

MEMBER REFERRAL TO COMMITTEE

(Completed form to be sent to Case Officer and Corporate Manager)

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	DC/19/00336 - Planning
Parish	Rickinghall Inferior
Member making request	Cllr Derek Osborne and Cllr Jessica Fleming
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>The Proposal has not demonstrated that it can protect neighboring properties from significant adverse effects of noise and smell, would operate until 22.00 hours, and is therefore an inherently unsuitable use for such a building.</p> <p>The take-away (if similar to other facilities in Diss or Eye) would likely change and undermine the local area's distinctive characteristics and value within the Conservation Area.</p> <p>The proposal would not reflect local need or add social value.</p> <p>The proposal is likely to cause significant parking congestion, there is no public parking available. This would be most acute during the (presumably most busy) evening hours when residents who work during the day return home with the result that any available on-street parking is taken up.</p> <p>Local Plan Policies S1 Proposals for ... change of use or redevelopment will be permitted subject to them NOT having a significant adverse effect on the general amenity of neighboring properties particularly by reason of noise or smell.</p> <p>S7 and SDA7 Provision of local shops... should be approved provided that there is no significant loss of amenity for local residents, there is no detracting from nearby environmental amenity and local distinctiveness, and that parking provision takes account of adopted parking standards.</p> <p>Policy T9 and Policy S2 Public access and car parking is in practice unavailable contrary to the most flexible interpretation of adopted parking standards, no provision is available for off-street parking.</p> <p>Policy T10 There is no space for parking and turning.</p>

<p>13.4 Please detail the clear and substantial planning reasons for requesting a referral</p>	<p>With reference to the policies above, the proposal: Is likely to affect local amenity significantly and negatively Is an unsuitable use of the building due to generation of noise, smell and traffic particularly given the late evening opening hours Does not meet local service needs There is insufficient car parking or turning space for the proposed use, the adjacent pub spaces are limited to customers The proposal could negatively affect one or more Listed Buildings and a Conservation Area</p>
<p>13.5 Please detail the wider District and public interest in the application</p>	<p>Service Provisions, Core Strategy 2012 para 1.52: 'Currently there is a poor provision of key basic services and facilities in the rural area and only 50.8% of villages have access to a food shop, general store, post office, public house, primary school and meeting place.'</p> <p>Rickingham/ Botesdale has need for local services but NOT fast food take-away as these are already present. The location of the proposed facilities is not suited to a village setting, and could damage the character of a Conservation Area and Listed Building(s). The current tenant of the building offers social and economic value to the town, does not generate noise and smell and operates within daytime hours.</p>
<p>13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development</p>	<p>NA</p>
<p>13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer</p>	<p>Meeting with planning officer Sian Bunbury on 6th February</p>