

**Title:** Committee Site Plan  
**Reference:** 1309/14  
**Site:** Meadow House  
 Flatts Lane Tostock

**Conservation area**  
 Conservation area

**Listed Buildings**  
 Listed Buildings

**Public rights of way**  
 Public rights of way  
 Footpath  
 Restricted Byway  
 Bridleway  
 Byway

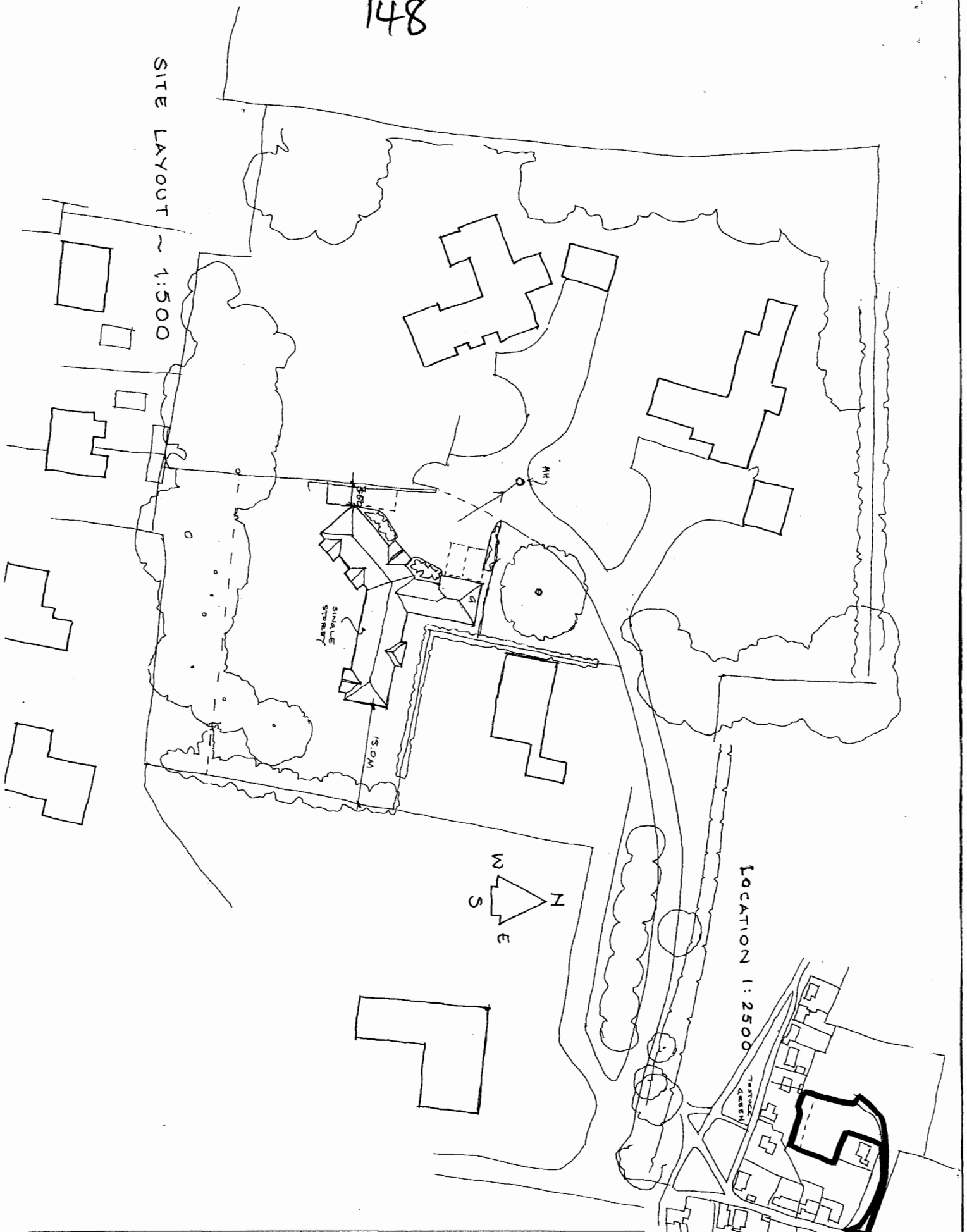


**MID SUFFOLK DISTRICT COUNCIL**  
 131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500

SCALE 1:1250  
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SITE LAYOUT ~ 1:500



Client: MR & MRS SPREADBURY

Scale: 1:500

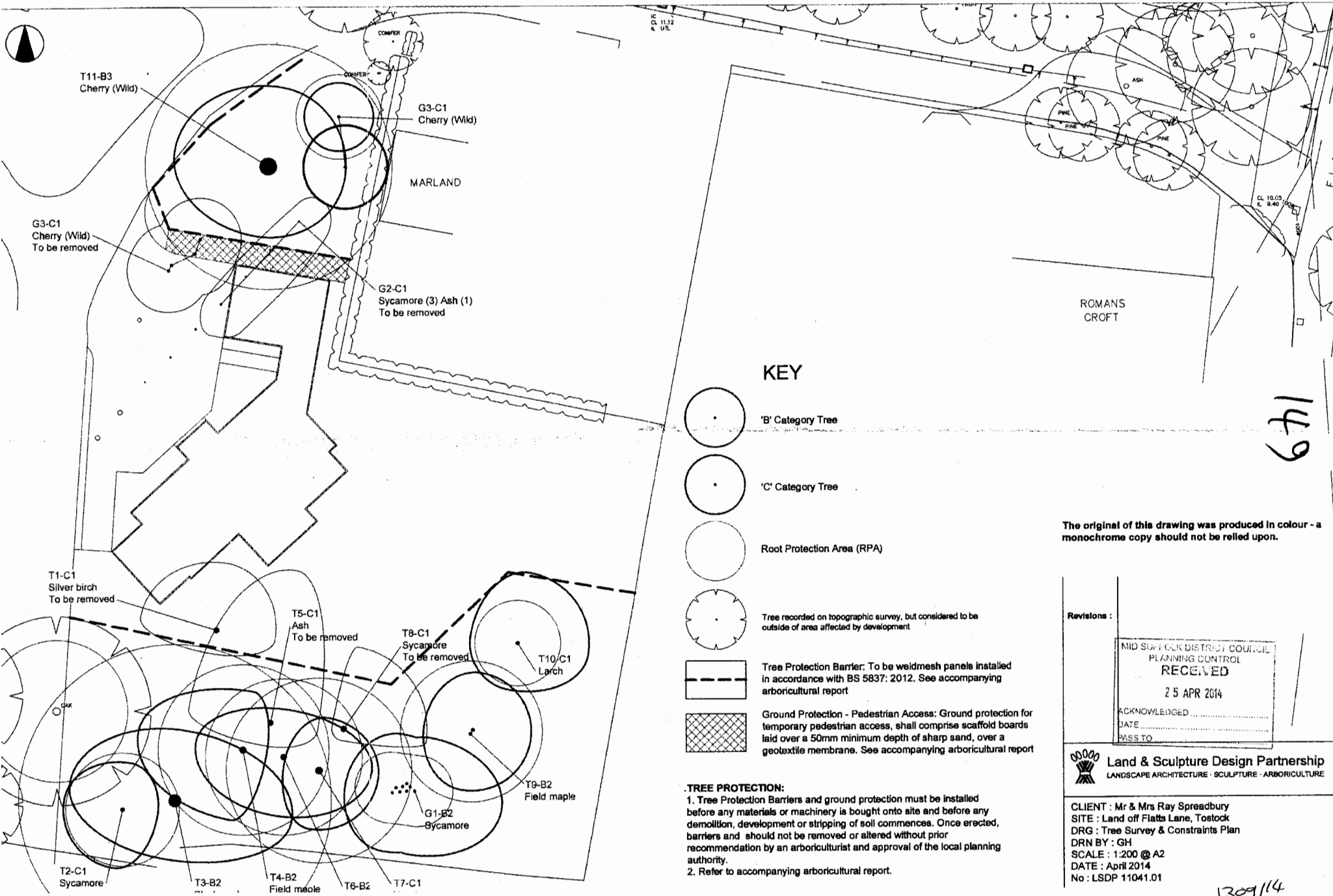
**BROWN & SCARLETT**  
**ARCHITECTS**

Project: PROPOSED SINGLE STOREY  
PROPERTY PLOT 3 MEADOW HOUSE






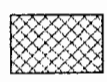
Date: JAN 2015

Old School Studios, 140 Eastgate Street

FLAIRS LANE



**KEY**

-  'B' Category Tree
-  'C' Category Tree
-  Root Protection Area (RPA)
-  Tree recorded on topographic survey, but considered to be outside of area affected by development
-  Tree Protection Barrier: To be weldmesh panels installed in accordance with BS 5837: 2012. See accompanying arboricultural report
-  Ground Protection - Pedestrian Access: Ground protection for temporary pedestrian access, shall comprise scaffold boards laid over a 50mm minimum depth of sharp sand, over a geotextile membrane. See accompanying arboricultural report

**TREE PROTECTION:**

1. Tree Protection Barriers and ground protection must be installed before any materials or machinery is brought onto site and before any demolition, development or stripping of soil commences. Once erected, barriers and should not be removed or altered without prior recommendation by an arboriculturist and approval of the local planning authority.
2. Refer to accompanying arboricultural report.

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

**Revisions :**

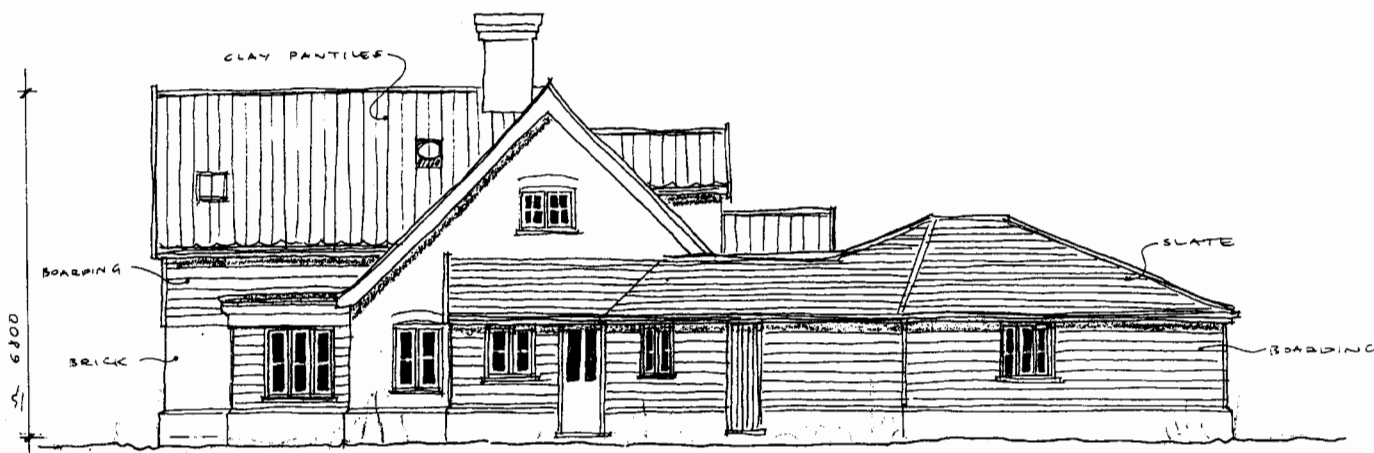
MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL <b>RECEIVED</b> 25 APR 2014	
ACKNOWLEDGED .....	DATE .....
PASS TO .....	

 **Land & Sculpture Design Partnership**  
LANDSCAPE ARCHITECTURE · SCULPTURE · ARBORICULTURE

CLIENT : Mr & Mrs Ray Spreadbury  
SITE : Land off Flatts Lane, Tostock  
DRG : Tree Survey & Constraints Plan  
DRN BY : GH  
SCALE : 1:200 @ A2  
DATE : April 2014  
No : LSDP 11041.01

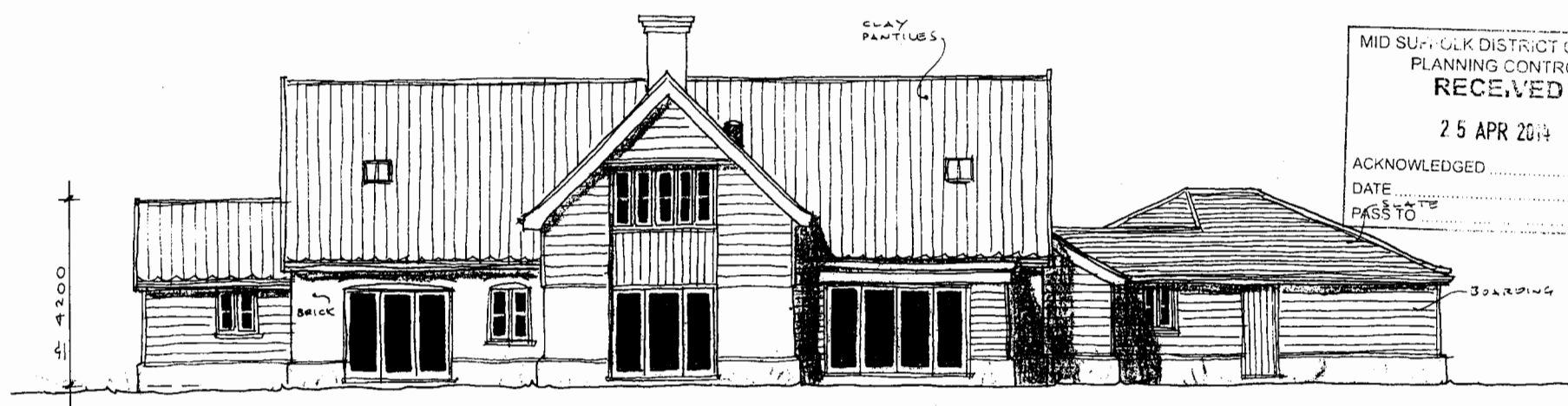
1309114

1309114



NORTH - EAST ELEVATION ~ 1:100

150

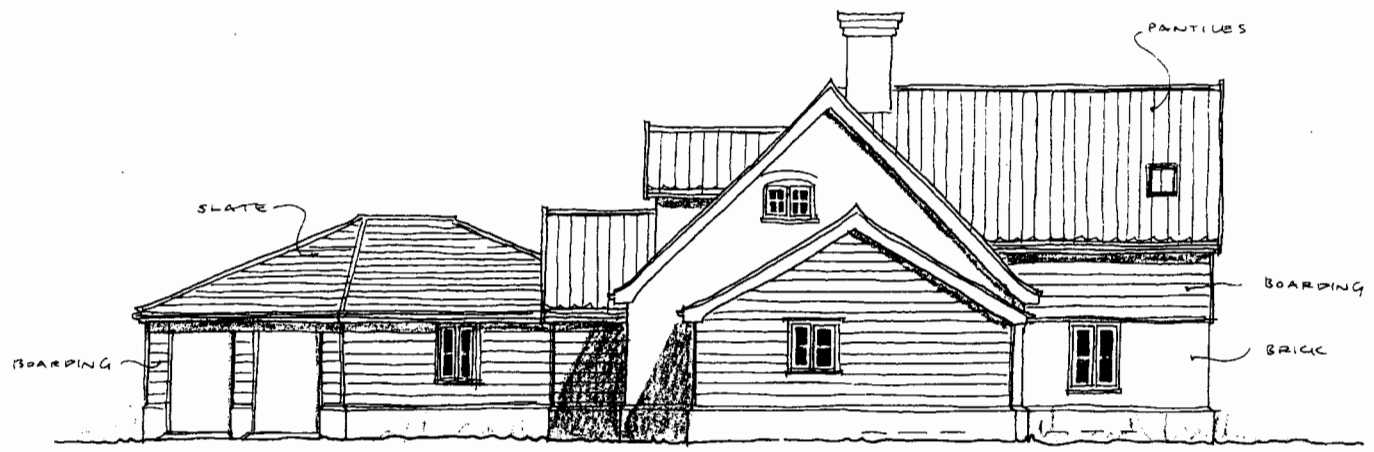


SOUTH - EAST ELEVATION ~

MID SUFFOLK DISTRICT COUNCIL  
 PLANNING CONTROL  
**RECEIVED**  
 25 APR 2014  
 ACKNOWLEDGED .....  
 DATE .....  
 PASS TO .....

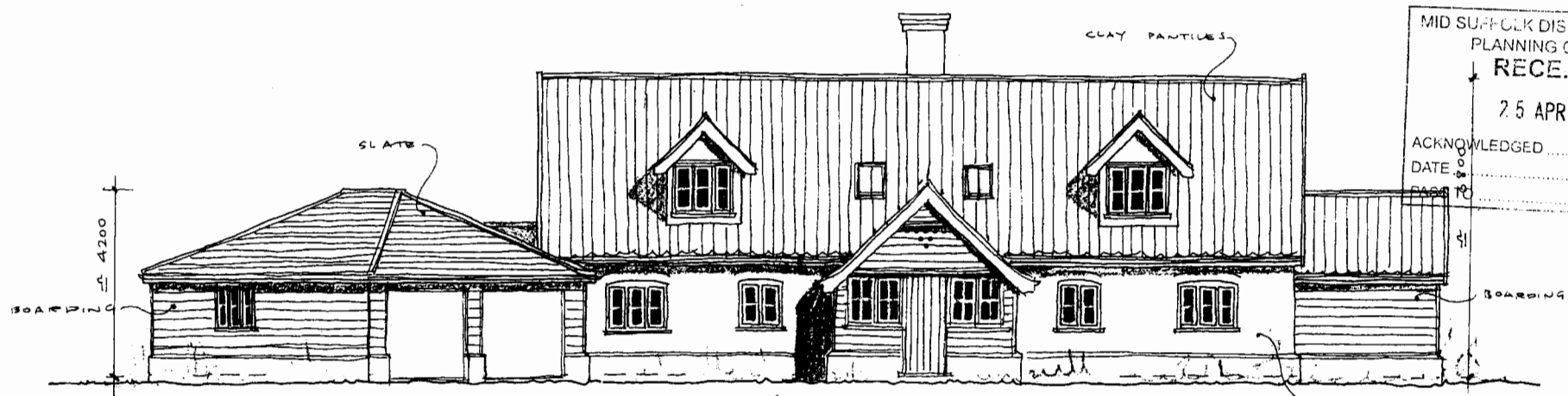
Client: MR & MRS SPREADBURY	Scale: 1:100	<b>BROWN &amp; SCARLETT ARCHITECTS</b> Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk
Project: PROPOSED 1½ STOREY PROPERTY MEADOW HOUSE, FLATTS LANE, TOSTOCK	Date: MAR 2014	
Drawing: DETAILED PLANNING	Contract: 3720 Drg No. /02	

1309114



SOUTH WEST ELEVATION ~

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NORTH-WEST (FRONT) ELEVATION ~ 1:100

MID SUFFOLK DISTRICT COUNCIL  
 PLANNING CONTROL  
 RECEIVED  
 25 APR 2014  
 ACKNOWLEDGED .....  
 DATE .....  
 DRAWN BY .....

Client: MR & MRS SPREADBURY	Scale: 1:100	<b>BROWN &amp; SCARLETT ARCHITECTS</b> Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk
Project: PROPOSED 1½ STOREY PROPERTY MEADOW HOUSE, FLATTS LANE, TOSTOCK	Date: MAR 2014	
Drawing: DETAILED PLANNING	Contract: 3720 Drg No. /03	



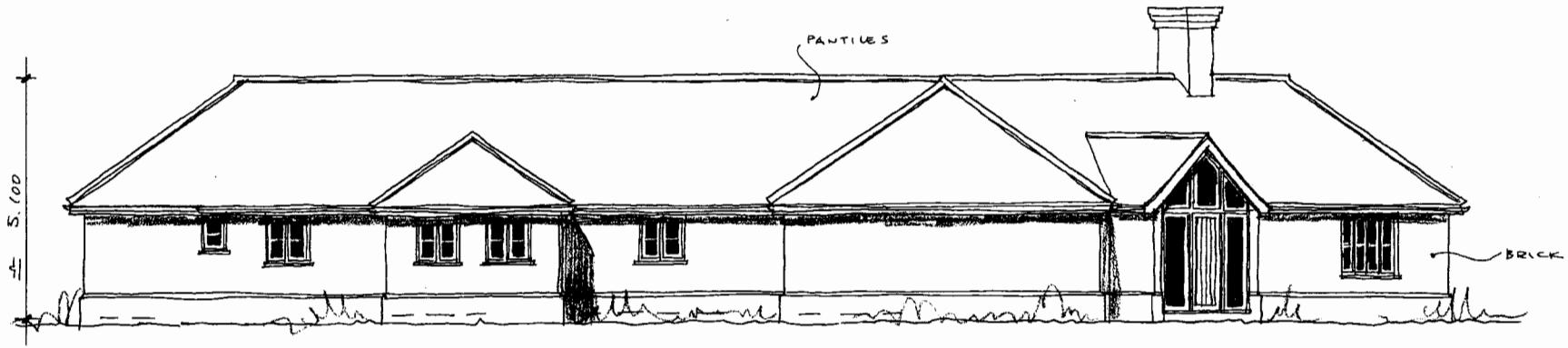
NORTH WEST ELEVATION ~ (FRONT)

152

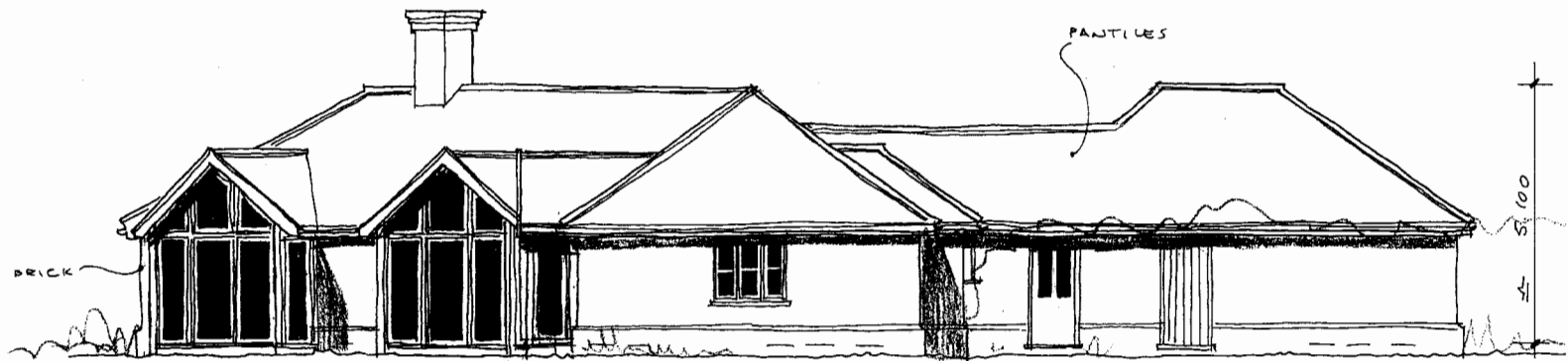


SOUTH ELEVATION ~ 1:100

Client: MR & MRS SPREADBURY	Scale: 1:100	<b>BROWN &amp; SCARLETT ARCHITECTS</b> Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk
Project: PROPOSED SINGLE STOREY PROPERTY PLOT 3, MEADOW HOUSE, FLATTS LANE, TOSTOCK	Date: JAN 2015	
Drawing: DETAILED PLANNING	Contract: 3720 Drg No. /21	



NORTH ELEVATION ~

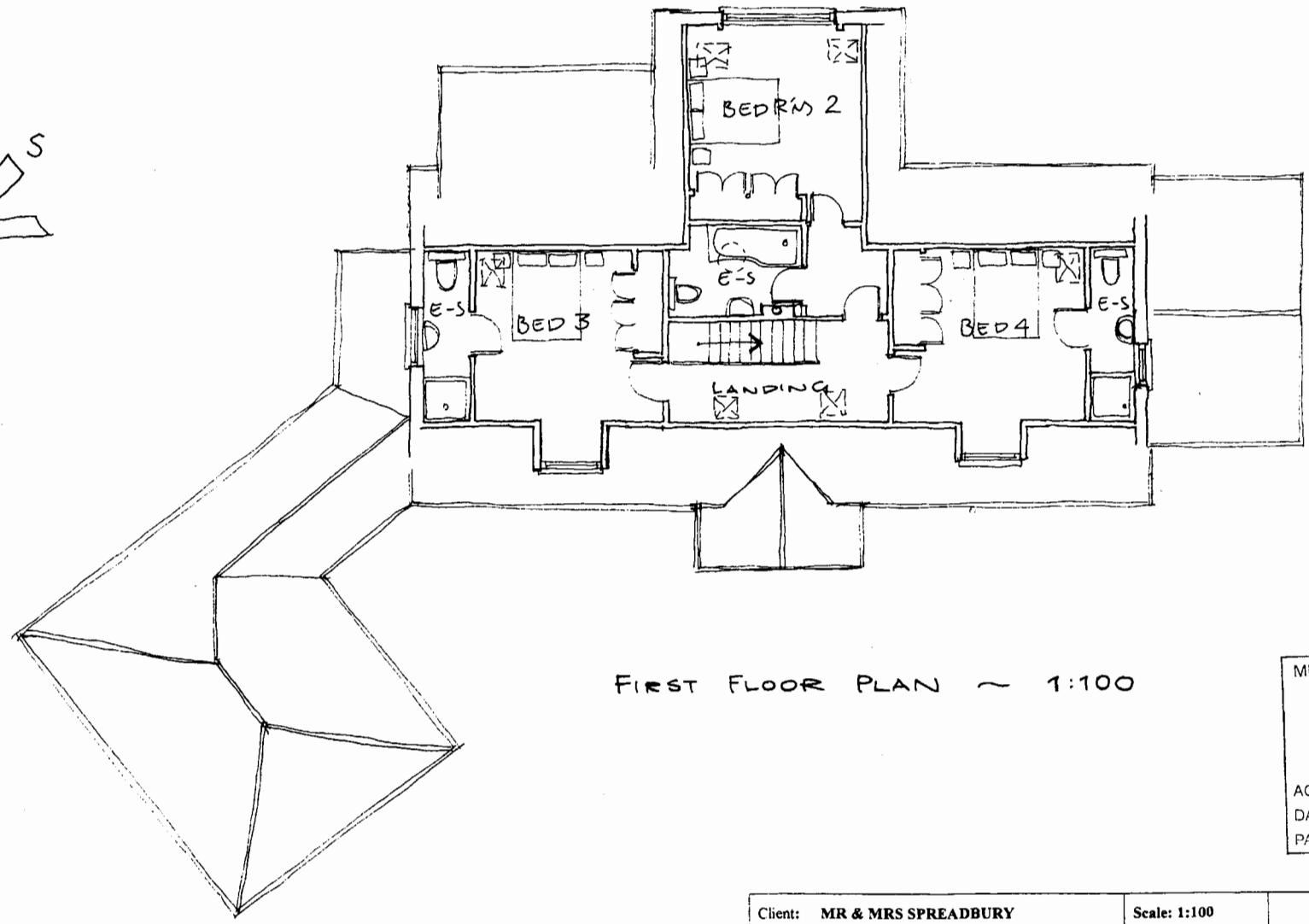


EAST ELEVATION ~ 1:100

153

Client: MR & MRS SPREADBURY	Scale: 1:100	<b>BROWN &amp; SCARLETT</b> <b>ARCHITECTS</b> Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk
Project: PROPOSED SINGLE STOREY PROPERTY PLOT 3, MEADOW HOUSE, FLATTS LANE, TOSTOCK	Date: JAN 2015	
Drawing: DETAILED PLANNING	Contract: 3720 Drg No. /22	

1309/14



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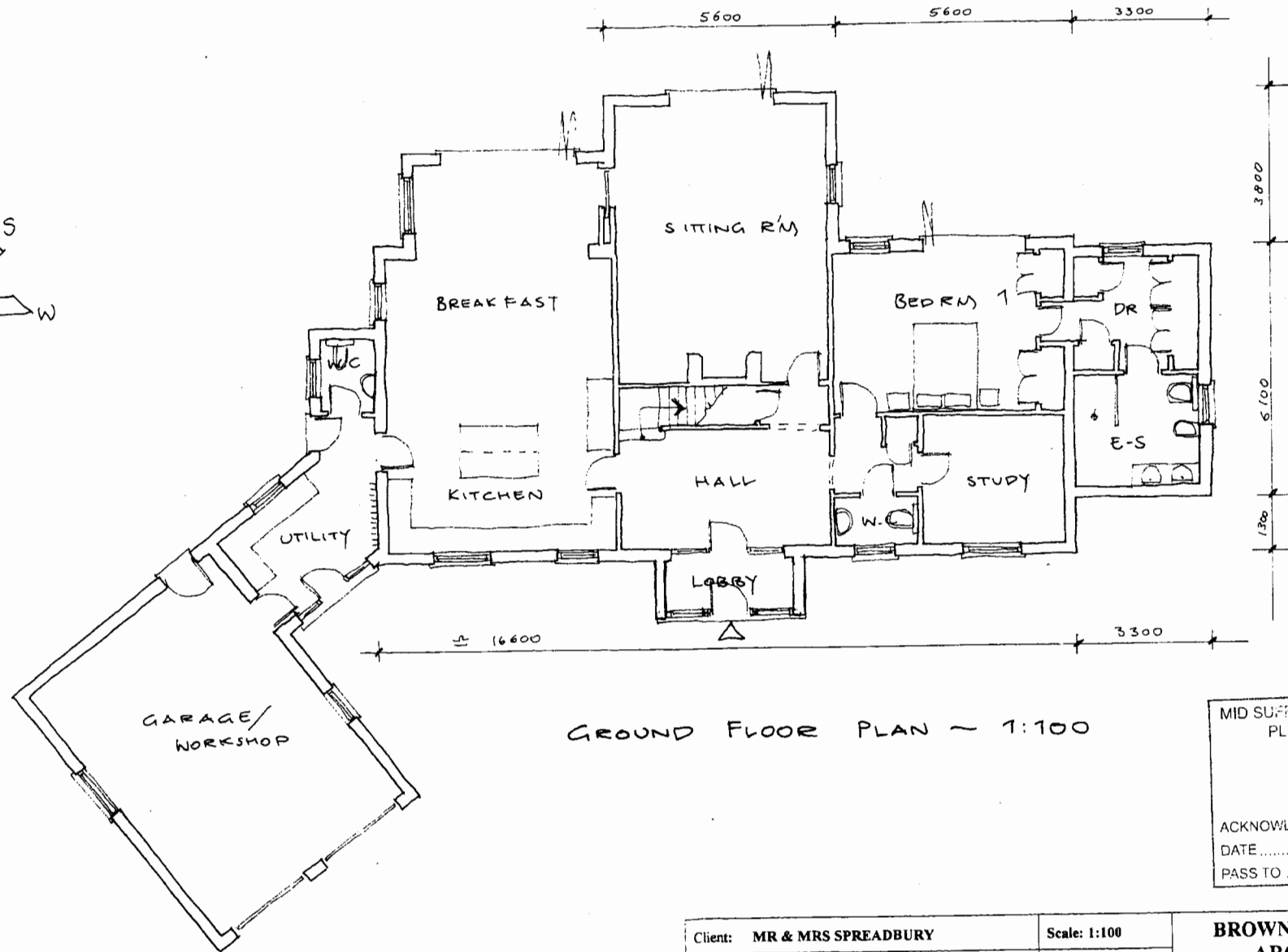
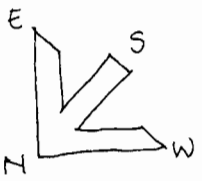
FIRST FLOOR PLAN ~ 1:100

MID SUFFOLK DISTRICT COUNCIL  
 PLANNING CONTROL  
**RECEIVED**  
 25 APR 2014  
 ACKNOWLEDGED .....  
 DATE .....  
 PASS TO .....

Client: <b>MR &amp; MRS SPREADBURY</b>	Scale: 1:100	<b>BROWN &amp; SCARLETT ARCHITECTS</b> Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk
Project: <b>PROPOSED 1½ STOREY PROPERTY MEADOW HOUSE, FLATTS LANE, TOSTOCK</b>	Date: MAR 2014	
Drawing: <b>DETAILED PLANNING</b>	Contract: 3720 Drg No. /05	



130914.



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GROUND FLOOR PLAN ~ 1:100

MID SUFFOLK DISTRICT COUNCIL  
 PLANNING CONTROL  
**RECEIVED**  
 25 APR 2014  
 ACKNOWLEDGED .....  
 DATE .....  
 PASS TO .....

Client: MR & MRS SPREADBURY	Scale: 1:100	<b>BROWN &amp; SCARLETT ARCHITECTS</b> Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 info@brownandscarlett.co.uk
Project: PROPOSED 1½ STOREY PROPERTY MEADOW HOUSE, FLATTS LANE, TOSTOCK	Date: MAR 2014	
Drawing: DETAILED PLANNING	Contract: 3720 Drg No. /04	

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1309/14

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL RECEIVED 05 SEP 2014 ACKNOWLEDGED..... DATE..... PASS TO.....
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Tostock Parish Council planning meeting Monday 1st September

Meeting started at 19.00

There were 2 members of the public present.

Councillors Herbert (acting Chair), Scully, Kembell and Nice were in attendance and apologies from Councillors O'Riley and Waitkins were received.

No Declarations

No Dispensations

**Planning application 1309/14 Meadow House, Flatts Lane.**

The height of the build at 6.8 metres was felt to be too high especially given that the height from ground level would be higher by Councillors Kembell, Nice and Herbert. The same councillors also felt that the build would be highly visible from the centre of the village and the neighbouring houses including those that face onto The Green would be over looked as they are substantially smaller and at a lower ground level. It was pointed out by Councillor Scully, this was would not be such an issue if no trees were to be removed. Councillor Kembell provided some photos of the trees in winter without their foliage to demonstrate the significance of the previously built houses at Meadow House and the effect that might be had on the view from the centre of the village should the new planning application be granted.

Councillor Nice had been in contact with over 40 villagers and visitors to the village who had all expressed their concerns about the removal of any trees from the site and surrounding area and the effect on the appearance of the village when viewed from the heart of the village (The Green), particularly given that this is a conservation area. It was proposed by Councillor Kembell and seconded by Councillor Nice that Councillor Nice, on behalf of the Parish Council, would make applications for tree preservations to be placed on all the trees in the area at issue, all agreed.

Councillor Kembell raised the issue of the 'to be sold' part of the land, which would leave a corridor of potentially unmanaged land that could harbour vermin. This has been an issue already due to the mess left by one of the applicants following their previous builds. All councillors agreed that this applicant had in the past proved not to be reliable in terms of fulfilling his promises and obligations and has left the proposed site in such a bad state that rats now affect neighbouring properties. They also had to push to complete work promised on the drive and then failed to complete as agreed. The mess has been left in this state for over 4 years despite complaints.

Councillor Scully raised the issue of traffic that a 4/5 bedroomed house would potentially bring to an already dangerous junction. All councillors agreed. The junction of Flatts Lane and Church Road/The Green is already a concern that has been highlighted by the Parish Plan and an increase in any traffic would be detrimental to the safety of both drivers and pedestrians particularly given the location of the bus stops and the pedestrian entrance of the pub.

Councillor Herbert raised the question of sewage both clean water and dirty water as well as run off. Following the meeting with John Simpson from Highways, regarding the extent of flooding that has occurred especially around the junction with Flatts Lane, it seemed to be apparent that the state and

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MEMBER REFERRAL TO COMMITTEE

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

Planning application reference	1309/14
Parish	Tostock
Member making request	Sarah Mansel
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>T10: There has been a long history of refusal for new dwellings along Flatts Lane, Tostock based on highway problems. Flatts Lane is a narrow single lane road which meets the main road at a substandard junction and SCC Highways consistently recommend refusal of permission for new dwellings along this lane.</p> <p>Most recently case 3543/14 was refused. The refusal was partly due to it not complying with policies T10, FC1 and FC1.1. This case is now going to appeal and any decision on 1309/14 may set a precedent.</p>
13.4 Please detail the clear and substantial planning reasons for requesting a referral	<p>The development of the site at Meadow House has been extremely controversial for several years. The community have continually complained about how case 1857/07 and its predecessors were handled by the council. The community now have mixed views about this application. There is a balance to be made about the advantage of the development (and therefore the tidying up) of a very unsightly builders' yard (which does not have planning permission) and the disadvantage of the highways issues on Flatts Lane. For the sake of transparency I feel that this case should be decided by committee rather than delegated to an officer.</p>
13.5 Please detail the wider District and public interest in the application	<p>The Council need to appear to be consistent in their approach to recommendations from SCC Highways. If a recommendation for refusal based on highways issues is ignored for one case and not for another, it looks very poor in the eyes of the public.</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	

13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer

This case has been going on a very long time, and right from the start I contacted John Pateman-Gee who was initial case officer and was told that he was likely to put it to committee then. After a long lull in activity on the case, amended proposals were received and I again have discussed the issues with John and made him aware that I was considering requesting a committee decision. However I was not informed that the case had been transferred to Michelle Lyon so I have not been in touch with her.

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Your Ref: MS/1309/14  
Our Ref: 570\CON\1911\14  
Date: 11 August 2014  
Enquiries to: Colin Bird  
Tel: 01473 260400  
Email: colin.bird@suffolk.gov.uk



The District Planning Officer  
Mid Suffolk District Council  
Council Offices  
131 High Street  
Needham Market  
Ipswich  
Suffolk  
IP6 8DL

**For the Attention of:** John Pateman-Gee

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990  
CONSULTATION RETURN MS/1309/14**

**PROPOSAL:**           Erection of a one and a half storey dwelling  
**LOCATION:**           Land at Meadow House, Flatts Lane, Tostock  
**ROAD CLASS:**

Notice is hereby given that the County Council as Highways Authority recommends that permission be refused. The reasons are as follows:

Flatts Lane is narrow with no footways or significant verges and any additional traffic will present a danger to pedestrians or cyclists using the lane.

There are no formal passing bays within the public highway which may lead to reversing vehicles causing a hazard. The access for this site was amended to provide a small passing facility by widening the entry as part of a previous application. However, no further improvements can be made by the applicant to mitigate against additional traffic.

The junction with Church Road has very poor visibility for any vehicles turning east out of Flatts Lane. Additional vehicles making this manoeuvre could cause a safety hazard to users of the highway.

Yours faithfully

**Colin Bird**  
**Development Management Engineer**  
Network Improvement Services  
Economy, Skills & Environment

Your Ref: MS/1309/14  
Our Ref: 570\CON\0499\15  
Date: 24 March 2015  
Enquiries to: Mr Colin Bird  
Tel: 01473 260400  
Email: colin.bird@suffolk.gov.uk

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The District Planning Officer  
Mid Suffolk District Council  
Council Offices  
131 High Street  
Needham Market  
Ipswich  
Suffolk  
IP6 8DL

**For the Attention of:** John Pateman-Gee

Dear John

**TOWN AND COUNTRY PLANNING ACT 1990  
CONSULTATION RETURN MS/1309/14**

**PROPOSAL:           Erection of a one and a half storey dwelling  
LOCATION:             Land at Meadow House, Flatts Lane, Tostock**

Notice is hereby given that the County Council as Highway Authority make the following comments:

Further to the additional information and revised plans please note that the previous response dated 11 August 2014 still applies to the current application.

Yours sincerely,

**Mr Colin Bird**  
**Development Management Engineer**  
Highway Network Management Group  
Economy, Skills & Environment

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**Our Ref: W526/007/ROW257/14**

**Public Rights of Way Response**

Thank you for your consultation concerning the above application.

Public Footpath No. 7 is adjacent to the development site.

The Public Right of Way does not appear to be directly affected by this application and we have **no objection** to the proposed works.

Attached is a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from.

Also attached is "Public Rights of Way Planning Application Response - Applicant Responsibility".

Regards

Jill Christley  
Rights of Way and Access Team  
Economy Skills and Environment  
Endeavour House (Floor 5, Block 1)  
8 Russell Road, Ipswich, IP1 2BX

Phone: 01473 260811  
Email: [PROWPlanning@suffolk.gov.uk](mailto:PROWPlanning@suffolk.gov.uk)  
Visit: [www.suffolk.gov.uk](http://www.suffolk.gov.uk)

**For great ideas on visiting Suffolk's countryside visit [www.discoversuffolk.org.uk](http://www.discoversuffolk.org.uk)**

If you have any general queries concerning Public Rights of Way in Suffolk, please do not hesitate to contact our Customer Service team on 0845 606 6067 or email [customer.service@suffolk.gcsx.gov.uk](mailto:customer.service@suffolk.gcsx.gov.uk). They will ensure your enquiry or problem is passed on to the correct office and a response will be made as soon as possible.

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**From:** PROW Planning  
**Sent:** 27 February 2015 13:58  
**To:** Planning Admin  
**Subject:** RE: Reconsultation on Planning Application 1309/14

**For The Attention of: John Pateman-Gee**

**Public Rights of Way Response**

Thank you for the additional correspondence in relation to the above planning application.

Please accept this email as confirmation that we have no further comment to make in addition to our original response dated 4/8/2014

Regards

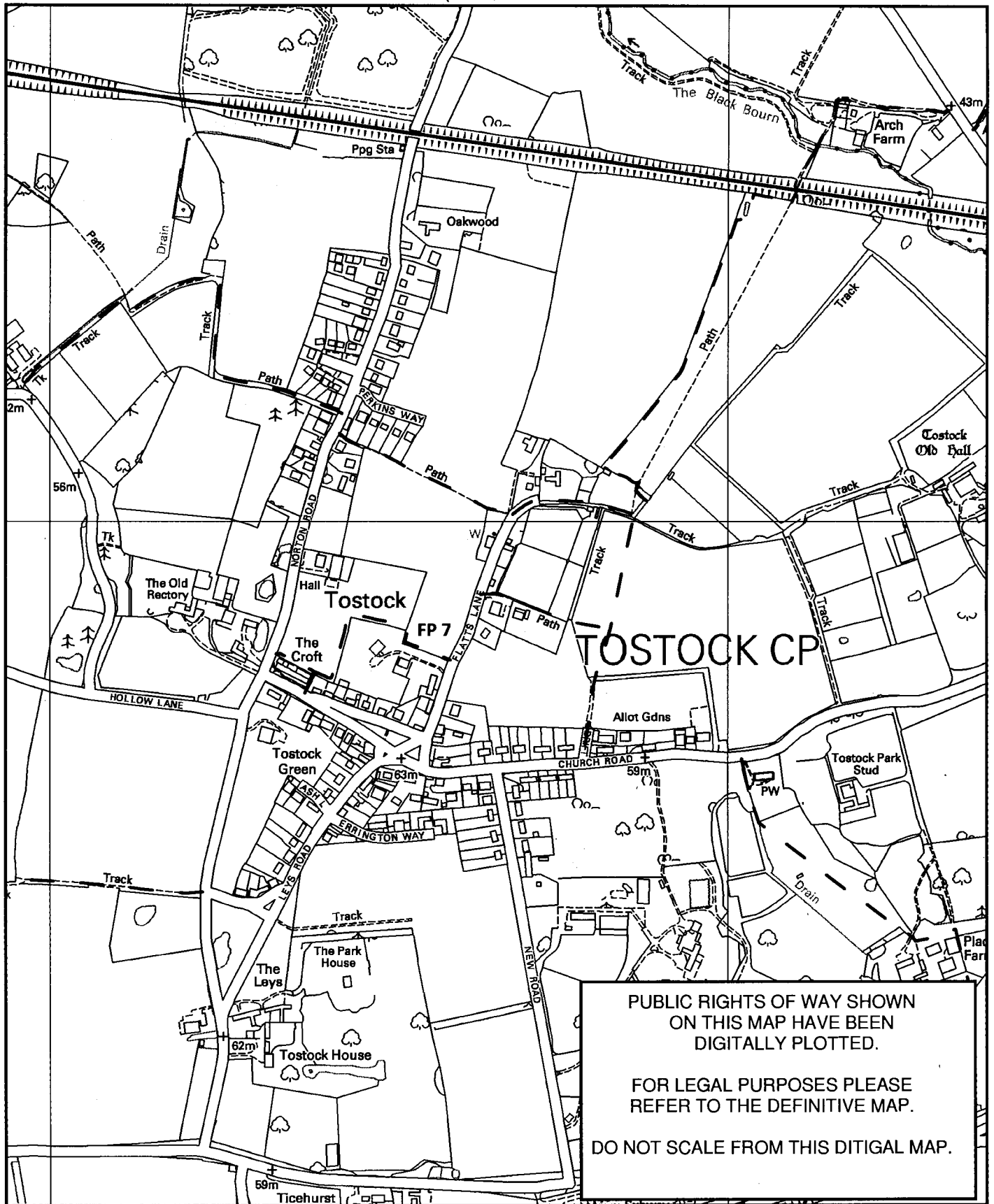
Francesca

**Francesca Clarke**  
**Countryside Access Development Team**  
Rights of Way and Access  
Economy Skills and Environment, Suffolk County Council  
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 264758 |  [PROWPlanning@suffolk.gov.uk](mailto:PROWPlanning@suffolk.gov.uk) |  
 <http://publicrightsofway.onesuffolk.net/>

For great ideas on visiting Suffolk's countryside visit [www.discoverysuffolk.org.uk](http://www.discoverysuffolk.org.uk)



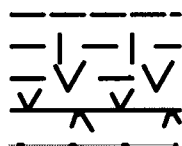


1309/14 Meadow House, Flatts Lane, Tostock  
Public Footpath No. 7



**Suffolk**  
County Council

Lucy Robinson,



Public Footpath  
Bridleway  
Restricted Byway  
Byway  
Definitive Map Parish Boundary

Scale 1:7500



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## HERITAGE COMMENTS

**Application No.:** 1309/14  
**Proposal:** New dwelling (amended design)  
**Address:** Meadow House, Tostock  
  
**Date:** 10.3.14

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### SUMMARY

1. The Heritage Team considers that the proposal would cause
  - no harm to a designated heritage asset because it would not be unduly intrusive in the Conservation Area, and would not result in significant loss of trees.  
**No objection.**

### DISCUSSION

This comment relates to the amended design.

There is no reason to alter my previous comment on this application:

The site lies to the north of the village green, both of them within the Conservation Area. The statutory duty is to give special attention to the protection and enhancement of the character and appearance of the conservation area. Guidance advises that views within, into and out of the conservation may contribute to character and appearance, and in my view the main issues in this case are whether the proposed house would form a prominent or intrusive feature, and whether loss of trees should be avoided.

Along the north side of the green is a line of cottages in deep plots. Some of these properties have tree coverage. Beyond these plots tree coverage within the site is denser and taller albeit not uniform. Viewed from the green, specimen evergreens identify the area as a mature planted garden. The line of trees rising behind the cottages fringeing the green emphasises the historic pattern of development round the green, and should be protected as an important feature of the character and appearance of the conservation area, as described in the Conservation Area Appraisal (2008; Trees and Planting).

Having visited the site I note that the new dwellings to the west and north-west of the application site can be glimpsed from the Green through the trees. Although the dwelling now proposed is to be closer to the Green, its position would take best advantage of the established tree growth to its south. Since the dwelling proposed is 1.5 storeys it seems unlikely that it would be any more prominent than the existing dwellings, and does not appear to pose a threat to the tree cover in the locality.

**Name:** Paul Harrison  
**Position:** Heritage Enabling Officer

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## PLANNING CONSULTATION RESPONSE

### COMMUNITIES OFFICER (SPORT)

#### OPEN SPACE, SPORT AND RECREATION STRATEGY

##### 1309/14 – TOSTOCK

#### 1. Policy background.

- 1.1 In 2006 a Leisure Consultant was commissioned by Mid Suffolk District Council to undertake an Open Space, Sport and Recreation needs assessment. This Needs Assessment, along with Consultation Statement and Sustainability Appraisal were adopted by MSDC in October 2006 (Executive summary attached). This study has been used to assist the Council in its approach to plan for future provision and the protection of sports and play facilities across the District. This assessment has been a key document feeding into the production of the Local Development Framework. In particular the policies covering developers contributions to facility development.
- 1.2 The above documents provided the evidence base for the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation (implemented February 2007). It provides details of the required facilities under each of the categories for which developer contributions are required.
- 1.3 As a result of the above an 'Open Space, Sport and Recreation Strategy' has been adopted informing the Council of the districts current and future needs up until 2021. This strategy is a working document, which is continually monitored and updated.
- 1.4 This Strategy, as a result of significant community consultation, provides the Council with a clear indication of where new open space, sport and recreation facilities are needed in Mid Suffolk from 2007.
- 1.5 The Strategy is in accordance with the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation (reported to Environmental Policy Panel February 2006 and adopted in October 2006 and implemented in February 2007).
- 1.6 Consultation responses will demonstrate a clear linkage between the contribution sought and the development proposed, providing up-to-date information which meets the statutory tests set out in regulations 122 and 123 of the CIL Regulations 2010.

#### 2. 1309/14 – Tostock

- 2.1 The contribution for 1 x 4 bedroom dwelling (5 persons) in accordance with the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation is £3,585.00. This broken down as follows:

Play Areas	£	-
Outdoor Pitches (Football, Cricket, Rugby, Hockey)	£	-
Informal recreation space	£	-
Village Halls and Community Centre	£	1420
Swimming pools	£	480
Sports Halls	£	900

Outdoor other sports pitches (including tennis, bowls, netball and FMGA)	£	675
STP	£	110
Total	£	3585

### 3. Justification of Need

- 3.1 The Open Space, Sport and Recreation Strategy recognises the need to improve existing village hall facilities in the ward of Elmswell and Norton. This includes the parishes of Tostock, Elmswell, Norton. The Village Hall in Tostock which was built in 1974 will require improvements in the future to accommodate the increasing use as Tostock and the surrounding villages grow.

The Blackbourne Community Centre in Elmswell has recently been enlarged to improve the facilities for youth activities and indoor sports provision but funding is still required to complete the project. Norton are also looking to make improvements and enlarge their Village Hall. These improvements are required to enable organisations to continue to meet the needs of residents when there are ever-increasing numbers of people moving into the area.

Local sports facilities which serve the residents of Tostock will require investment including at the bowls, football and cricket clubs to ensure they can better serve the growing needs of the community. Both the playing surfaces/pitches and ancillary facilities will require future investment.

Major new sports facilities are planned for Stowmarket in the evolving Stowmarket Area Action Plan. Contributions from across the district are being pooled to assist with the financial provision of these new facilities.

The Sports Hall at the Blackbourne Centre in Elmswell and the larger sports halls in district including Thurston which serve the residents of Tostock will require refurbishment and upgrading in the future because of age, deterioration and changing demands from the growing population. Funds are currently being collected for this.

The swimming pool in Stowmarket which serves the residents of Tostock will require replacement in the long term or at the very least will require significant refurbishment in the future because of age, deterioration and changing demands and as above funds are being collected for this purpose.

Six strategic Multi-use games Areas (with floodlighting) are proposed based on a sub-district basis. Elmswell does have a Multi-Use Games Area which is used by the community. In the future it will require upgrading and improving to be able to accommodate the needs of the growing local population through new housing.

There are dedicated accounts to enable contributions to be accumulated to enable the above developments and improvements to be made.

## EXECUTIVE SUMMARY (extracts from the Needs Assessment)

### Playing pitches and other outdoor facilities

- Football - By 2021 there is an estimated requirement for 119 football pitches, comprising 60 senior and youth pitches, 37 junior and 22 mini over the whole district. There is thus a projected shortfall of 26 pitches overall, comprising 27 junior and 2 mini. This can be

alleviated by means of new pitch provision in appropriate locations, improvements to existing pitches to ensure more intensive or by bringing school pitches into secured community use.

- Cricket - Three additional cricket pitches can be justified to meet future needs, probably in the Stowmarket, Needham Market and Woolpit areas, giving a future pitch requirement of 21 in total. Some pitch and facility improvements are also required throughout the district.
- Rugby Union - Pitch provision for rugby union requires 6 pitches in total by 2021, or the equivalent of 2 additional pitches, to be located in Stowmarket, preferably in conjunction with the existing club, and some improvements to ancillary facilities are required.
- Hockey - One additional STP capable of accommodating hockey is required up to 2021 in the Stowmarket area, possibly in conjunction with a school site. Significant refurbishment and improvements are necessary to the existing hockey facilities at Weybread.
- Bowls - No additional bowls greens are required up to 2012, as the potential demand from the increasing and ageing population is likely to be met at existing greens and clubs. However quality improvements, including the possibility of enhancement of some greens to an all weather surface, are required. All existing greens should be retained to meet additional local need, and development programmes actively promoted, particularly among younger people.
- Tennis - To allow clubs to develop juniors, accommodate additional adult members and meet LTA priorities, a further 10 courts are required at existing clubs to 2021. All existing courts should be retained and where necessary improved and renovated, to permit recreational tennis and allow any casual play generated.
- Netball- Changes in demand for additional facilities for netball are unlikely to be significant, but any new facilities required should be provided in conjunction with a network on new FMGAs. No new courts specifically for netball are therefore considered necessary. Some minor quality improvements to existing courts and ancillary facilities are required.
- FMGAs - New 2 court FMGAs can be justified in 6 additional locations in the main towns and villages, and single courts should be provided in 9 further smaller villages, and improvements to some existing facilities implemented.

### **Informal recreation space**

- The precise demand for casual informal recreational space in the future is difficult to predict accurately and the future standard based on existing provision throughout the district of 0.6 ha. per 1000 population is proposed. Meaningful provision of informal recreation space requires an area of at least 0.2 has, and it is likely that a development of 300 houses would be necessary to require on-site provision. In most cases therefore, accessible off-site provision is therefore more appropriate, though consideration should be given to the enhancement of existing areas as an alternative to new provision.

### **Play facilities**

- TOPS and JOPs: The priorities for new junior and toddlers play facilities are the main settlements of Stowmarket and Needham Market, together with Bacton, Bramford, Claydon and Barham, Elmswell, Eye, Haughley, Thurston, Walsham le Willows and Woolpit..
- YOPS: The following settlements are large enough to justify at least one YOP but have no such provision currently: Bacton, Barham, Bramford, Claydon, Debenham, Elmswell, Gt Blakenham, Mendlesham, Stradbroke and Thurston, and enhanced provision should be made in Stowmarket and Needham Market.

## Built facilities

- Sports halls - by 2021, 7 sports halls, comprising 28 courts, should be available throughout the district to meet the needs of the wider community. These should be located to satisfy demand from existing and future centres of population. A number of possible options are available to meet these requirements:
  - A replacement 6 court hall in Stowmarket or the addition of 2 courts at the existing Mid Suffolk Leisure Centre
  - Formal community use of the five existing halls on High School sites, including any necessary alterations and extensions to encourage and facilitate community use
  - Development of one/two court halls in 2 strategic locations in the rural areas.
 In addition, it must be acknowledged that all the existing centres, which for the most part were built in the 1970s and 80s, will be coming to the end of their useful life by 2021 and will require at the very least significant refurbishment.
- Swimming pools – the apparent existing shortfall, coupled with significant population growth in the district, mainly in the larger settlements, suggests that further swimming provision could be justified, subject to more detailed feasibility. A number of options include:
  - Additional water space in Stowmarket, including the replacement of the existing pool by a larger facility
  - One or two new small community pools in strategic locations in the rural parts of the district (e.g. in the west), the A14 corridor (e.g. Needham Market/Claydon or Elmswell) or in conjunction with existing sports facilities on high school sites (e.g. Thurston), subject to formal Community Use Agreements
 In addition, as with sports centres, the two existing pools will in any case require significant refurbishment by 2021 because of age, deterioration and changing demands.
- Indoor bowls - there are sufficient facilities in Mid Suffolk for indoor bowls now and up to 2021, although a growing and ageing population will increase demand and impose pressures on existing facilities, and there is no allowance made for any development initiatives planned by the centres and governing bodies which could stimulate participation. Over the timescale envisaged there will also be a need to consider refurbishment of both bowls centres.
- STPs - in accordance with a local standard of one STP per 30,000 population in Mid Suffolk, there is a shortfall of up to two STPs in the district. The options for future provision therefore include:
  - The provision of an additional STP in the Stowmarket area
  - The possibility, subject to a more detailed feasibility study, of one further STP on a high school site in conjunction with existing sports facilities, and the establishment of a formally adopted Community Use Agreements.
 By 2021 (and indeed well in advance of this) significant refurbishment of the existing STPs at Weybread, including the short-term replacement of the existing sand filled surface, will be necessary.
- Village/community halls. Current provision of village halls and community centres in the district is estimated at about 1 hall per 1000 population or the equivalent of 150m<sup>2</sup> per 1000 population. This standard should be adopted for future provision, and used primarily to effect improvements to existing facilities to enable sport and recreation to take place in villages, though new provision might be justified in larger developments.

## Future standards of provision

Future provision of sports and play facilities should be made in accordance with the following standards.

**Table 1**

Playing pitches	1.6 ha/1000
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Other outdoor sport	0.12 ha/1000
FMGAs	0.04 ha/1000
All outdoor sport	1.76 ha/1000
Informal recreation space	0.6 ha/1000
Play	0.2 ha/1000
Sports halls	0.26 courts/1000
Swimming pools	9.18 m <sup>2</sup> /1000
STPs	0.03 pitches/1000
Village/community halls	150 m <sup>2</sup> /1000

**Changes made to tables 2 and 3 of the SPD to account for inflationary increases  
2010/11**

Individual dwellings and up to 9 dwellings will contribute to:-			
	M <sup>2</sup> per person	Provision cost £ per m <sup>2</sup>	Contribution cost: £ per person
Village Halls and Community Centre	0.15	1,893	284
Swimming pools	0.00919	10,446	96
Sports Halls	0.0395	4,557	180
Outdoor other sports pitches (including tennis, bowls, netball and FMGA)	1.6	84.4	135
STP	0.18	122.2	22
<b>TOTAL CONTRIBUTION PER PERSON</b>			<b>717</b>

The table below shows the additional contributions required per person for developments of 10 or more dwellings (these will be combined with the table above):

Ten or more dwellings will also contribute to :-			
	M <sup>2</sup> per person	Provision cost £ per m <sup>2</sup>	Contribution cost: £ per person
Play Areas	2.0	159.5	319
Outdoor Pitches (Football, Cricket, Rugby, Hockey)	16.0	43.6	697
Informal recreation space	6.0	17	102
<b>ADDITIONAL CONTRIBUTION PER PERSON</b>			<b>1118</b>

Community Facilities, Open Space, Sport and Recreation Contributions			
Category	m <sup>2</sup> per person	Provision cost: £ per m <sup>2</sup>	Contribution cost: £ per person
Outdoor pitches	16.0	43.6	697
Outdoor other sports facilities	1.6	84.4	135
Children's Play	2.0	159.5	319
Village halls and community centres	0.15	1,893	284
Swimming pools	0.00919	10,446	96
Sports halls	0.0395	4,557	180
STP	0.18	122.2	22

170

Informal recreation space	6.0	17	102
<b>TOTAL CONTRIBUTION PER PERSON FOR DEVELOPMENTS OF MORE THAN 10 DWELLINGS</b>			<b>1835</b>





Planning Control  
Received

23 JUN 2015

Acknowledged MW  
Date 25.06.15  
File To JPG

## Appeal Decision

Site visit made on 2 June 2015

by **Nick Palmer BA (Hons) BPI MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 23 June 2015

**Appeal Ref: APP/W3520/W/15/3005675**

**The Barn, Flatts Lane, Tostock, Bury St. Edmunds IP30 9NZ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Cattermole against the decision of Mid-Suffolk District Council.
- The application Ref 3543/14, dated 7 November 2014, was refused by notice dated 14 January 2015.
- The development proposed is use of building as an annexe and as a holiday let.

### Decision

1. The appeal is allowed and planning permission is granted for use of building as an annexe and as a holiday let at The Barn, Flatts Lane, Tostock, Bury St. Edmunds IP30 9NZ in accordance with the terms of the application, Ref 3543/14, dated 7 November 2014, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 3324-01, 3324-03F and 3324-04F.
  - 3) The building shall not be occupied at any time other than for holiday purposes or for purposes ancillary to the residential use of the dwelling known as The Barn, Flatts Lane, Tostock, Bury St. Edmunds IP30 9NZ. No person shall occupy the building for holiday accommodation for more than 28 consecutive days.

### Procedural Matter

2. I noted on my site visit that fenestration in the existing building differs from that shown on the plans. I shall consider the appeal on the basis of the submitted plans.

### Main Issues

3. The main issues in the appeal are:
  - i) whether or not the proposal would accord with national and local planning policies concerning tourism development in the countryside in terms of its sustainability; and
  - ii) the effect of the proposal on highway safety.

**Reasons***National and Local Planning Policies*

4. The appeal property is in the countryside but is about 75 metres from the settlement boundary of the village as defined in the Mid Suffolk Local Plan (LP) (1998). The proposal concerns a recently constructed building to the rear of a detached house. This was approved on the basis that it would provide annexe accommodation in relation to the house. The appellants' family circumstances have changed and the annexe is no longer required on a permanent basis.
5. Saved policy RT17 of the LP resists newly built holiday accommodation in the countryside. The Council is concerned that the building has not been occupied as an annexe and that the proposal would amount to newly built holiday accommodation. Saved policy RT17 pre-dates the National Planning Policy Framework (the Framework)<sup>1</sup> which supports sustainable rural tourism developments that benefit rural businesses and communities and which respect the character of the countryside. The restrictive approach of saved policy RT17 is not entirely consistent with the Framework.
6. The building has been approved by the Council and the proposed use would not change its character or that of the area. The Council has raised no objection to the proposal in this regard.
7. The village is identified in policy CS1 of the Mid Suffolk Core Strategy (CS) (2008) as a Secondary Village which has some facilities and where limited development may take place. The site is within easy walking distance of the village facilities which include a public house. There are also bus services to Stowmarket and Bury St. Edmunds. The site thus has a reasonable degree of accessibility on foot and by public transport and the proposal would support the public house which is a local business and community facility. For these reasons the proposal would meet the social, economic and environmental dimensions to sustainable development as set out in paragraph 7 of the Framework.
8. The Council's reason for refusal refers to there being no evidence of an identified need for tourist accommodation that is not met by existing facilities. The Framework gives particular support where this is the case but the absence of evidence in this respect does not mean that the proposal would conflict with the Framework.
9. For these reasons the proposal would accord with policies FC 1 and FC 1.1 of the Mid Suffolk Core Strategy Focussed Review (2012) and with the Framework.

*Highway Safety*

10. Flatts Lane is of single vehicle width and serves a limited number of dwellings. It is generally straight and with good forward visibility and there is a 30 mph speed restriction in place. There are few verges and no formal passing places although there is a junction part way along the road which could be used for passing. Traffic levels are likely to be light and although the width of the road is restricted there is no evidence that it is unacceptably hazardous for road users.

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<sup>1</sup> NPPF paragraph 28

11. The approved occupation of the building as an annexe could give rise to a number of vehicular trips daily in addition to those resulting from occupation of the main house. No evidence has been provided to substantiate the Highway Authority's concern that the proposal would result in an increased level of traffic and I see no reason why this would necessarily be the case.
12. The eastern junction of Flatts Lane with Church Road has very restricted visibility in an easterly direction because of the proximity of the adjacent building to the road. This is potentially hazardous to any driver turning right out of Flatts Lane from that junction. However, Flatts Lane branches into two parts and drivers are able to exit the lane from the western branch where there is adequate visibility in both directions.
13. I have taken into account the Highway Authority's view that users of the holiday let would be less familiar with the local highway network than local residents but this does not alter my conclusion. For the reasons given I conclude that the proposal would not be prejudicial to highway safety. For these reasons it would accord with saved policy T10 of the LP.

#### **Conclusion and Conditions**

14. I have had regard to the Framework and the Planning Practice Guidance in imposing conditions. I have imposed a condition requiring the development to be in accordance with the approved plans for the avoidance of doubt. I have also imposed a condition restricting the use of the building as suggested by the appellant. This is necessary to ensure that the building is not occupied as a separate dwelling. The Parish Council suggested a similar condition with the additional requirement that the accommodation is not occupied in January of any year. No evidence has been put forward regarding this suggested restriction and on this basis I conclude that it would not meet the test of necessity.
15. For the reasons given I conclude that the appeal should be allowed.

*Nick Palmer*

INSPECTOR