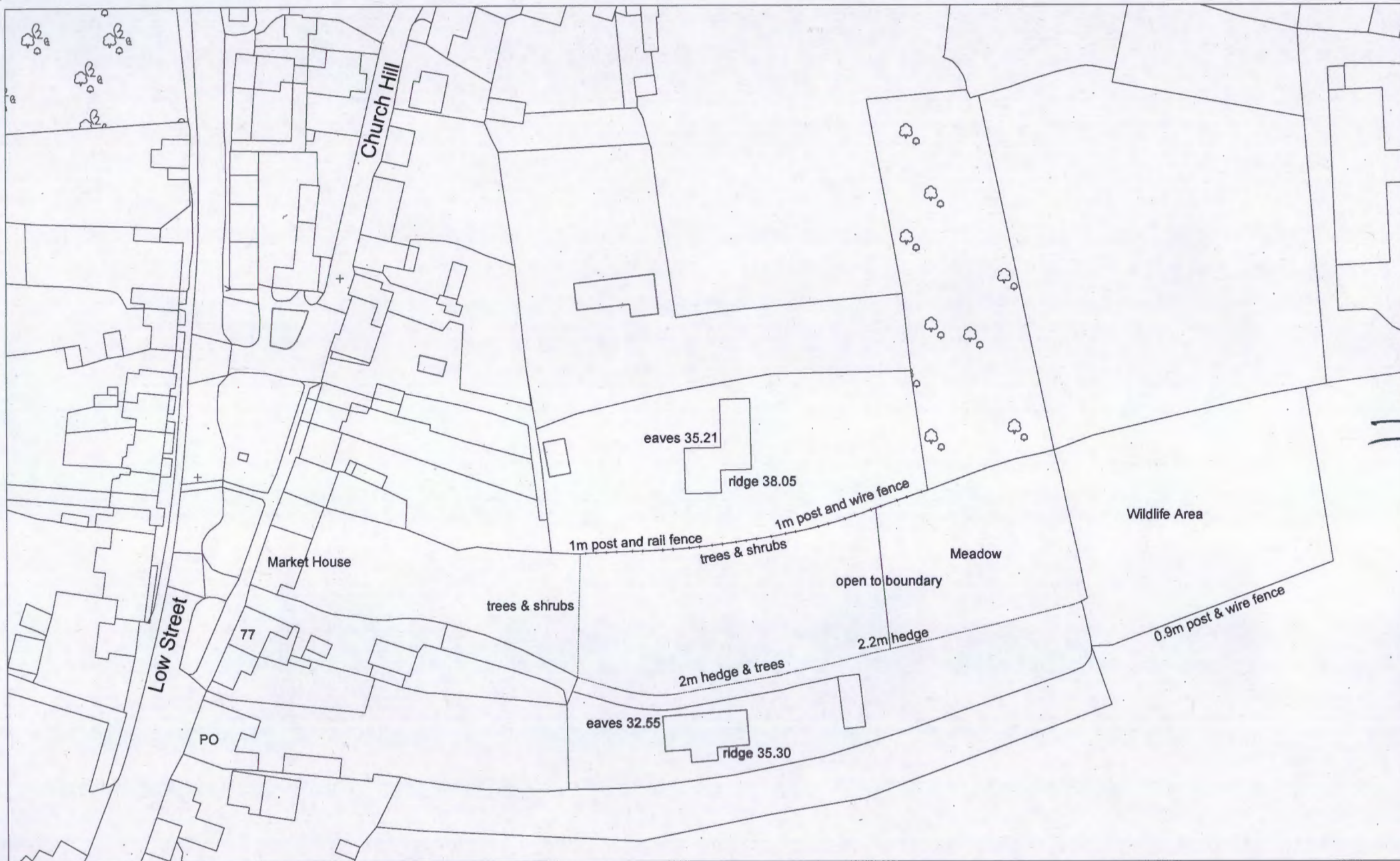
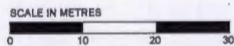


<p>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Licence No: 03663783 2014.</p>	<p>Title. Location Plan</p>	<p>Address. Land to Rear of Market House, Low Street, Hoxne</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION					
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	<p>SCALE IN METRES</p>		<table border="1"> <tr> <td colspan="2">Plan No. MH01-1214-001</td> </tr> <tr> <td colspan="2">Scale 1:1250 @ A4</td> </tr> <tr> <td>Date: December 2014</td> <td>DRAWN BY RG</td> </tr> <tr> <td></td> <td>CHECKED BY RS</td> </tr> </table>		Plan No. MH01-1214-001		Scale 1:1250 @ A4		Date: December 2014	DRAWN BY RG		CHECKED BY RS
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Scale 1:1250 @ A4												
Date: December 2014	DRAWN BY RG											
	CHECKED BY RS											



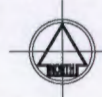
KEY



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Title: Existing Block Plan

Address: Land to Rear of Market House, Low Street, Hoxne

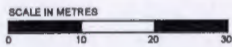


REV	DATE	DESCRIPTION
Plan No. MH 01 1214 002		
Scale 1:500 @ A2		
Date:	1 January 2015	
	DRAWN BY	RG
	CHECKED BY	RG

All details other than means of vehicular access are indicative only.



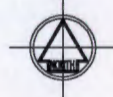
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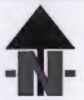
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Title: Proposed Site Plan

Address: Land to Rear of Market House, Low Street Home



REV	DATE	DESCRIPTION
Plan No.		MH 01 1214 003
Scale		1:500 @ A2
Date:	1 January 2015	
	DRAWN BY	RG
	CHECKED BY	RG



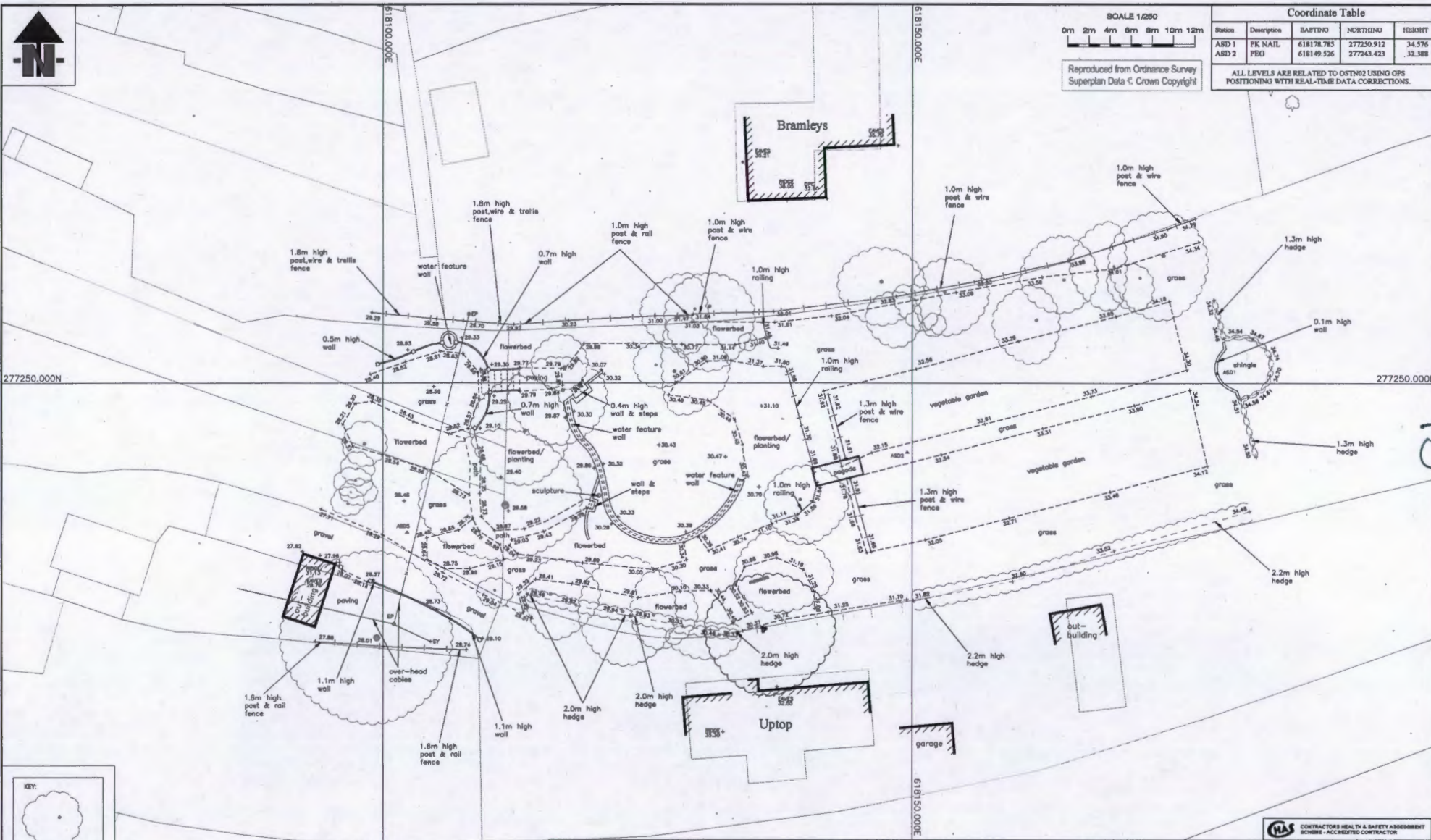
SCALE 1/250
0m 2m 4m 6m 8m 10m 12m

Reproduced from Ordnance Survey
Superplan Data © Crown Copyright

Coordinate Table

Station	Description	EASTING	NORTHING	HEIGHT
ASD 1	PK NAIL	618178.785	277250.912	34.576
ASD 2	PEO	618149.535	277243.423	32.388

ALL LEVELS ARE RELATED TO OSTNG2 USING GPS
POSITIONING WITH REAL-TIME DATA CORRECTIONS.



13

KEY:

Tree with a single trunk with North, East, South & West

Tree with multiple trunks with North, East, South & West

REVISIONS	

LEGEND:					
AV	ASB VALVE	RV	RIVE VALVE	SW	SWIM
BD	BOLLARD	SC	INSPECTION COVER	ST	STOP TAP
BN	BUSH	SL	SMOKE LINE	SV	STOP VALVE
CL	CLAMP LEVEL	SN	SNIP	SW	SWITCH WATER
CP	CATCH PIT	SD	SEWER OPENLET	ST	STOP
CS	CORNER STATION	LP	LEAD PIPE	TB	TELEPHONE CALL BOX
BE	BENCH	LS	LETTER BOX	TOOM	TOILET COMB
CP	CORNER POLE	LN	LANE	TP	TELEPHONE POLE
FL	FLOR LAMP	MR	MURDER	TR	TRAP
FW	FIRE WATER	MS	MISCELLANEOUS	UL	UNDER LIFT
G	GULLY	MP	MISCELLANEOUS	VP	VALVE
GL	GRASS LEVEL	P	POST	WB	WATER BIT
GP	GRASS POINT	RS	RISER	WD	WATER OUT
GV	GRASS VALVE	RS	RISER	WH	WATER HEAD

NOTES:

- Levels shown at the top edge are channel levels.
- All pipe directions shown are indicative unless shown or stated otherwise. Pipe sizes and inverts should be checked on site prior to any works commencing.
- Where survey control marker type is PEG, no guarantee can be given to position of peg once survey is complete. Any subsequent use of these markers should involve the checking of position prior to works being undertaken.

Client
Richard Smith
No.81 Trafford Road,
Hornchurch,
NR1 2QR.

Asin Mr
Markel House,
Low Street,
Hornchurch.

CHAS CONTRACTORS HEALTH & SAFETY ASSESSMENT
SCHEME - ACCREDITED CONTRACTOR

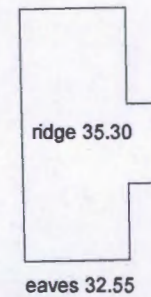
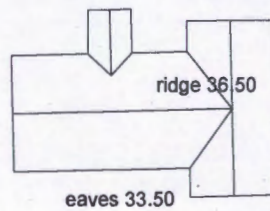
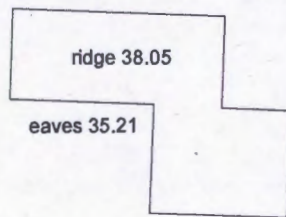
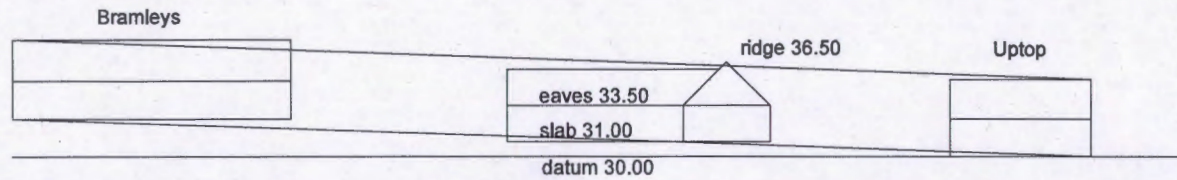
ASD SURVEYS

ASD Surveys is part of the ASD Consultants group
ARCHITECTURE - ARCHITECTURE - SURVEYS

ASD Consultants
15A Bridge Street
Halesworth
Suffolk
IP19 8AQ
Tel: 01888 873380
Fax: 01888 873388
Or 81001 Halesworth
Suffolk
E-mail: asdsurvey@asd-consultants.co.uk

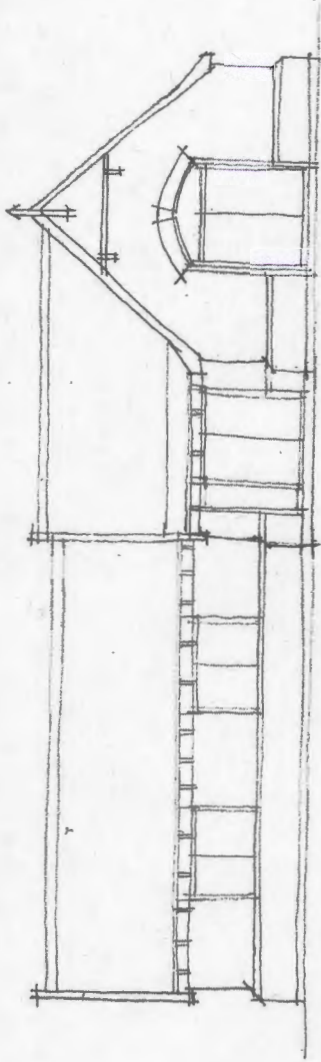
Drp No. RSHE/11

Scale: 1:250 @ A2 Date: 13th January 2010



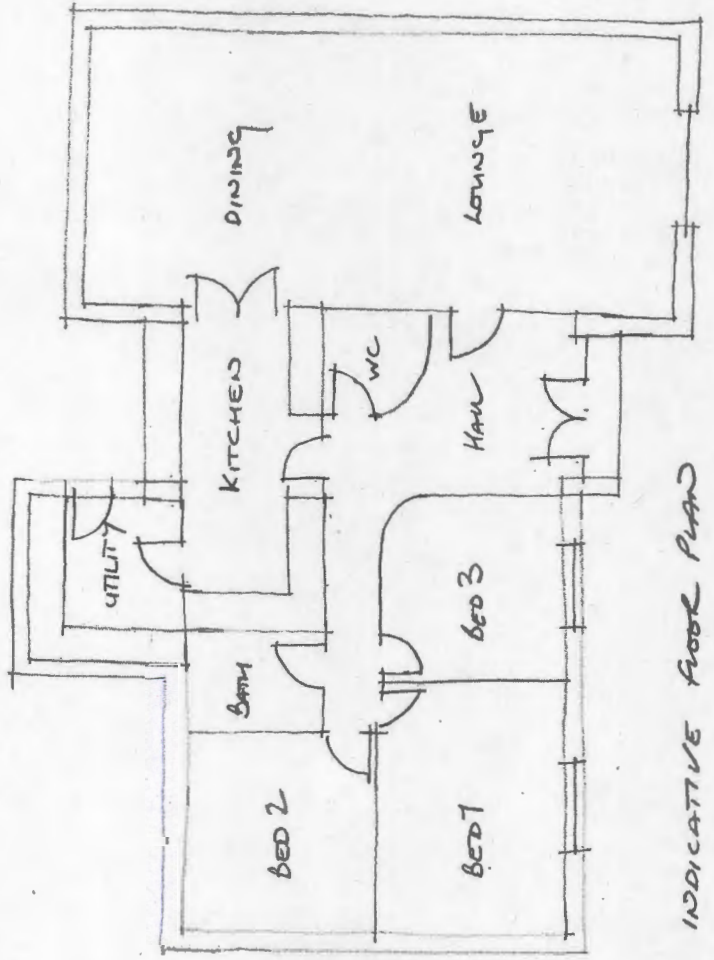
14

	Title. Proposed Building Scale Plan	Address. Land to Rear of Market House, Low Street, Hoxne	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>		REV	DATE	DESCRIPTION													
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Plan No.		MH01-1214-004																		
Scale		1:500 @ A4																		
Date:	Jan 2015	DRAWN BY	RG																	
		CHECKED BY	RS																	



INDICATIVE ELEVATION

LAND TO REAR OF MARKET HOUSE LOW STREET
HOORNE SCALE 1:100 JAN 2015



INDICATIVE FLOOR PLAN

16

Consultee Comments for application 0547/15

Application Summary

Application Number: 0547/15

Address: Market House, Low Street, Hoxne, Eye, IP21 5AR

Proposal: Outline planning permission for a three bedroom detached bungalow.

Case Officer: Lisa Evans

Consultee Details

Name: Mrs Sarah Foote Clerk, Hoxne Parish Council

Address: Hoxne Parish Council, Hoxne, Eye IP21 5AT

Email: pc@hoxne.suffolk.gov.uk

On Behalf Of: Hoxne Parish Clerk

Comments

This application was considered at the Hoxne Parish Council meeting on 5 March 2015. It was noted that the plot was outside of the current settlement boundary for the village but the proposed bungalow would be positioned almost exactly opposite two existing bungalows. It was agreed to recommend support for the application.

Your Ref: MS/0547/15
Our Ref: 570\CON\0561\15
Date: 05/03/2015
Enquiries to: KylePorter
Tel: 01473 265379
Email: kyle.porter@suffolk.gov.uk

17



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

For the Attention of: Lisa Evans

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0547/15

PROPOSAL: Outline planning permission for a three bedroom detached bungalow

LOCATION: Market House, Low Street, Hoxne, Eye, Suffolk, IP21 5AR

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

1 P 1

Condition: The use shall not commence until the area(s) within the site shown on MH-01-1214-003 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

2 NOTE 02

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

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Yours faithfully'

Mr Kyle Porter
Development Management Technician
Highway Network Management Group
Economy, Skills & Environment

19



HERITAGE COMMENTS

Application No: 0547/15
Proposal: Outline planning permission for a three bedroom detached bungalow.
Address: Market House, Low Street, Hoxne, Eye, IP21 5AR
Date: 23/03/2015

SUMMARY

1. The Heritage Team considers that the proposal would cause
 - No harm to adjacent listed buildings or the adjacent conservation area, however as this is just an outline application the full extent of the impact of the development cannot be assessed. The principle of a bungalow type dwelling in this location is acceptable but a suitable design needs to be agreed prior to a full application being submitted.
 - The Heritage Team recommends that the application is approved.

DISCUSSION

The proposals are to erect a three bedroom dwelling on former garden land associated with Market house in Hoxne. Market house is a grade II listed building which dates from the 17th century. The proposed development site is not part of the immediate curtilage of the listed building and will not involve any subdivision of the existing plot. It is however within the wider curtilage of the listed building and careful consideration will need to be given to the design of the new building. Also while it is not within the Hoxne conservation area it is directly adjacent to it and therefore part of its wider setting.

There are a number of listed buildings within Hoxne some of which will have their wider setting affected by this development. Whether or not this is negative change will be subject to further details of the design of the bungalow. As this is just an outline application then this cannot be assessed. There will certainly be glimpsed views of the development site from these listed buildings therefore the design of the new dwelling will need to be of a high quality that is recessive and sympathetic to the surrounding area.

Name: Mark Wilson
Position: Enabling Officer – Heritage

20

From: David Pizzey
Sent: 03 March 2015 09:19
To: Lisa Evans
Cc: Planning Admin
Subject: 0547/15 Market House, Hoxne.

Hi Lisa

Three trees are proposed for removal as part of this application but they are of limited amenity value and should not be considered a constraint. I therefore have no objection to the proposal subject to it being undertaken in accordance with arboricultural report recommendations. An appropriate condition should be used for this purpose.

Regards

David

David Pizzey
Arboricultural Officer
Babergh and Mid Suffolk District Councils - Working Together
E: david.pizzey@babergh.gov.uk
T: 01473 826662 & 01449 724555
www.babergh.gov.uk and www.midsuffolk.gov.uk

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Lisa Evans, Development Control Team

FROM: Jennifer Lockington, Environmental Protection Team

DATE: 05.03.2015

YOUR REF: 0547/15

SUBJECT: Market House, Low Street, Hoxne, Eye, IP21 5AR
Outline planning permission for a three bedroom detached bungalow.

Please find below my comments regarding 'Environmental Health – Land contamination' only.

Thank you for your consultation on the above application.

I have reviewed the application and can confirm that I have no objections with respect to the application. I would request that the Environmental Protection team is contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Kind regards

Jennifer Lockington
Environmental Protection Officer

22

From: Greg McSorley
Sent: 03 March 2015 15:24
To: Planning Admin
Subject: RE 0547/15

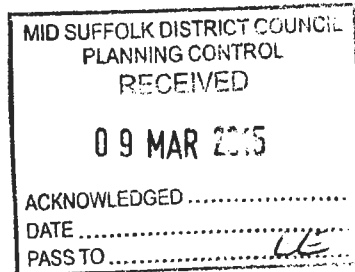
Good Afternoon,

Thank you for consulting us on this proposal. In my opinion there would be no significant impact on known archaeological sites or areas with archaeological potential. I have no objection to the development and do not believe any archaeological mitigation is required.
Best wishes,

Greg McSorley

Business Support Officer
Suffolk County Council Archaeological Service
9-10 The Churchyard
Shire Hall
Bury St Edmunds
Suffolk IP33 1RX
Tel.: 01284 741230
Email: greg.mcsorley@suffolk.gov.uk
www.suffolk.gov.uk/libraries-and-culture/culture-and-heritage/archaeology/

Mid Suffolk District Council
Planning Department
131 High Street
Needham Market
Ipswich
IP6 8DL



Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Your Ref: 15/0547/FUL
Our Ref: FS/F180859
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 06/03/2015

Dear Sirs

Market House, Low Street, Hoxne, Eye IP21 5AR
Planning Application No: 15/0547/FUL

I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

No additional water supply for fire fighting purposes is required in respect of this planning application.

Continued/

24 OFFICIAL

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

Mrs A Kempen
Water Officer

Copy: Mr R Smith, 61 Trafford Road, Norwich NR1 2RJ
Enc: Sprinkler information