

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 02 March 2016

AGENDA ITEM NO	3
APPLICATION NO	3975/15
PROPOSAL	Use of land for the creation of a memorial garden to include war memorial, information board, 2no. benches, 2no. flag poles.
SITE LOCATION	Land on, Progress Way, Eye IP23 7HL
SITE AREA (Ha)	0.02
APPLICANT	Mrs J Aling
RECEIVED	November 6, 2015
EXPIRY DATE	March 10, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

The application site is in Mid Suffolk District Council ownership.

PRE-APPLICATION ADVICE

1. Extensive pre-application has taken place with many departments of the Council include Planning.

SITE AND SURROUNDINGS

2. The application site is located off Progress Way in Eye. The area forms a corner with the B1077 and Progress Way and has been landscaped in accordance with conditions (2 and 3) of planning permission 212/95 (Layout of roads and sewers using existing vehicular access with off-site infrastructure for future industrial development). The site is at the entrance to Eye Airfield Industrial Estate. The area is fenced in with post and rail fencing and six bar farm gate. The area has many trees and shrubs that screen the industrial units.

HISTORY

3. The planning history relevant to the application site is:
 - 212/95 Layout of roads and sewers using existing vehicular access with off-site infrastructure for future industrial development

PROPOSAL

4. The proposal seeks planning permission for use of land for the creation of a memorial garden to include a war memorial, information board, two benches and two flagpoles. The application site is be 5m wide by 10m deep, rectangular in shape and accessed from the footpath on Progress Way. The memorial

garden is to commemorate the 490th Bombardment Group (Heavy), United States Eighth Army Air Force that was based at Eye Airfield during the WWII.

The site would make a break in the existing post and rail fence with three sides of the area hedged. Two flag poles are proposed in the rear corners of the plot. It is proposed to fly the Union flag on one and the Stars and Stripes on the other.

1.5m from the flag poles, centrally located, would be the war memorial. This would be of black granite mounted on a plinth with text and logos. The total height of the stone would be 1.3m with a width of 1.3m and a depth of 0.2m.

Two benches are proposed, one each side of the garden, 3.5m from the front of the site. These would be of European Oak and would have the 490th BG official logo carved on the back of the seat.

An information board is proposed at the entrance to the site to explain the history of the airfield and details of the 490th BG. The board would be constructed of European Oak and would be of A2 size.

POLICY

5. **Planning Policy Guidance** - See Appendix below.

CONSULTATIONS

6. **SCC Highways** - SCC perception is that the current proposal would not see a severe increase in vehicle movements from the proposed vehicular access onto the public highway. therefore, SCC would not consider this to be detrimental to highway safety. For this reason, SCC does not wish to restrict the grant of permission.

SCC Archaeological Service - No comments received.

Eye Town Council - Councillors raised concern about the parking for visitors to the memorial as there are some large vehicles using Progress Way. On balance however the Council decided to support the planning application for this site as the best of the limited options.

MSDC Land Officer - No comments to make.

MSDC Tree Officer - The trees potentially affected by this proposal are either of insufficient amenity value and/or poor quality to warrant being a constraint.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.
- 7 Langton Green, Eye - concerns raised over parking.

ASSESSMENT

8. The proposal is considered to raise the following core planning issues:

Principle of development - As an application for the creation of a memorial garden the proposal is assessed under Local Plan policies GP1 and HB13 and Core Strategy policies CS5, FC1 and FC1.1. and the NPPF.

Impact on the character and appearance of the area - The application site is within an area which has been the subject of a landscaping condition for Eye Airfield Industrial Estate. The area is fenced with trees and shrubs. The site is not a very attractive area but does screen the industrial units. The area proposed for the memorial garden is a relatively small part of this landscaped area. The memorial is considered to be a welcome addition to the area which is relevant to the airfield and would be of interest to both local residents and tourists.

Highways - Concerns have been raised over the lack of parking provided for visitors to the memorial. Progress Way is a wide road with no parking restrictions. SCC Highways are content that the proposal will not cause a highway safety problem.

Landscaping - There will be some loss of trees/shrubs when the site is cleared to construct the memorial garden. The Tree Officer has confirmed that the loss of these trees is not a constraint to the proposal. It is proposed to hedge three sides of the site which would bring formality to the memorial whilst also providing a green barrier.

Summary - The proposal is recommended for approval because the garden will provide a lasting memorial to, and information on, the important part that Eye Airfield played during WWII. The garden will provide an attractive corner in this industrial area where people are able to site and reflect on the airfield's past.

RECOMMENDATION

That Full Planning Permission be granted subject to the following conditions:

- **Implementation - Standard Time Condition**
- **Approved Plans**

Hard and Soft Landscaping

Philip Isbell
Corporate Manager - Development Management

Samantha Summers
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

Cor5 - CS5 Mid Suffolks Environment

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. **Mid Suffolk Local Plan**

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
HB13 - PROTECTING ANCIENT MONUMENTS

3. **Planning Policy Statements, Circulars & Other policy**

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **0** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

The following people **commented** on the application: