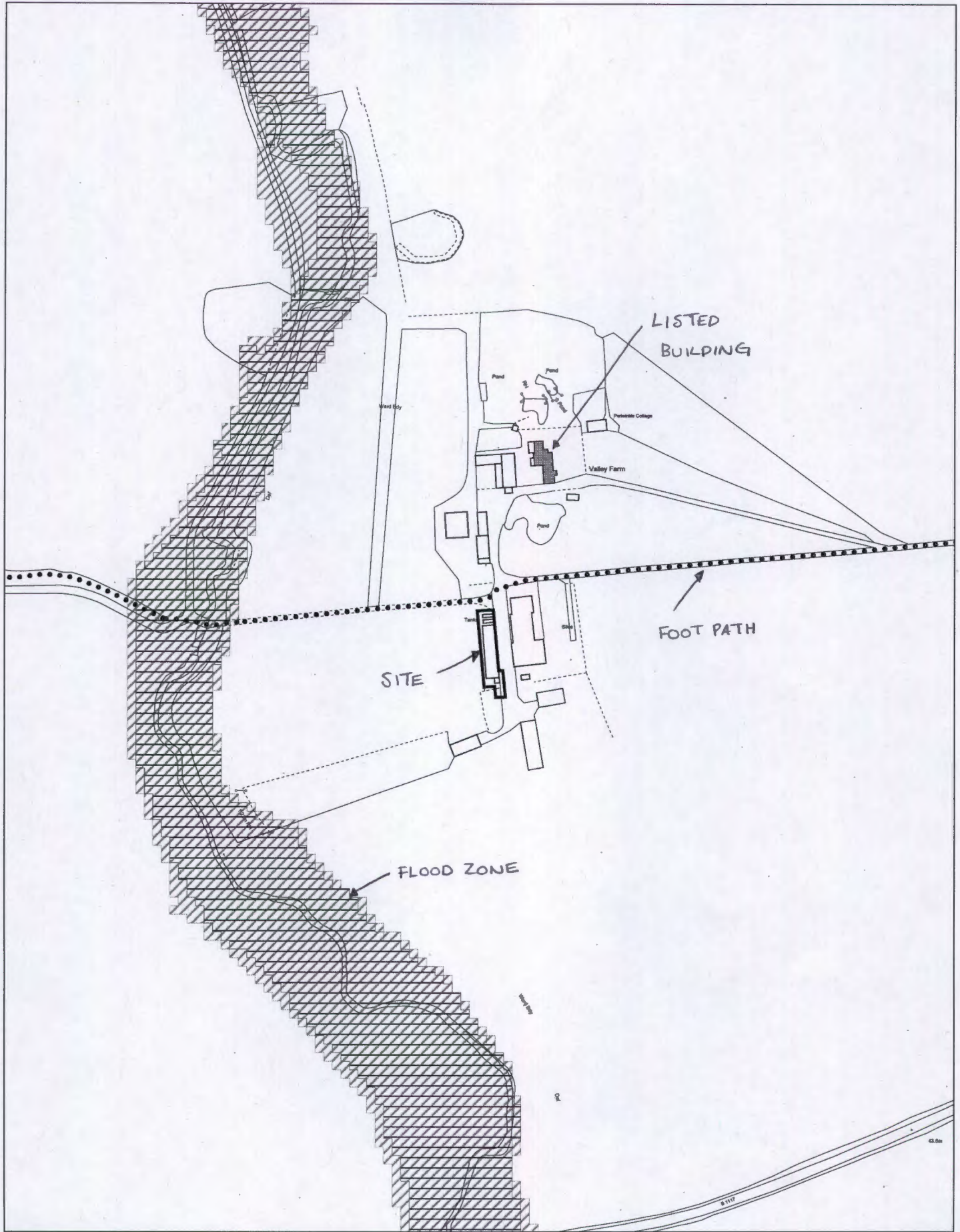


141.



Deed Packet: 2850/15

Address: DC COMMITTEE CONSTRAINTS



MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk



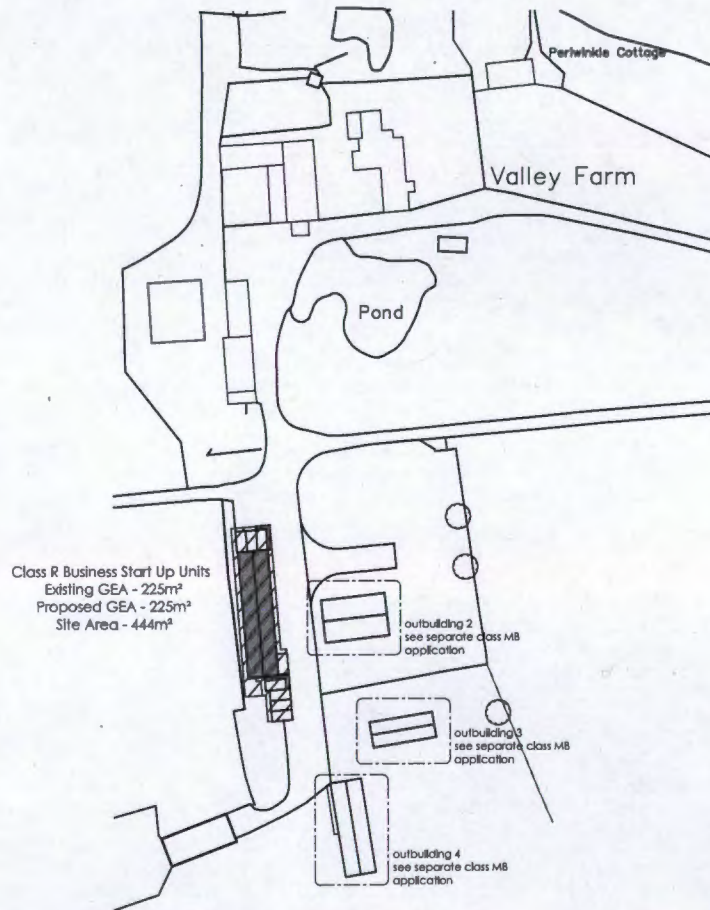
SCALE 1:2000

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This bar measures 50mm when drawing is printed at correct scale.

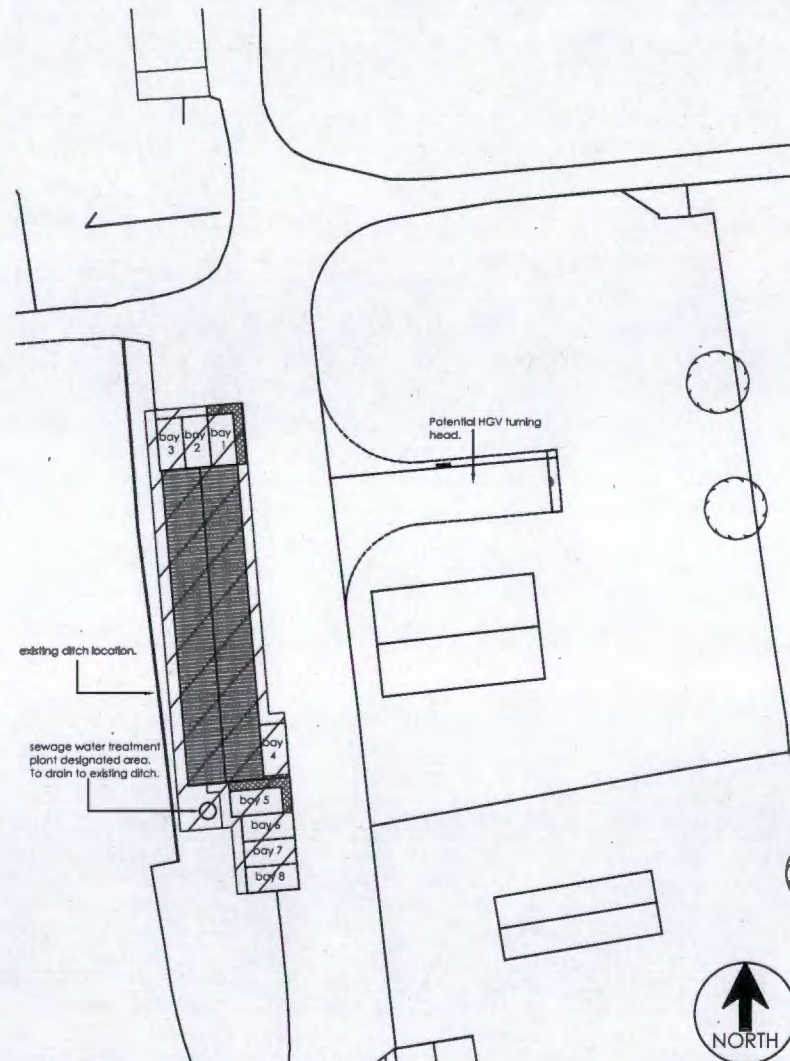
142



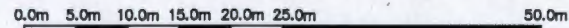
OUTBUILDING 1 (CLASS R) SITE LOCATION PLAN
 Scale 1:1250



1:1250 scale bar - plots at 100mm when printed at A3



OUTBUILDING 1 (CLASS R) SITE LOCATION PLAN
 Scale 1:500



1:500 scale bar - plots at 100mm when printed at A3

A JULY 2015		CURRENCE UPDATED		JF	
Rev.	Desc.	Drawn	Checked	Drawn	Checked

PLANNING

Client/Project
MR & MRS GEMMILL
 AGRICULTURAL TO CLASS R
 VALLEY FARM, STRADBROKE, SUFFOLK

Drawing Title
SITE LOCATION PLAN
 CLASS R

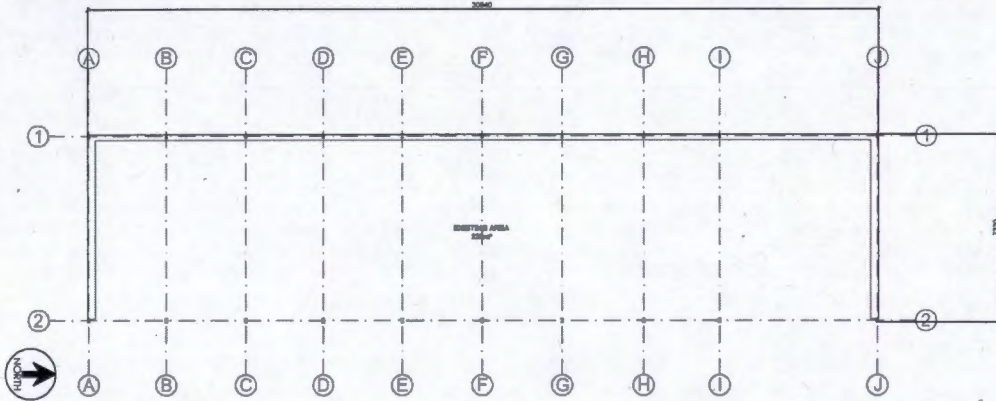
Drawn	Checked	Rev.	Scale	Date
DR	BJB	A3	1:1250 / 1:500	20.03.15
Project No.	Drawing No.	Revision		
301491	30-00	A		

BUILDING CONSULTANCY
 Purvis Hill House
 20 Acornel Hill
 Diss, Norfolk
 IP22 4JZ
 01379 644603
 WWW.DURRANTS.COM

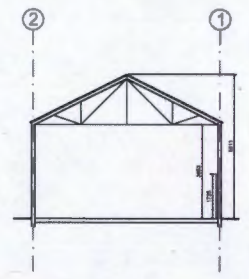


NOTE
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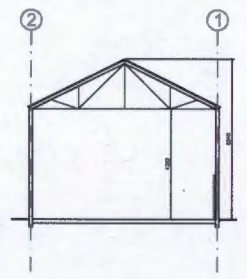
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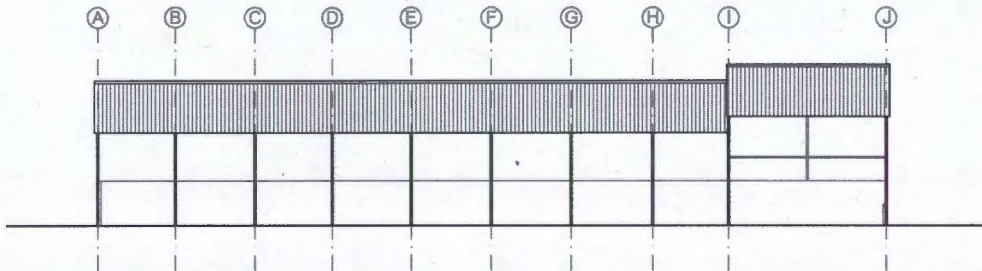
EXISTING FLOOR PLAN
 Scale 1:100



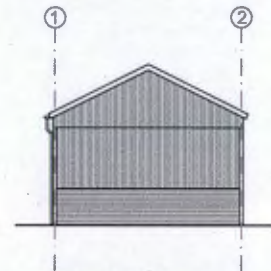
TYPICAL SECTION THROUGH LOWER BAY
 Scale 1:100



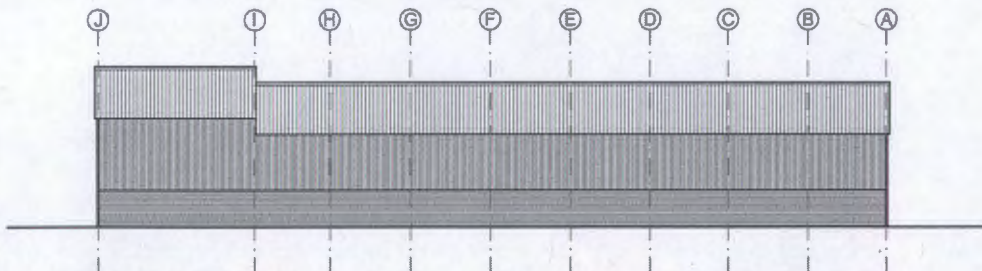
TYPICAL SECTION THROUGH HIGHER BAY
 Scale 1:100



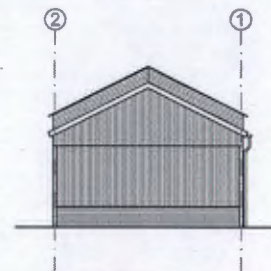
FRONT ELEVATION (EAST)
 Scale 1:100



SIDE ELEVATION (NORTH)
 Scale 1:100



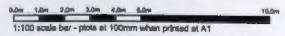
REAR ELEVATION (WEST)
 Scale 1:100



SIDE ELEVATION (SOUTH)
 Scale 1:100

143

AGRICULTURAL OUTBUILDING 1 - OPEN FRONTED BARN



INFORMATION

Client/Program
 MR & MRS S GEMMILL
 AGRICULTURAL TO CLASS M
 VALLEY FARM, STRADBROKE, SUFFOLK

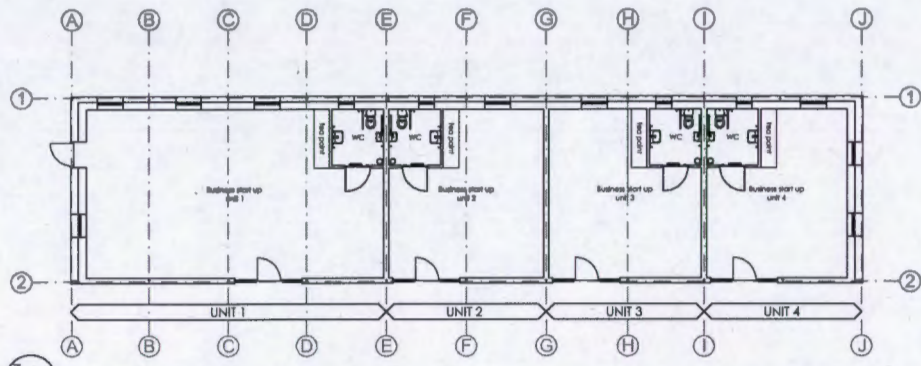
Drawing Title
 AGRICULTURAL OUTBUILDING 1
 EXISTING SURVEY PLANS

Drawn	Checked	Rev.	Scale	Date
DIR	BB	A1	1:100@A1	18.02.15
Project No.	Drawing No.	Revision		
301481	10-01	-		

BUILDING CONSULTANCY
 Pump Hill House
 25 Market Hill
 Clax, Norfolk
 IP22 4JZ

01379 446003
 WWW.DURRANTS.COM

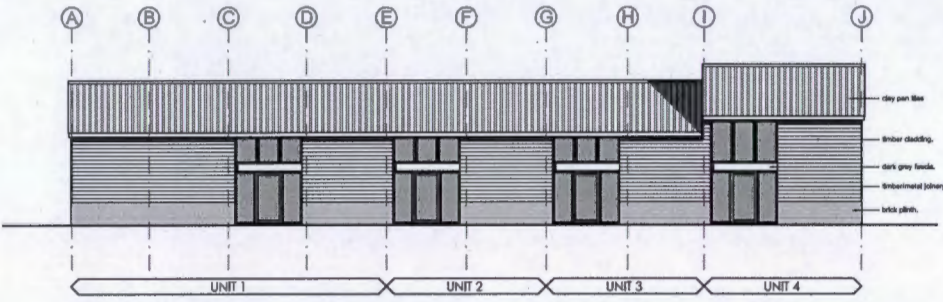




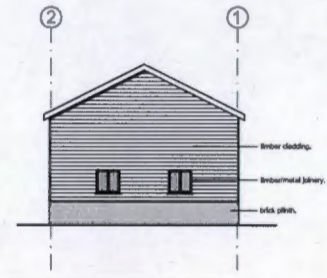
PROPOSED FLOOR PLAN
Scale 1:100

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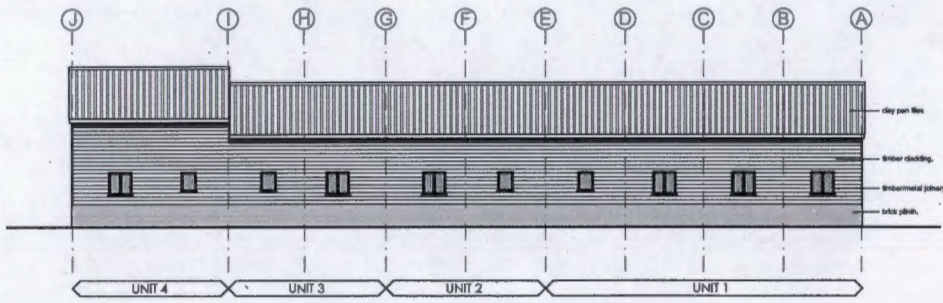
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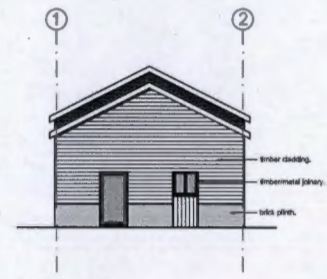
FRONT ELEVATION (EAST)
Scale 1:100



SIDE ELEVATION (NORTH)
Scale 1:100



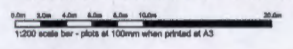
REAR ELEVATION (WEST)
Scale 1:100



SIDE ELEVATION (SOUTH)
Scale 1:100

1474

AGRICULTURAL OUTBUILDING 1 - PROPOSED PLANS AND ELEVATIONS



Drawn	Checked	Rev.	Date	Rev.	Date
DR	AF	A1	11/08/15	A1	11/03/15
Project No. 301491					
Drawing No. 30-02					
Revision					

BUILDING CONSULTANCY
 Pump Hill House
 20 Market Hill
 Old, Norfolk
 IP22 4JZ

01379 446403
 WWW.DURRANTS.COM
DURRANTS
 INC2 001

145

From: Nathan Pittam
Sent: 24 August 2015 10:13
To: Planning Admin
Subject: 2850 / 15 / AFCU. EH - Land Contamination Issues.

**2850 / 15 / AFCU. EH - Land Contamination Issues.
Valley Farm, New Street, Stradbroke, EYE, Suffolk, IP21 5JL
Prior Approval (Class R) of proposed change of use of Agricultural Building to
a flexible use within Shops (Class A1), Financial and Professional services
(Class A2), Restaurants and Cafes (Class A3),**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that I have no objection to raise with respect to land contamination as the previous uses of the site are unlike to impact significantly on such a low risk end use as retail and offices. I would only request that we are 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.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 742715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

146

From: Hunter, Andrew [mailto:andrew.hunter@environment-agency.gov.uk]
Sent: 26 August 2015 11:25
To: Planning Admin
Subject: 2850/15 - Valley Farm, New Street, Stradbroke IP21 5J

Prior Approval (Class R) of proposed change of use of Agricultural Building to a flexible use within Shops (Class A1), Financial and Professional services (Class A2), Restaurants and Cafes (Class A3), Business (Class B), Storage or Distribution (Class B8), Hotels (Class C1) or Assembly or Leisure (Class D2)

This development proposal is considered to be low risk and we have no objection.

Advice for applicant

It is assumed that foul water disposal will be by means of non-mains drainage, in which case our preference is for a package treatment plant, given the scale of the development proposal, rather than a septic tank or cesspit. The granting of planning permission does not guarantee that we will grant an environmental permit, where required.

Andrew Hunter
Sustainable Places - Planning Advisor
Environment Agency
Iceni House
Cobham Road
Ipswich
IP3 9JD

Direct dial 01473 706749
email andrew.hunter@environment-agency.gov.uk

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Your Ref: MS/2850/15
Our Ref: 570\CON\2606\15
Date: 14 September 2015
Highways Enquiries to: kyle.porter@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.

Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Lisa Evans

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/2850/15

PROPOSAL: Prior Approval (Class R) of proposed change of use of Agricultural Building to a flexible use within Shops (Class A1), Financial and Professional services (Class A2), Restaurants and Cafes (Class A3), Business (Class B), Storage or Distribution (Class B8), Hotels (Class C1) or Assembly or Leisure (Class D2)

LOCATION: Valley Farm, New Street, Stradbroke

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 30-00 Rev:A 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 sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management



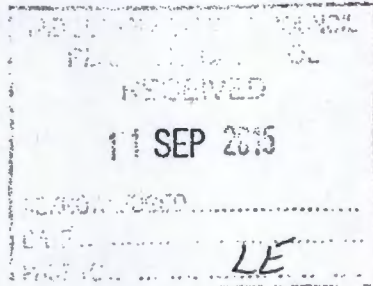
Suffolk Fire and Rescue Service

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: 15/2850
Our Ref: FS/F180632
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 09/09/2015



Dear Sirs

Valley Farm, New Street, Stradbroke IP21 5JL
Planning Application No: 15/2850

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

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.

Continued/

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OFFICIAL

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



Mrs A Kempen
Water Officer

Copy: Mr B Belton, Durrants, Pump Hill House, 2b Market Hill, Diss, IP22 4JZ
Enc: Sprinkler information