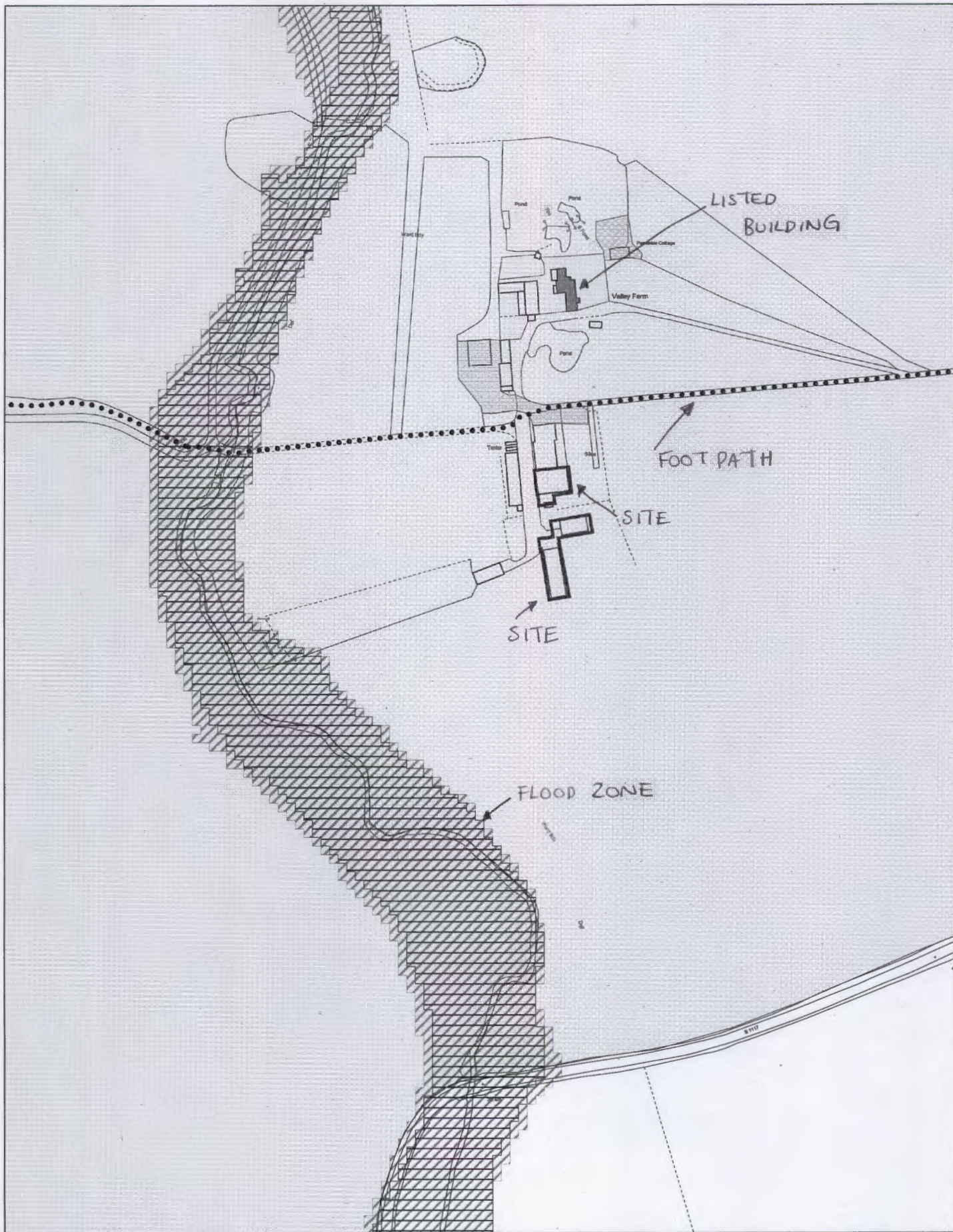


158



Deed Packet: 285115

Address: DC COMMITTEE CONSTRAINTS



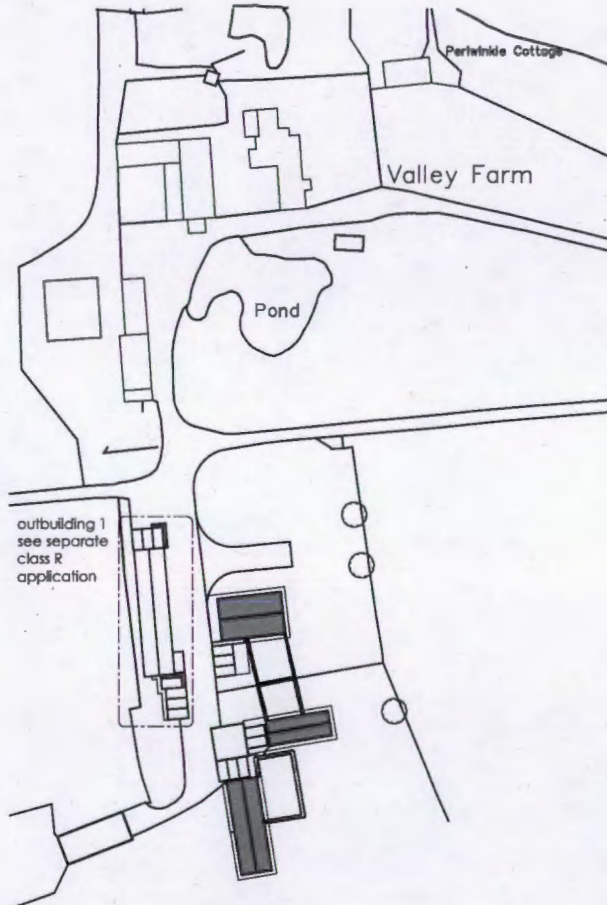
**MID SUFFOLK DISTRICT COUNCIL**  
 131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500  
 email: customerservice@csduk.com  
 www.midsuffolk.gov.uk



SCALE 1:2000

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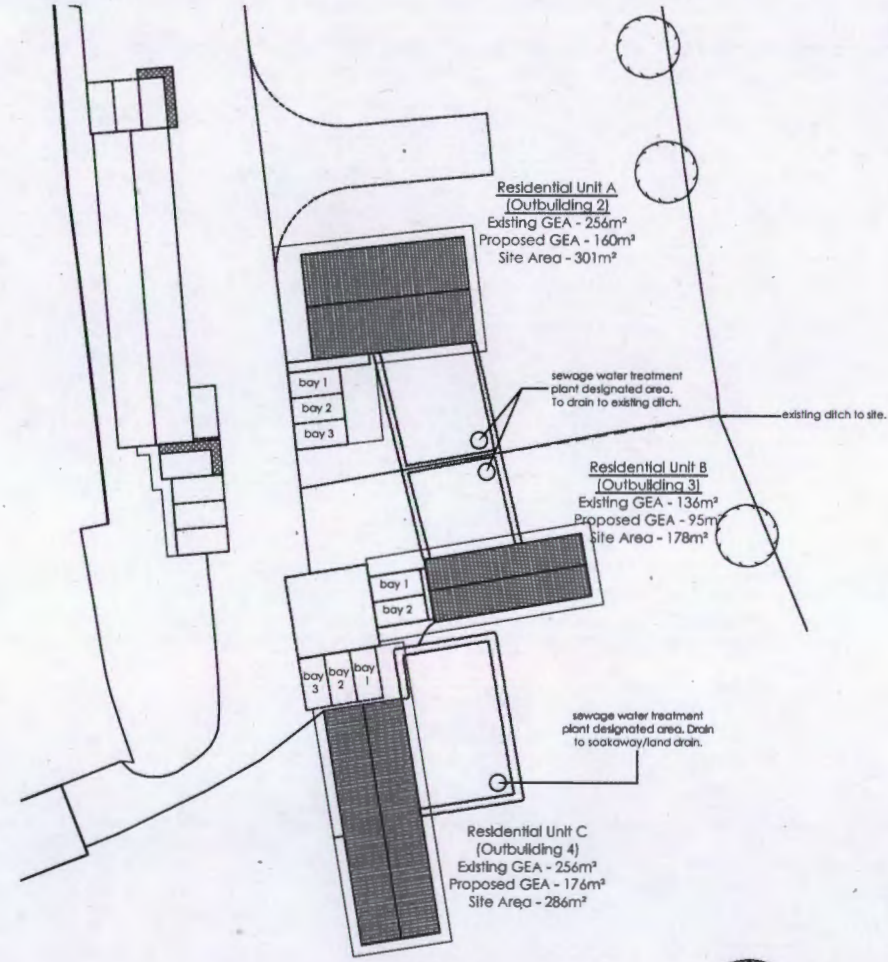




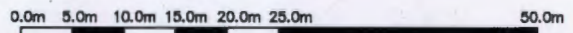
OUTBUILDING 1 (CLASS Q) SITE LOCATION PLAN  
Scale 1:1250



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



OUTBUILDING 2, 3 & 4 (CLASS Q) SITE LOCATION PLAN  
Scale 1:500



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



**NOTE**  
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**DO NOT SCALE FROM DRAWING**

A JUL 2015		COURTAGE AMENDED		JL	
Issue	Rev	Date	By	Check	Comment
1					
<b>PLANNING</b>					
Client/Project					
MR & MRS GEMMILL AGRICULTURAL TO RESIDENTIAL VALLEY FARM, STRADBROKE, SUFFOLK					
Drawing Title					
SITE LOCATION PLAN CLASS Q					
Drawn	Checked	Rev	Scale	Date	
DR	B.SB	A3	1:1250 / 1:500	20.03.15	
Project No.		Drawing No.		Revision	
301491		30-01		A	

**BUILDING CONSULTANCY**  
 Pump Hill House  
 25 Market Hill  
 Diss, Norfolk  
 IP22 4JZ  
 01379 646603  
 WWW.DURRANTS.COM



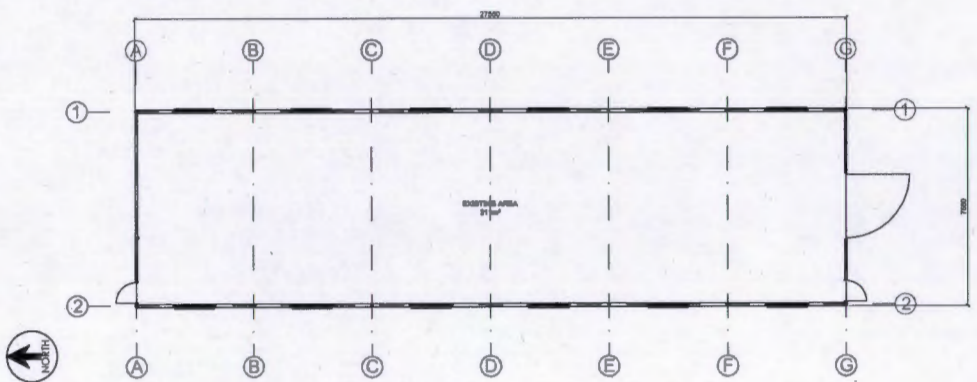
159

**NOTE**

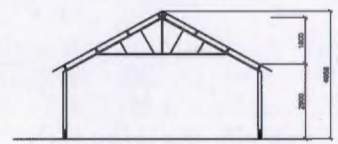
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**DO NOT SCALE FROM DRAWING**

This bar measures 100mm when drawing is printed at correct scale.



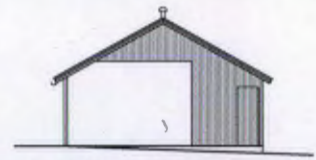
EXISTING FLOOR PLAN  
Scale 1:100



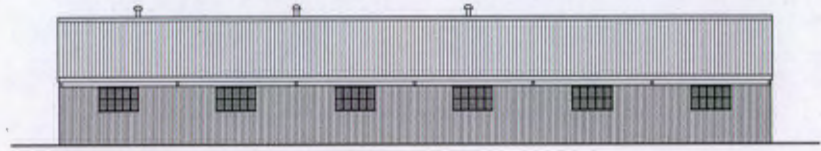
TYPICAL SECTION  
Scale 1:100



SIDE ELEVATION (WEST)  
Scale 1:100



FRONT ELEVATION (NORTH)  
Scale 1:100



SIDE ELEVATION (EAST)  
Scale 1:100



REAR ELEVATION (SOUTH)  
Scale 1:100

160

Drawn	Checked	Rev.	Date	Drawn	Checked
MMV	RS	A1	1:100@A1	18.02.15	
Project No.	Drawing No.		Revisions		
301481	10-04		-		

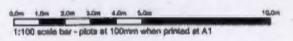
**CLIENT/PROJECT**  
 MR & MRS S GEMMILL  
 AGRICULTURAL TO RESIDENTIAL  
 VALLEY FARM, STRADBROKE, SUFFOLK

**DRAWING TITLE**  
 AGRICULTURAL OUTBUILDING 4  
 EXISTING SURVEY PLANS

**BUILDING CONSULTANCY**  
 Pump Hill House  
 26 Moorfield Hill  
 Old, Norfolk  
 IP22 4JZ

01379 446403  
 WWW.DURRANTS.COM

AGRICULTURAL OUTBUILDING 4 - STEEL FRAMED BARN



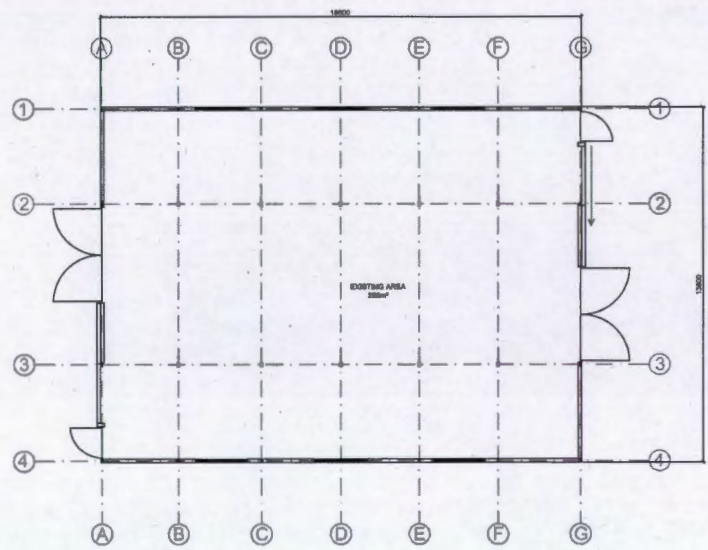


**NOTE**

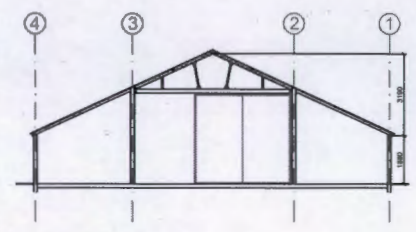
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- Any deviation from the drawing to be reported to Durrants immediately.
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**DO NOT SCALE FROM DRAWING**

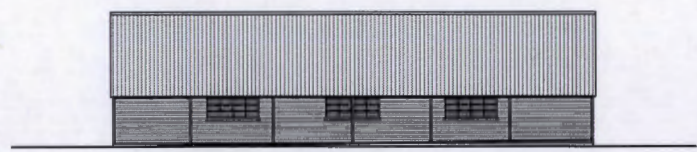
This bar measures 100mm when drawing is printed at correct scale.



EXISTING FLOOR PLAN  
Scale 1:100



TYPICAL SECTION  
Scale 1:100



SIDE ELEVATION (SOUTH)  
Scale 1:100



FRONT ELEVATION (WEST)  
Scale 1:100

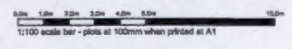


SIDE ELEVATION (NORTH)  
Scale 1:100



REAR ELEVATION (EAST)  
Scale 1:100

AGRICULTURAL OUTBUILDING 2 - BRICK & STEEL FRAMED BARN



161

**INFORMATION**

Client/Project  
MR & MRS S GEMMILL  
AGRICULTURAL TO RESIDENTIAL  
VALLEY FARM, STRADBROKE, SUFFOLK

Drawing Title  
AGRICULTURAL OUTBUILDING 2  
EXISTING SURVEY PLANS

Drawn	Checked	Disc.	Scale	Date	
DR	BB	A1	1:100@A1	18.02.18	
Project No.	301491	Drawing No.	10-02	Revision	-

**BUILDING CONSULTANCY**  
Pumps Hill House  
20 Market Hill  
Dix, Norfolk  
IP22 4JZ

01379 646603  
WWW.DURRANTS.COM

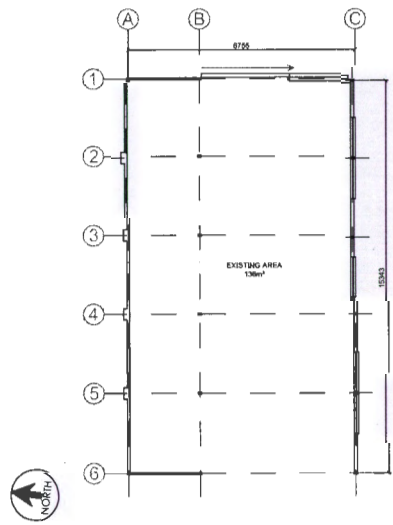


**NOTE**

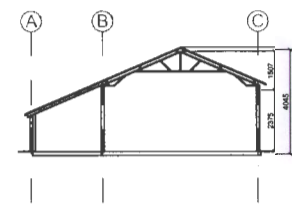
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**DO NOT SCALE FROM DRAWING**

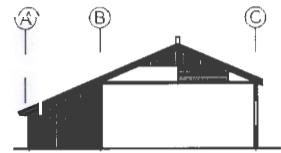
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EXISTING FLOOR PLAN  
Scale 1:100



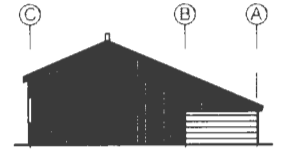
TYPICAL SECTION  
Scale 1:100



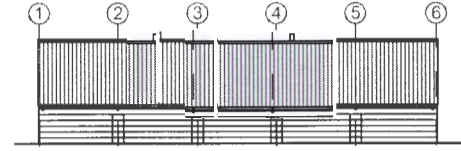
FRONT ELEVATION (WEST)  
Scale 1:100



SIDE ELEVATION (SOUTH)  
Scale 1:100



REAR ELEVATION (EAST)  
Scale 1:100



SIDE ELEVATION (NORTH)  
Scale 1:100

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AGRICULTURAL OUTBUILDING 2 - BRICK & STEEL FRAMED BARN



Drawn by: [ ]  
Checked by: [ ]  
Date: [ ]  
Scale: [ ]  
Sheet: [ ]

**INFORMATION**

Client/Project:  
MR & MRS S GEMMILL  
AGRICULTURAL TO RESIDENTIAL  
VALLEY FARM, STRADBROKE, SUFFOLK

Drawing Title:  
AGRICULTURAL OUTBUILDING 3  
EXISTING SURVEY PLANS

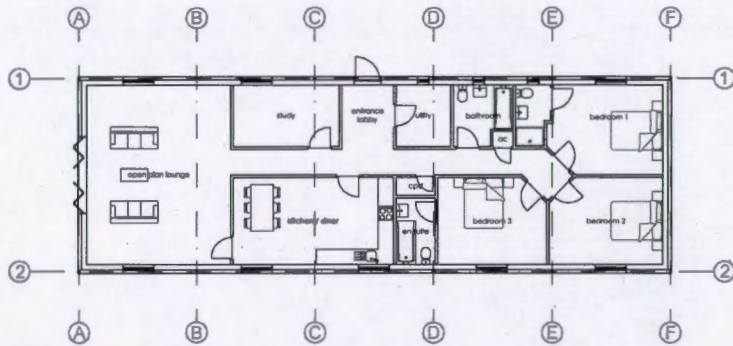
Drawn	Checked	Rev.	Scale	Date
DR	BR	A1	1:100@A1	19.02.15
Project No.		Drawing No.		Revisions
301491		10-03		-

**BUILDING CONSULTANCY**  
Pump Hill House  
2b Market Hill  
Glas, Norfolk  
IP22 4JL

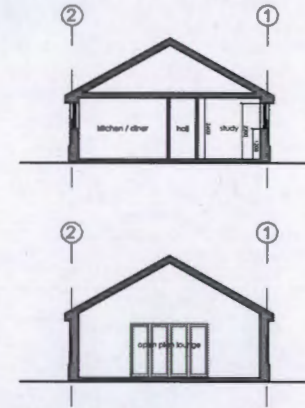
01379 846603  
WWW.DURRANTS.COM







PROPOSED FLOOR PLAN  
Scale 1:100



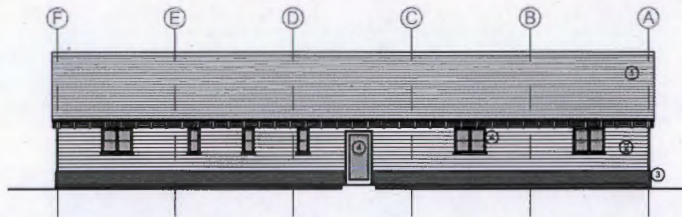
TYPICAL SECTIONS  
Scale 1:100

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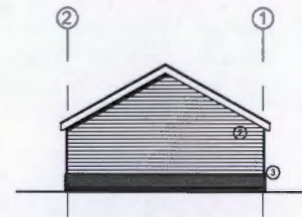
This bar measures 100mm when drawing is printed at correct scale.

**Materials Key**

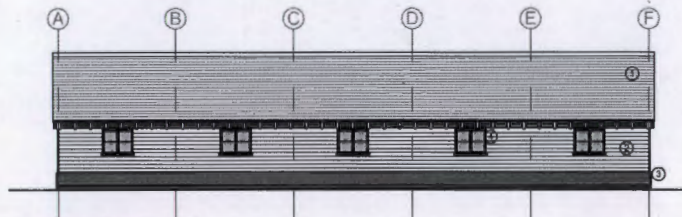
- ① One coat of Blue roof coating
- ② Timber cladding
- ③ Painted timber join
- ④ Aluminium door & windows
- ⑤ Aluminium sliding doors



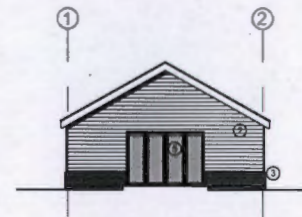
FRONT ELEVATION (WEST)  
Scale 1:100



SIDE ELEVATION (NORTH)  
Scale 1:100



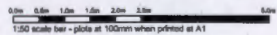
REAR ELEVATION (EAST)  
Scale 1:100



SIDE ELEVATION (SOUTH)  
Scale 1:100

163

AGRICULTURAL OUTBUILDING 4 - PROPOSED PLAN, ELEVATIONS & SECTIONS



**PLANNING**

Client/Project:  
 MR & MRS S GEMMILL  
 AGRICULTURAL TO RESIDENTIAL  
 VALLEY FARM, STRADBROKE, SUFFOLK

Drawing Title:  
 AGRICULTURAL OUTBUILDING 4  
 PROPOSED PLAN, ELEVATIONS  
 & SECTIONS - CLASS MB

Drawn: DR	Checked: JF	Rev: A1	Scale: 1:100@A1	Date: 28.02.15
Project No: 301481	Drawing No: 30-05	Revision: -		

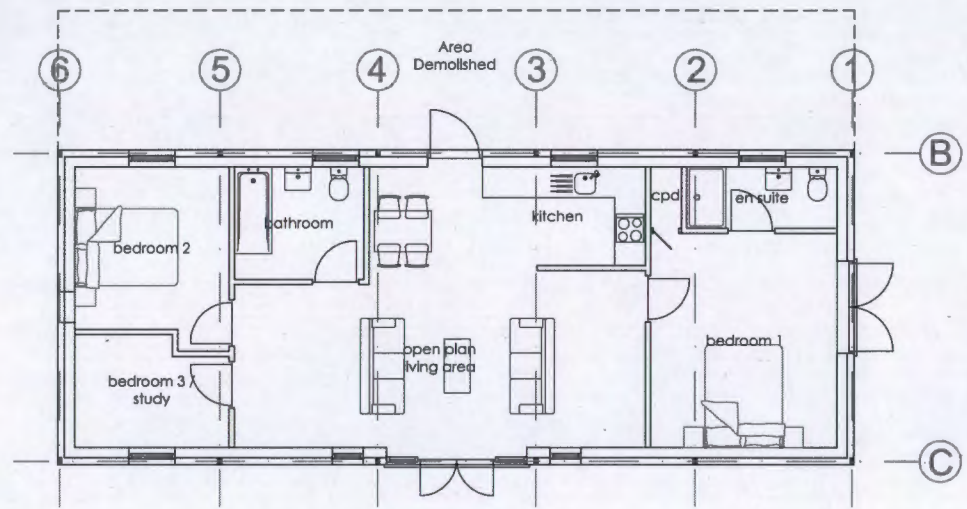
**BUILDING CONSULTANCY**  
 Pump Hill House  
 2b, Market Hill  
 Diss, Norfolk  
 IP22 4JZ  
 01379 446023  
 WWW.DURRANTS.COM



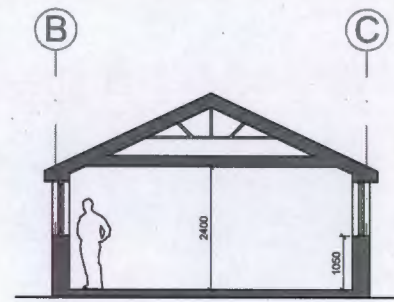
**NOTE**  
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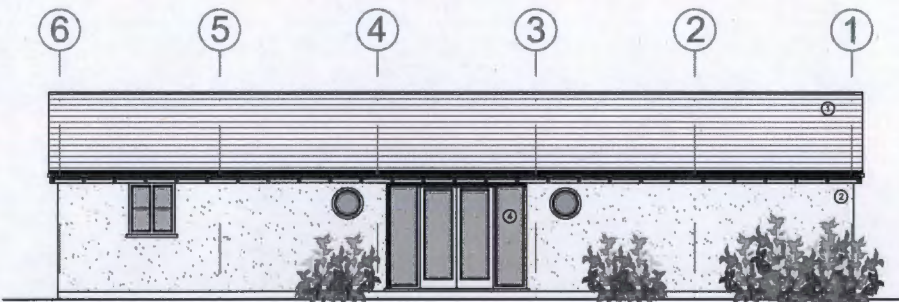
- Materials Key**
- ① slate / fibre cement tiles roof covering
  - ② External smooth render
  - ③ Timber cladding
  - ④ Timber / Aluminium door & windows



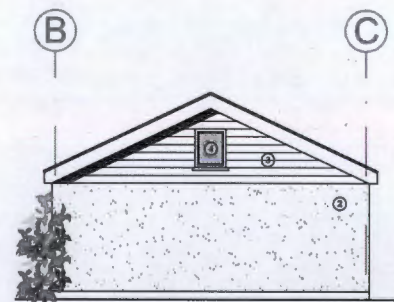
**PROPOSED FLOOR PLAN**  
 Scale 1:50



**TYPICAL SECTION**  
 Scale 1:50



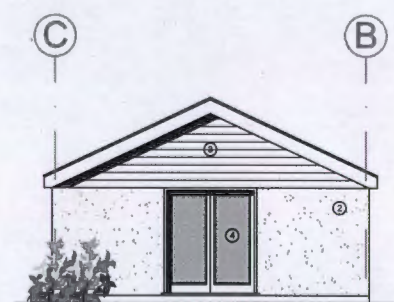
**FRONT ELEVATION (SOUTH)**  
 Scale 1:50



**SIDE ELEVATION (WEST)**  
 Scale 1:50

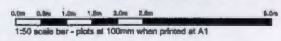


**REAR ELEVATION (NORTH)**  
 Scale 1:50



**SIDE ELEVATION (EAST)**  
 Scale 1:50

**AGRICULTURAL OUTBUILDING 3 - PROPOSED PLAN, ELEVATIONS & SECTIONS**



164  
 791

Drawn: [ ] Checked: [ ] Date: [ ]  
 Revised: [ ]

**PLANNING**

Client/Project:  
 MR & MRS S GEMMILL  
 AGRICULTURAL TO RESIDENTIAL  
 VALLEY FARM, STRADBROKE, SUFFOLK

Drawing Title:  
 AGRICULTURAL OUTBUILDING 3  
 PROPOSED PLAN, ELEVATIONS  
 & SECTION - CLASS MB

Drawn	Checked	Rev.	Date	Drawn
DR	JIF	A1	1:50@A1	24.02.15
Project No.	301491	Drawing No.	30-04	Revision

**BUILDING CONSULTANCY**  
 Pump Hill House  
 2b Market Hill  
 Diss, Norfolk  
 IP22 4JZ

01377 646603  
 WWW.DURRANTS.COM

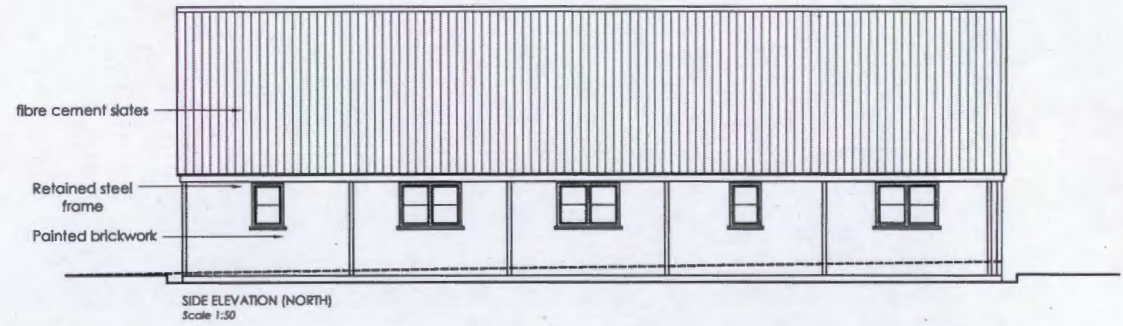
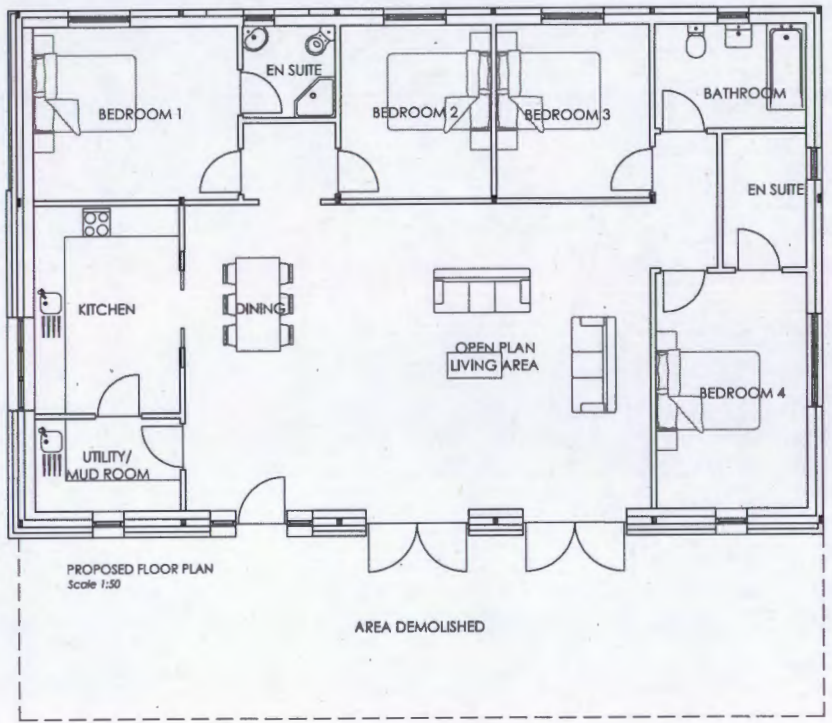




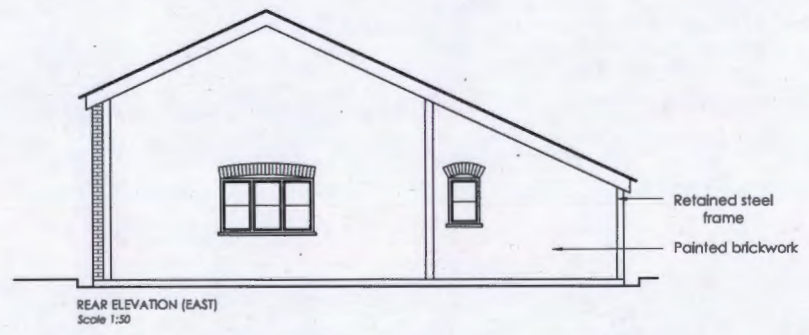
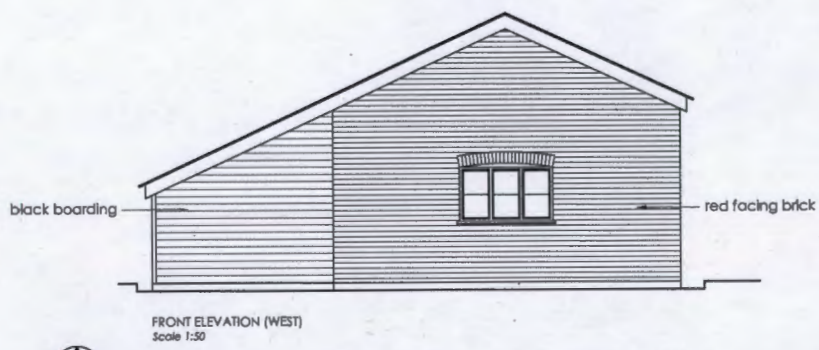
**NOTE**

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- DO NOT SCALE FROM DRAWING**

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165

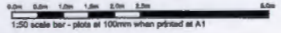


PLANNING				
Client/Project				
MR & MRS S GEMMILL				
AGRICULTURAL TO RESIDENTIAL				
VALLEY FARM, STRADBROKE, SUFFOLK				
Drawing Title				
AGRICULTURAL OUTBUILDING 2				
PROPOSED PLAN, ELEVATIONS				
& SECTION - CLASS MB				
Drawn	Checked	Drawn	Scale	Date
MW	BB	A1	1:50(A1)	11.03.15
Project No.		Drawing No.		Revision
301491		30-03		

**BUILDING CONSULTANCY**  
 Pump Hill House  
 20 Hazell Hill  
 Diss, Norfolk  
 IP22 4JZ  
 01379 644603  
 WWW.DURRANTS.COM



AGRICULTURAL OUTBUILDING 2 - PROPOSED PLAN, ELEVATIONS & SECTION





166

**From:** Nathan Pittam  
**Sent:** 24 August 2015 11:04  
**To:** Planning Admin  
**Subject:** 2851 / 15 / AGDW. EH - Land Contamination Issues.

**2851 / 15 / AGDW. EH - Land Contamination Issues.  
Valley Farm, New Street, Stradbroke, EYE, Suffolk, IP21 5JL.  
Prior Approval Class Q (a) and (b) of proposed change of use of Agricultural  
Building to a dwelling house (use class C3)**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and note that the application is for a sensitive end use and will therefore require an envirocheck style report and land contamination questionnaire to be submitted with the application. Without this information I would be minded to recommend that the application be refused on the grounds of insufficient information to demonstrate the suitability of the site for the proposed use.

For information, I note that the application 2850/15 has been submitted for other areas of the site which are for less sensitive end uses and as such we offered different advice with this application.

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](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

167

**From:** Hunter, Andrew [mailto:[andrew.hunter@environment-agency.gov.uk](mailto:andrew.hunter@environment-agency.gov.uk)]  
**Sent:** 26 August 2015 10:05  
**To:** Planning Admin  
**Subject:** 2851/15 - Valley Farm, New Street, Stradbroke IP21 5JL

**Prior Approval Class Q (a) and (b) of proposed change of use of Agricultural Building to a dwelling house (use class C3)**

This development proposal falls outside our remit as a statutory planning consultee under the DMPO 2015 and we should not have been consulted.

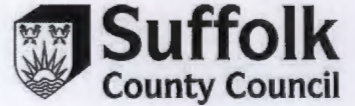
Andrew Hunter  
Sustainable Places - Planning Advisor  
Environment Agency  
Iceni House  
Cobham Road  
Ipswich  
IP3 9JD

Direct dial 01473 706749  
email [andrew.hunter@environment-agency.gov.uk](mailto:andrew.hunter@environment-agency.gov.uk)



168

Your Ref: MS/2851/15  
Our Ref: 570\CON\2602\15  
Date: 15 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](mailto:planningadmin@midsuffolk.gov.uk)

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

**For the Attention of:** Gemma Walker

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/2851/15**

**PROPOSAL:** Prior Approval Class Q (a) and (b) of proposed change of use of Agricultural Building to a dwelling house (use class C3)

**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 30-01 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/](http://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.

Yours sincerely,

**Mr Kyle Porter**  
**Development Management Technician**  
Strategic Development – Resource Management



**Suffolk Fire and Rescue Service**

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

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

Your Ref: 15/2851/AGDW  
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: 08/09/2015

Dear Sirs

**Valley Farm, New Street, Stradbroke, IP21 5SL**  
**Planning Application No: 15/2851/AGDW**

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

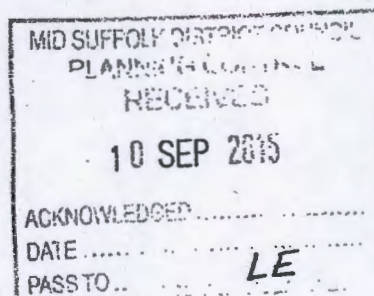
Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 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 records show that the nearest fire hydrant in this location is over 100 metres from the proposed build site and we therefore recommend 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).

Continued/





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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, dark, irregular scribble that completely obscures the signature of the sender.

Mrs A Kempen  
Water Officer

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