasmussen Direct Line: 01284 757609

Determination date: 8 September 2022

Request for Screening Opinion under Regulation 6 (1) of the Environmental Impact Assessment Regulations 2017 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Proposal EIA screening opinion under Regulation 6 (1) of the Environmental Impact Assessment Regulations 2017 on the matter of whether or not the proposed development is considered that there are likely significant environmental impacts for which an environmental statement would be required - Winter storage reservoir
Location Christmas Hill Farm Station Road Lakenheath Suffolk

Recent request for a Screening Opinion to this authority, for the above-mentioned proposal. To assist in determining the environmental impact of the proposal and whether or not the submission of an Environmental Statement is required, the Local Planning Authority would be grateful for any comments on the information provided as part of request, such as:

The potential environmental impacts of the proposal and their mitigation; and any alternatives that you consider should be investigated

The screening opinion request and associated documents can be viewed online through the Council's Public Access pages at the following link:

www.westsuffolk.gov.uk

30.08.2023 Planning Officer Rasmussen confirms that the RSPB and MOD have both been consulted.

(Extension applied for: NOT GRANTED EMAIL REPLIES REQUESTED FROM CLLRS 24/08/2022)

B. Application no: DC/22/1404/FUL

Consultation Expiry: 15 September 2022 Extension to 21.09.2022 granted by PO

Sent to cllrs: 24 August 2022

Consultation on application received by West Suffolk Council Local Planning Authority

Proposal Planning application –

a. American barn

b. Horse walker

c. Associated fencing, turning and parking area and landscaping

Location Willow Grove Farm Station Road Lakenheath Suffolk IP27 9AA

Applicant Ms M Hugo

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<https://planning.westsuffolk.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=RGCH2CPD0C500>

C. Application no: DC/22/1594/TPO

Sent to cllrs 13/09/2022

Expiry: 4 October 2022 TOWN AND COUNTRY PLANNING ACT 1990 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 Consultation on

application received by West Suffolk Council local planning authority

PROPOSAL TPO03 (2009) tree preservation order - one Acacia (T1 on plan) - fell

LOCATION 35A Eriswell Road Lakenheath Suffolk IP27 9AF

APPLICANT Mr Wayne Yallop

<https://planning.westsuffolk.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=RHY1ODPDLZA00>

D. Application no: DC/22/1480/VAR

Sent to cllrs 13th September 2022

Consultation Expiry: 30 September 2022

Proposal Planning application - Variation of condition 2 of DC/13/0660/FUL to enable changes to the approved plans listed in condition 2 the amendments to

the plans include addition of a Foul Water pump station in the position of

approved plot 34 the addition of an electricity sub-station at the site's western

boundary the sub-division of approved Plot 54 to provide 2 Ellingham house

types (detached 3 bed units) the upgrading of plot 35 and plot 36 to Ixworth

house types (detached 4 bed units) the handing of plot 13 and various minor

amendments following discussions with highways, including the addition of two

layby visitor spaces and minor changes to road widths

LOCATION: Land Off Briscoe Way Lakenheath Suffolk

APPLICANT: Bennett Plc, Bennett Plc

<https://planning.westsuffolk.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=RH0V65PDLGO00>

4. **Date and time next meeting: 19th October 2022 2022 9.30am**

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Material Planning Considerations include:

- Layout, density.
- Risk of flooding or pollution.
- Overlooking and loss of privacy.
- Overshadowing and loss light (daylight/sunlight).
- Access and traffic generation (highway safety).
- Local economy.
- Design, appearance, and materials.
- Appearance, effects on street, specially designated area or building (e.g. conservation areas, listed buildings, ancient monuments, etc.).
- Adequacy of parking.
- Noise and smell.
- Landscape, contamination, loss of trees, etc.
- Cumulative impact.
- Past planning history or appeal decisions of the site.
- Central government policy and guidance (National Planning Policy Framework and Planning Practice Guidance).

The following are NOT considered to be material considerations:

History of applicant.

Loss of view.

Commercial competition.

Impact on property value.

Restrictive covenants.

Ownership of land, right of access.

Noise & disturbance from construction work.

Land & boundary disputes.

Land ownership.

Damage to property.

Private rights of way.

Deeds & covenants.

Private issues between neighbours or Lots of objectors