

MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE - 21 October 2015

---

**AGENDA ITEM NO** 4  
**APPLICATION NO** 3074/15  
**PROPOSAL** Parking Improvements, to create 9 no. additional parking spaces  
**SITE LOCATION** New Street Close, Stradbroke IP21 5JH  
**SITE AREA (Ha)** 0.07  
**APPLICANT** Mr N Jarvis Asset Management  
**RECEIVED** August 27, 2015  
**EXPIRY DATE** November 2, 2015

---

**REASONS FOR REFERENCE TO COMMITTEE**

The application is referred to committee for the following reason :

- The applicant is Mid Suffolk District Council

**PRE-APPLICATION ADVICE**

1. The proposal was discussed with a Development Management Officer prior to its submission. The contribution of the site as an open space was discussed and that this would be balanced against the provision of additional parking spaces for the adjacent properties.

**SITE AND SURROUNDINGS**

2. The site forms part of an open grassed area around which are grouped sixteen bungalows, in semi-detached pairs. The site is accessed off New Street, on the western edge of Stradbroke, and currently provides about eight parking spaces but these are unmarked and there is a small group of trees towards the road frontage.

In the vicinity of the site, on the opposite side of the road are two listed buildings.

**HISTORY**

3. The planning history relevant to the application site is:

None

**PROPOSAL**

4. To improve parking provision for residents by providing nine additional parking spaces and marking the existing spaces, so that overall there would be seventeen spaces including three disabled spaces.

The proposal includes the use of permeable blocks in a red brindle colour with buff blocks delineating the parking spaces.

**POLICY**

5. **Planning Policy Guidance**

See Appendix below.

**CONSULTATIONS**

6. **Stradbroke Parish Council** - Comments awaited

**SCC Highways** - Reply received 06/10/15. Recommend conditions relating to the provision of manoeuvring and parking spaces.

**MSDC Heritage Officer** - Reply received 18/09/15. No comments

**LOCAL AND THIRD PARTY REPRESENTATIONS**

7. This is a summary of the representations received.

**None**

**ASSESSMENT**

8. The proposal needs to be considered against the following matters :

- The principle of development
- Highway safety
- Visual amenity

**The principle of development:**

The NPPF contains guidance seeking to support local communities and the provision of services whilst also protecting open spaces (section 8).

Local Plan policy H10 relates to Highway considerations in development with the provision of safe access and adequate car parking. This proposal addresses the shortfall in parking provision and is acceptable in principle, subject to compliance with the recommended conditions.

**Highway safety**

This proposed scheme seeks to address the current problems within New Street

Close arising from the shortfall of parking spaces by providing seven additional parking spaces on a new surfaced area and two further spaces through marking the existing area.

The scheme would provide spaces for the adjacent properties, and reduce the likelihood of unauthorised parking on the grass or parking on the highway.

SCC Highways have been consulted on the proposal and have recommended conditions to be attached to any permission which may be granted.

#### Visual amenity

The application site is an area of open grass land with some trees. One tree is proposed to be removed as part of the proposal, but it is not considered that this would have an adverse impact on the visual amenity of the area.

#### Conclusion

The proposal responds to the needs of local residents for the provision of parking spaces. Subject to appropriate conditions the development can be accommodated without causing unacceptable impacts on the safety of pedestrian and vehicle users of the cul-de-sac or its visual amenity.

### **RECOMMENDATION**

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

- **Standard time limit**
- **To be in accordance with submitted application and details**
- **Highways - manoeuvring and parking space**

Philip Isbell  
Corporate Manager - Development Management

Sian Bunbury  
Planning Officer

### **APPENDIX A - PLANNING POLICIES**

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

**Cor5 - CS5 Mid Suffolks Environment**  
**CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT**  
**CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT**

#### **2. Mid Suffolk Local Plan**

**GP1 - DESIGN AND LAYOUT OF DEVELOPMENT**  
**HB1 - PROTECTION OF HISTORIC BUILDINGS**

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT  
H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

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

NPPF - National Planning Policy Framework

**APPENDIX B - NEIGHBOUR REPRESENTATIONS**

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

The following people **objected** to the application

The following people **supported** the application:

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