

# Public Document Pack



## DEVELOPMENT CONTROL COMMITTEE A

<b>DATE</b>	<b>Wednesday 3 February 2016</b>
<b>PLACE</b>	<b>Council Chamber, Council Offices, High Street, Needham Market</b>
<b>TIME</b>	<b>9.30am</b>

Please ask for: Val Last  
Direct Line: 01449 724673  
Fax Number: 01449 724696  
E-mail: val.last@baberghmidsuffolk.gov.uk

22 January 2015

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded. Any member of the public who attends a meeting and wishes to be filmed should advise the Committee Clerk.

### A G E N D A

1. Apologies for absence/substitutions
2. To receive any declarations of pecuniary or non-pecuniary interest by Members
3. Declarations of lobbying
4. Declarations of personal site visits
5. Confirmation of the minutes of the meeting held on 6 January 2016

**Report NA/04/16**

**Pages A to F**

6. To receive notification of petitions in accordance with the Council's Petition Procedure
7. Questions from Members

The Chairman to answer any questions on any matters in relation to which the Council has powers or duties which affect the District and which fall within the terms of reference of the Committee of which due notice has been given in accordance with Council Procedure Rules

8. Schedule of planning applications

**Report NA/05/16**

**Pages 1 to 110**

**Note: The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public**

9. Site Inspections

**Note:** *Should a site inspection be required for any of the applications this will be held on Wednesday 10 February 2016 (exact time to be given). The Committee will reconvene after the site inspection at 12:00 noon in the Council Chamber.*

***Would Members please retain the relevant papers for use at that meeting***

10. Urgent business – such other business which, by reason of special circumstances to be specified, the Chairman agrees should be considered as a matter of urgency.

**(Note:** Any matter to be raised under this item must be notified, in writing, to the Chief Executive or District Monitoring Officer before the commencement of the meeting, who will then take instructions from the Chairman)

**Notes:**

1. The Council has adopted a Charter for Public Speaking at Planning Committees. A link to the full charter is provided below.

<http://www.midsuffolk.gov.uk/assets/UploadsMSDC/Organisation/Democratic-Services/Constitution/Revised-2015/Pages-22-25-Charter-on-Public-Speaking-Planning-Committee-Extract-for-web.pdf>

Those persons wishing to speak on a particular application should arrive in the Council Chamber early and make themselves known to the Officers. They will then be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

- Parish Clerk or Parish Councillor representing the Council in which the application site is located
- Objectors
- Supporters
- The applicant or professional agent / representative

Public speakers in each capacity will normally be allowed 3 minutes to speak.

2. Ward Members attending meetings of Development Control Committees and Planning Referral Committee may take the opportunity to exercise their speaking rights but are not entitled to vote on any matter which relates to his/her ward.

**Members:**

Councillor Matthew Hicks – Chairman – Conservative and Independent Group  
Councillor Lesley Mayes – Vice Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillors: Gerard Brewster  
David Burn  
Lavinia Hadingham  
Diana Kearsley  
John Levantis  
David Whybrow

Liberal Democrat Group

Councillor: John Field

Suffolk Together, Green and Independent Group

Councillor: Sarah Mansel

**Substitutes**

Members can select a substitute from any Member of the Council providing they have undertaken the annual planning training.

**Ward Members**

Ward Members have the right to speak but not to vote on issues within their Wards.



## Mid Suffolk District Council

### Vision

**“We will work to ensure that the economy, environment and communities of Mid Suffolk continue to thrive and achieve their full potential.”**

### Strategic Priorities 2014-2019

#### 1. Economy and Environment

***Lead and shape the local economy by promoting and helping to deliver sustainable economic growth which is balanced with respect for wildlife, heritage and the natural and built environment.***

##### Outcomes

- Strong and productive relationships with business, visitors and partners are established.
- Investment is secured and employment opportunities are developed through existing and new business including the delivery of more high value jobs.
- Local skills provision is more aligned to the local economy with our education and training equipping people for work.
- Key strategic sites are developed and an infrastructure is in place that delivers economic advantage to existing and new business.
- The natural and built environment and our heritage and wildlife are balanced with growth.
- Our market towns are accessible and sustainable vibrant local and regional centres.
- Growth achieved in the key sectors of food, drink, agriculture, tourism, advanced manufacturing (engineering), logistics and energy sectors of the local economy.
- Potential from the green economy is maximised, for homes and businesses.
- Our environment is more resilient to climate change and flooding, water loss and emissions are reduced.
- A cleaner, safer and healthier environment is delivered providing a good quality of life for residents and visitors.

#### 2. Housing

***Ensure that there are enough good quality, environmentally efficient and cost effective homes with the appropriate tenures and in the right locations.***

##### Outcomes

- That the supply of housing meets the needs and demands of all and supports diverse vibrant communities.
- Appropriate amenities and infrastructure for core villages acting as hubs for their surrounding areas.
- A high standard of housing that is energy efficient, accessible, of good quality, in the right locations and with the right tenures.

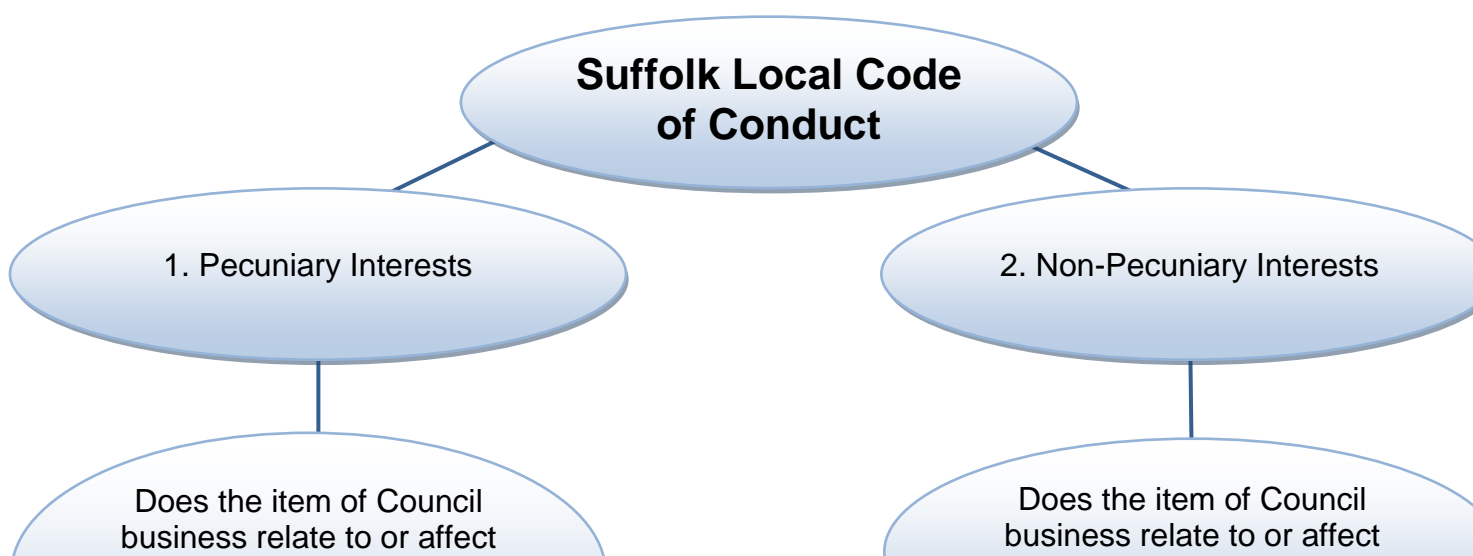
- People are able to move more readily and have the choice and ability to access appropriate housing.

### 3. Strong and Healthy Communities

***Encourage and support individuals and communities to be self sufficient, strong, healthy and safe.***

#### Outcomes

- Vibrant, healthy, sustainable and resilient communities maximising their skills and assets.
- Individuals and communities taking responsibility for their own health, wellbeing, fitness and lifestyles.
- Communities feel safer and there are low levels of crime.
- Communities are better connected and have a strong and productive relationship with Mid Suffolk District Council.



### MID SUFFOLK DISTRICT COUNCIL

Minutes of the **DEVELOPMENT CONTROL COMMITTEE 'A'** held at the Council Offices, Needham Market on Wednesday 6 January at 9:30am.

**PRESENT:** Councillors: Matthew Hicks (Chairman)  
Gerard Brewster  
David Burn  
Lavinia Hadingham  
Derrick Haley \*  
John Levantis  
Wendy Marchant\*  
Lesley Mayes  
Keith Welham \*  
David Whybrow

Denotes substitute \*

**Ward Members:** Councillor: Kevin Welsby

**In Attendance:** Senior Development Management Planning Officer (JPG)  
Development Management Planning Officer (MP)  
Senior Legal Executive (KB)  
Governance Support Officers (VL/GB)

#### **NA25 APOLOGIES/SUBSTITUTIONS**

Councillors Derrick Haley, Wendy Marchant and Keith Welham were substituting for Councillors Diana Kearsley, John Field and Sarah Mansel respectively.

#### **NA26 DECLARATIONS OF INTEREST**

Councillors Gerard Brewster and Lesley Mayes declared a non-pecuniary interest in application 3010/15 as members of the Stowmarket Town Council Planning Consultation and Strategy Committee.

#### **NA27 DECLARATIONS OF LOBBYING**

Councillor Keith Welham had been lobbied by email on application 3010/15.

#### **NA28 DECLARATIONS OF PERSONAL SITE VISITS**

There were no declarations of personal site visits.

#### **NA29 MINUTES OF THE MEETING HELD 2 DECEMBER 2015**

##### **Report NA/01/16**

The minutes of the meeting held 2 December 2015 were confirmed as a correct record subject to a minor typographical amendment to page D, penultimate paragraph, to delete 'X' from 'AXCV Status'.

## **NA30 MINUTES OF THE PLANNING REFERRALS COMMITTEE MEETING HELD 18 NOVEMBER 2015**

### **Report NA/02/16**

The minutes of the Planning Referrals Committee meeting held 18 November 2015 were confirmed as a correct record subject to a minor typographical amendment to page J to read 'small developments'.

## **NA31 PETITIONS**

None received.

## **NA32 QUESTIONS FROM MEMBERS**

None received.

## **NA33 SCHEDULE OF PLANNING APPLICATIONS**

### **Report NA/03/16**

In accordance with the Council's procedure for public speaking on planning applications representations were made as detailed below:

<u>Planning Application Number</u>	<u>Representations from</u>
3010/15	Trevor Connick (Objector) Phil Cobbold (Agent)
2986/15	Ian Southcott (Applicant)

#### Item 1

Application Number: **3010/15**  
Proposal: Proposed residential development, associated highway, car parking and open space  
Site Location: **STOWMARKET** – Land at Chilton Leys, Bury Road  
Applicant: Laurence Homes (Eastern) Ltd

Note: Councillor Lavinia Hadingham was delayed, therefore she was unable to participate in consideration of Application 3010/15.

Trevor Connick addressed the Committee to express the residents' objection to development on the proposed site. He commented that the land provided a much needed recreational and visual open space for the residents of the estate and should be retained as such.

Phil Cobbold, the Agent for the Applicant, commented that the site and the footpath were privately owned and currently the public use and access were at the owner's discretion and with their informal agreement. Once the development was completed, the remainder of the land would be transferred to the ownership of the Council for the benefit of local residents and to provide a permanent link between the existing estate, the proposed new school and the new development currently being constructed by a different developer. Mr Cobbold said the land had originally been designated as a Visually Important Open Space (VIOS) to provide



a transition between the town and the countryside, but since the new development had been implemented this was no longer pertinent. In his opinion, where policies relevant at the time were now out of date, permission should be granted unless to do so was outweighed by the adverse impacts caused. Mr Cobbold also answered Members' questions with regards to the historic designation and purpose of the open space and the terms of its current use by the public.

Councillor Gary Green, Ward Member, commenting by email said he fully endorsed Stowmarket Town Council's (STC) reasons for refusal. The site was an important green corridor on an estate with minimal green space. It was widely used by walkers throughout the year as it linked to Chilton Fields sports fields and also Onehouse village. It had a lovely visual aspect and provided a green barrier to the new Chilton Leys development. Residents in the vicinity who bought their houses from new had been assured by the developer that this land would not be built on and were rightly against the application. Although homes were needed and he accepted Stowmarket would bear the brunt of development, this was totally the wrong place and he urged the Committee to refuse the application using the policies mentioned by STC.

Councillor Dave Muller, Ward Member, commenting by email said he supported the comments of Councillor Green and STC and urged refusal on the grounds mentioned. The area was well used by residents and would be greatly missed if built on.

The Case Officer answered Members' questions with regards to the proposed transfer of the remaining open space to the ownership of the Council, the land's current status and its use by the public.

During the debate Members expressed their opinion that the benefit of the open space to support health and wellbeing of the local community far outweighed the need for a further housing development in this location. They also considered the land's current status, its use by the public and the Council's future responsibility for maintaining the remainder of the open space once it was transferred to its ownership. Members also concurred with the opinion of the Suffolk County Council's Landscape Planning Officer that further development would negatively affect the green space infrastructure in this location. Notwithstanding officer recommendation to grant planning permission subject to appropriate conditions, a motion to refuse permission was moved and seconded. The Senior Development Management Planning Officer drew Members' attention to the good-will nature of the informal consent from the Applicant that permitted the public to use the open space.

By a unanimous vote

**Decision** – That outline planning permission be refused for the following reason:

- The site forms part of a designated, visually important open space within the saved 1998 Local Plan and the adopted 2008 Stowmarket Area Action Plan (SAAP). The development of up to 10 dwellings on part of this land would reduce the open amenities of that land and reduce the space between buildings to the detriment of local amenity. Moreover, the development would not result in equivalent or better replacement of that open space, and it has not been clearly demonstrated that this open space

is surplus to requirements, having regard to the local community interest in its retention. On that basis the development would be contrary to Saved Policy SB3 of the adopted 1998 Local Plan, contrary to policy 9.1 of the adopted 2008 Stowmarket Area Action Plan and contrary to paragraph 74 of the NPPF

## Item 2

Application Number: **2986/15**  
Proposal: Residential development of up to 130 homes, including affordable homes, with areas of landscaping and public open space, a new access from The Street and associated highway infrastructure  
Site Location: **BRAMFORD** – Land adjacent Bramford Playing Field, The Street, IP8 4DU  
Applicant: Cemex UK Properties Ltd

The Chairman drew Members' attention to the tabled papers, which contained an amended recommendation detailing two additions to the proposed obligations:

- Contribution towards the provision of NHS Healthcare provision at Deben Road Surgery - £42,780
- Provision of on-site open space, management and maintenance including an appropriate commuted sum and scheme to ensure delivery of parkland area phased relative to occupation of the residential development and continued availability for public use

Ian Southcott, the Applicant, advised that the proposal was the result of extensive consultation and engagement with the local community through parish council meetings and a public exhibition, and comments received had been taken on board and positively reacted to. He considered the proposed development to be appropriate in size and location and a logical extension to the existing built up area. It would help to meet the need for new homes and contribute to the affordable housing requirements. Approval would also result in significant contributions to community facilities.

Councillor John Field, Ward Member, commenting by email said he recognised the need for development to meet the needs of the area but was concerned by the level of expansion in this County Division. It was important that such expansion did not produce dramatic change to the environment by overloading infrastructure. School provision, transport and shops were most critically affected but the leisure and recreational facilities, including the countryside, must not be significantly compromised. He believed current developments or development proposals would impact on transport and educational facilities in the area. Some infrastructure aspects, e.g. sports facilities and education capacity, were being addressed but medical and transport capacity was not. The development proposed was in a part of the village favoured by the Village Plan and the impact was acceptable. The local recreational facilities could accommodate additional clients, with some expansion and it was essential that the proposed funding was implemented without renegotiation for reduction. The increased customer base would make local facilities more sustainable. Public transport was currently barely adequate and clearly insufficient to service many forms of employment and the night-time economy in Ipswich. The requirements of a travel plan must be agreed and the Corporate Manager's discretion should not include an acceptance of no

action. Impact on highways would be manageable if the mitigation proposals by County Highways were implemented as defined, but these proposals must be delivered in good time. Schools were currently at or near capacity, but were on sites that could accommodate expansion. It was essential, should the developments take place, that funding identified by the County was provided and the resultant education and pre-school provision plan executed in good time. In summary, he was in favour of the development and believed the majority of local residents would be supportive, providing essential protections for quality of life and improvements to infrastructure were designed and put in place. The funding and actions identified in the proposal must be enshrined in a legal agreement and not just proposed to get the application accepted then abandoned or re-negotiated.

Councillor Kevin Welsby, Ward Member, said that he was grateful to the applicant for the care and consideration that had been given to residents during the application process. Concerns had been listened to and taken into account. Although the site was outside the Settlement Boundary it had good connectivity to the village through the adjacent playing field and playground. He fully supported the application.

Members unanimously agreed that the application was satisfactory and a motion to approve the recommendation as contained in the tabled papers was proposed and seconded.

By a unanimous vote

**Decision** – That authority be delegated to the Corporate Manager (Development Management) to grant outline planning permission subject to the prior completion of a Section 106 on terms to his satisfaction to secure the following heads of terms and that such permission be subject to the obligations as set out below:

- Contribution towards the provision of Suffolk County Council Infrastructure including the following:
  - Pre-school provision- £79,183
  - Education - £961,935
  - Libraries - £28,080
- SCC Highways improvements
  - Zebra crossing and Acton Road junction improvement - £40,000
  - Bus stop improvement - £20,000
  - Bus shelter provision (subject to land availability) - £6,000
- Contribution towards the provision of NHS Healthcare provision at Deben Road Surgery - £42,780
- 35% Affordable housing of a tenure, mix and timing to be agreed
- Provision of on-site open space, management and maintenance including an appropriate commuted sum and scheme to ensure delivery of parkland area phased relative to occupation of the residential development and continued availability for public use
- Provision of play space
- Contribution towards the provision of off-site open space and social infrastructure
- Provision of sustainable urban drainage system
- Provision of requirements for Travel Plan to be agreed at discretion of Corporate Manager

Conditions:

1. 3 year time limit
2. Compliance with plans
3. Submission of reserved matters application
4. A scheme of archaeological investigation to be undertaken and agreed
5. Details of surface water drainage to be agreed
6. Details of wildlife mitigation to be agreed
7. Highways – Details of estate roads and footpaths
8. Highways – No dwelling to be occupied until roads provided
9. Highways – Details of parking, turning and manoeuvring to be agreed
10. Highways – Visibility splays to be provided
11. Lighting design scheme to be agreed
12. Construction environmental management plan
13. Fire hydrants to be provided
14. Tree protection plan to be agreed
15. Arboricultural method statement to be agreed
16. Scheme of hard and soft landscaping to be agreed and implemented
17. Details of existing and proposed ground levels to be agreed

## NA/05/16

### MID SUFFOLK DISTRICT COUNCIL

### DEVELOPMENT CONTROL COMMITTEE A

#### INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>PROPOSAL &amp; PARISH</u>	<u>MEMBER/WARD</u>	<u>OFFICER</u>	<u>PAGE NO</u>
1	3886/15	<b><u>In the Parish of Great Finborough:</u></b> Continued use of Sports Hall for school and local community purposes and additional use of first floor for wedding receptions, functions, conferences and other events. Internal alterations.	Cllr Matthissen	LE	1 - 30
2	4333/15	<b><u>In the Parish of Stowmarket:</u></b> Erection of two storey side extension.	Cllr Ekpenyong Cllr Mayes	SS	31 - 39
3	4060/15	<b><u>In the Parish of Little Blakenham:</u></b> Conversion of agricultural barn to dwelling. Erection of single storey side and rear extensions following demolition of existing outbuilding and lean-to structures.	Cllr Welsby Cllr Field	RB	40 - 61
4	3779/15	<b><u>In the Parish of Needham Market:</u></b> Demolition of existing house and erection of 11 flats for affordable rent with associated vehicular access and external works.	Cllr Norris Cllr Marchant	RB	62 - 110

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MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE - 03 February 2016

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<b>AGENDA ITEM NO</b>	i.
<b>APPLICATION NO</b>	3886/15
<b>PROPOSAL</b>	Continued use of Sports Hall for school and local community purposes and additional use of first floor for wedding receptions, functions, conferences and other events. Internal alterations.
<b>SITE LOCATION</b>	Finborough School, Finborough Hall, Great Finborough IP14 3EF
<b>SITE AREA (Ha)</b>	
<b>APPLICANT</b>	Mr J Sinclair
<b>RECEIVED</b>	October 30, 2015
<b>EXPIRY DATE</b>	December 26, 2015

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**REASONS FOR REFERENCE TO COMMITTEE**

The application is referred to committee for the following reason :

(1) a Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Code of Practice or such other protocol / procedure adopted by the Council. The Members reasoning is included in the agenda bundle.

**PRE-APPLICATION ADVICE**

1. No pre application advice was sought prior to the submission of this application.

**SITE AND SURROUNDINGS**

2. The application site relates to an existing sports hall which was constructed under permission 3410/10. The sports hall is constructed and in use however some groundworks externally need to be finalised.

The sports hall is situated within the grounds of Great Finborough School which is a Grade II listed building. The sports hall was built to be used in conjunction with the school. Both the sports hall and school are served by a private drive from the B1115. The private drive is single width with passing places. It enters/exits at a point where there is a 30 mph speed limit, though the national speed limit starts close to the west of this access.

The sports centre has two floors and can be accessed at both the ground and first floor. The largest component of the sports hall building is the indoor hall area itself, which is a full two stories in height. In addition to changing rooms for both indoor and outdoor sports, a fitness suite and staff office are provided on the ground floor. There is a first floor over part of the overall floor print of the

## 2.

building which is the subject of this application. This first floor is formed of one large room which includes toilet and storage facilities and a smaller adjoining linear room currently used for sitting and a small cafe facility. The sports hall is constructed in metal and large expanses of glazing with the southern elevation being primarily glazing.

The overall site of Finborough School undulates, with the land rising from the highway. The sports hall has been set into the ground and there are limited views from the highway.

The application site is within the grounds of Finborough Hall, a substantial Grade II listed building that has been used as an independent boarding and day school since the 1980s.

The majority of the Finborough School site falls within a designated Special Landscape Area, with just the school sports pitches and tennis court and part of Hall Plantation laying outside. This wider site also contains eight residential properties to the south of the Hall itself, several of which are listed. These properties lie just within the settlement boundary of Great Finborough village, with the remainder of the site including the school buildings, playing field and parkland being outside and therefore within the countryside for planning purposes.

To the north and east lies Stowmarket Golf Course, to the west is farmland, and to the south and southwest are residential properties and the Grade II listed St. Andrew's Church. There are two vehicular accesses to the site, the main entrance being off the B1115. Further west is a secondary access via Church Road. Public rights of way run alongside the eastern and northern boundaries of the site.

### HISTORY

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

3410/10	Erection of Class C2 Sports Hall (with ancillary community use) and associated engineering works.	Granted 28.4.11
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### PROPOSAL

4. Planning permission is sought for the continued use of the sports hall for school and community purposes. Permission is also sought for the use of the first floor for wedding receptions, functions, conferences and other events. This is sought to allow the additional use of the first floor of the sports hall for a limited number of non-school related functions when this space is not required for the school or community.

The applicant points out that Condition 3 of the existing permission and the accompanying Section 106 Planning Obligation result in the building having limited use at weekends or during the school holiday.

The uses proposed have been specified to fall into four broad categories of:



### 3.

- Wedding receptions and other functions of a similar nature involving formal dining, live and recorded amplified music and dancing. These are expected to take place at weekends and continue until midnight. The expectation is that these would generally be between the months of April to September. Outside caterers would be used for such events.
- Cultural events - concerts, drama and dance productions. Generally in the evening, ending around 11pm.
- Conferences - Predominantly would be in the day and on a weekday between 10:00am to 4:00pm. Outside caterers would be used.
- Exhibitions and displays i.e. craft shows, products events, antique fairs (excluding events falling within Use Class A1). Daytime use likely.

The applicants consider that the principal component of this additional use would be wedding receptions. In terms of frequency it has been stated that there would be no more than 4 wedding receptions per month but this number is likely to be fewer in the winter months. A noise assessment has been submitted as part of the application submission and it has been confirmed that there would be no more than 30 events involving amplified music in any one calendar year. No function or event would involve more than 200 people.

## POLICY

### 5. Planning Policy Guidance

See Appendix below.

## CONSULTATIONS

### 6. **Below is a summary of the consultations responses. Full comments are provided within the agenda bundle.**

- **Parish Council:** Objects to the application on the basis that it would cause severe loss of amenity value to neighbours from inappropriate activities and disturbance at normally quieter times of day. The impact of prolonged night time illumination on the character of the area, increased vehicle activity and additional noise will be detrimental to the amenity of neighbouring residents and would be in direct contravention of Policy H16 of Mid Suffolk Local Plan which is there to protect the existing amenity of adjacent dwellings. It is felt that there is a need to safeguard other community facilities in the locality and ensure that the sports hall continues to only be used in a manner appropriate to its countryside location within the setting of the heritage buildings. Parish Council have some concerns that the existing Section 106 agreement attached to the original planning application for the erection of the sports hall under application no. 3410/10 has not been adequately controlled in that although the village primary school use the hall on the occasion no attempts have been made to agree the promised timetable for the use of Members of the Local Community within the five surrounding parishes each year. Parish Council ask that you Refuse this application, there has been no change in circumstance since the original restriction regarding the use was stipulated as Class C2 when granting the original planning permission to construct the Sports Hall.

- **SCC Highways:** Raises no objection to the continued uses for this site. SCC's perception is that the access is adequate and the proposed functions will not generate a detrimental amount of vehicle movements . Furthermore parking provision appears sufficient. For these reasons SCC does not wish to restrict the grant of permission for the current application.
- **Historic England:** Does not consider that this application needs to be notified to Historic England.
- **Natural England:** No comments.
- **Environmental Health (Land Contamination):** No objection.
- **Stowmarket Ramblers:** No comments.
- **Buxhall Parish Council:** No objection.
- **Economic Development:** No objection to this application for the use of the first floor of the existing Sports hall building within the school grounds as a function/conference/event venue. The venue will be a valuable addition to the existing choice of such venues available within the area. In addition the use of these premises for entertainment, weddings and similar events could provide additional business for local caterers and other associated businesses, thereby, supporting the local economy and related employment offer. There will be no direct increase of full time employment on site related to this application.
- **Public Rights of Way:** No comments in respect to the application affecting footpath 13.
- **Suffolk Fire and Rescue:** Advisory comments.
- **Environmental Health (Noise): (In response to the Environmental Noise Assessment by RdB Associates).** The measurement, calculation and subsequent assessment of noise impact is reasonable and robust. The report demonstrates that the proposed development will not cause any adverse impact from noise on the nearest residential dwelling, provided the recommendations in paragraphs 5.11; 5.12; 5.13; 5.14 and 5.15 (relating to boundary noise limit) and 5.15 (relating to Noise management Plan) are carried out. Conditions recommended related to amplified music, fireworks, Chinese lanterns.
- **Heritage:** A verbal update will be given at Committee.

#### LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received. Letters of representation are available in full in Members Room.
- The sports hall when it was granted was to be used in connection with the school and for community use only.

## 5.

- Currently there are around 6 events held at the school each year and these do not usually cause disturbance beyond 10:30pm.
- The proposed additional use would allow all year round activity starting from 8am until midnight. This would result in noise and light to spoil the tranquility of the parkland.
- The proposal would result in amplified music until midnight.
- Increased fireworks events causing disturbance at night and would be distressing to pets.
- Noise and disturbance from vehicles entering and leaving the site.
- The potential for hosting live music festivals and car boots sales as it has described other events.
- The co-existence of those using the events and those attending the school.
- 
- Extensive light pollution in a rural setting.
- The proposal would not create any additional jobs.
- The sports hall has not been finished nor is it invisible from the road as was advised it would be during the last application. The planting scheme on the sports hall application has not been commenced.
- There is already significant light pollution as the building is brightly lit late into every evening.
- The Section 106 Planning Obligation accompanied with the sports hall application to allow local community use has never materialised.
- There are errors in the application paperwork, suggesting a lack of accuracy in the application.
- The only parties that would benefit from this application are the school and outside caterers/parties who provide the services.
- The proposal would impact upon property values.
- The 128 parking spaces will be insufficient for the 200 guests with those already on the site and those serving the function.
- The use of amplified music combined with the proposed hours will prevent local residents from being able to enjoy their own gardens/properties.
- There were concerns with the sports hall application that longer hours and additional uses would be sought.
- The noise cannot be controlled, particularly in summer months.
- There are no independent noise and traffic assessments within the application.
- The noise and traffic would affect the local nature reserve.
- It will be difficult to manage the proposed noise management plan.
- The restrictions on the site if permitted should be in line with those of the village hall.
- The village does not have the infrastructure to accommodate the extra volume of traffic. This also applies to Church Road where there is already traffic congestion and parking problems.
- We have experienced noise problems with previous events.
- There is no mention of fireworks in the application but this would be expected as part of a wedding.
- We thought the school had what they wanted with the last application, where will it end?
- The noise assessment gives readings at the boundary of The Coach House and other properties which are not the closest properties to the sports hall.
- The lights from the cars at night will shine into our bedroom window. This plus the noise will cause us disturbance.
- There are contradictions within the planning statement.
- It is very quiet at night, this would be detrimentally affected by this proposal.

## 6.

- Do not consider that any conditions would be adhered to as there has been a failure to plant the landscaping scheme from the previous application and lights are on 24 hours a day.
- How can it be claimed that this would promote economic growth when it does not create any jobs.
- Consideration must be given to allowing unknown members on the site where there are young children boarding at the school.
- If this use were permitted the whole site including the grounds would be used.
- Objections were made to the original application and this application shows a sports hall of this size was not needed.
- Letter from Great Finborough Village hall raised - The hall was purchased by the Parish Council so that people of the village could use it, improvements have been made to the village hall to improve the facilities. If the application was approved the long term future of the hall as a community asset could be jeopardy.

### Letter of support:

- The village is in need of such a venue.
- It would help the village and the surrounding business with the increased footfall.

### Non- planning issues raised:

- Another licensed premises in the village would compete with the village pub, threatening its survival.
- Will council tax be used for policing the commercial venue.
- It could devalue our property price.

## **ASSESSMENT**

### 8. Background:

Planning permission was granted for the sports hall under application 3410/10 which was presented to Planning Committee on the 19th January 2011. When this application was presented to the Planning Committee it was advised that the new sports hall and car park were to be used in association with Finborough School. It was to provide for a lack of on-site indoor sports facilities, and an anticipated increase in the number of pupils over the following five years.

In addition to providing dedicated indoor sports facilities the new building was to act as a multi-purpose, flexible space for the school for performing arts, teaching and school functions. The car park associated with this building is sited to the northwest of the sports hall providing 71 car spaces including 4 disabled spaces, 1 coach space, 4 motor cycle spaces and secure cycle parking for 20 cycles.

This permission also made the hall available for use by local community groups and organisations outside of school hours. This additional use is secured by a Section 106 legal agreement and allows the local community to use the facilities for two evenings (from 6pm) per week.

Principle of Development:

It is acknowledged that when Officers originally presented the application for the sports hall it was intended to be used for the school with some limited community use. However it has to be recognised that circumstances change and in this instance the applicant wishes to utilise a resource available to them.

As recognised by the Council's Economic Development department this venue would be a valuable addition to the existing choice of such venues available within the area. The NPPF seeks to promote development that would contribute to the economy and Officers consider that the proposal is seeking to optimise the use of an existing facility which would assist in both securing the long term viability of the overall school facility but would also have benefits to the wider Mid Suffolk District.

It is noted that there is no direct employment as a result of the proposal however there would be indirect employment through suppliers for the uses proposed. It is noted that there is concern that this would challenge the viability of the village hall, Officers acknowledge this concern however the venue proposed offers a different environment to the village hall and as such would not necessarily be attracting the same type of event. Furthermore this is not considered to be a reason that would justify the refusal of the application.

Community Use:

Permission 3410/10 is accompanied by a Section 106 Legal Agreement which sets out an obligation that the community can use the sports hall two evenings (after 6pm) per week. The proposal sought under this application does not propose to alter those arrangements.

Officers have advised the agent/applicant of the need to enter a new Section 106 Planning Obligation accompanying this application to ensure the community are still able to use the sports hall as secured under permission 3410/10. The applicant has agreed to enter into this agreement.

Residential Amenity

Fundamental to this application is the potential impact the development could have upon the rural and residential amenities of the locality. The residential properties that are likely to be most affected by the development are 1-5 Stable Cottages, The Coach House, Coach House Cottage and Park Cottage which are all located to the south of Finborough Hall and within its grounds. Several of these properties are also accessed via the main school entrance off the B1115. However the school premises occupy a location within the countryside and have residential properties located to the north, west, southwest and south. Issues of the impact upon both rural and residential amenities therefore need to be carefully considered.

A noise report has been submitted with the application and, as can be seen from the Council's Environmental Health Officer's comments, they consider that the findings of this report in terms of the noise impact from the proposal are "reasonable and robust". The Environmental Health Officer has advised that the

report has demonstrated that the proposed development would not cause any adverse impact from noise on the nearest residential properties. This is however based on the recommendations in the report being followed.

Officers are mindful of safeguarding rural and residential amenities whilst allowing the proposed development to be a viable venture. The Environmental Health Officer has advised a number of conditions to be appended to any permission. These conditions cover the number of events with amplified music, a noise level restriction, the installation of a sound limiting device as well as hours of operation and are considered to provide control to safeguard rural and residential amenities.

There have been objections raised with regard to light pollution from the sports hall being in use for a greater period of time. Whilst the original permission for the sports hall restricted external lighting it does not control internal lighting and as such there is no restriction on the sports hall being illuminated 24 hours a day presently. Furthermore the building has been dug into the undulating ground and is therefore not imposing within the landscape. For these reasons Officers are satisfied that the proposed uses would not cause unacceptable night time illumination.

Having regard to the nature of events proposed it is expected that those operating in the week are likely to be in the day. Condition 4 of permission 3410/10 restricts the use of the sports hall for the community until 10:30 Monday to Friday. It is considered that a condition that limits the hours of operation in line with this in the week would be appropriate. Although at weekends given the nature of the uses likely to take place is considered appropriate to control by condition that music stops at 23:30 with all visitors cleared of the site by Midnight. In the interests of the amenities of the neighbours that only one event with amplified music takes place in any one week. This approach is in line with other such venues across the Mid Suffolk district and balances the need to the premises with the amenities of residents.

Officers are of the opinion that the combination of restrictions on noise, the number of events and the hours of usage is sufficient to safeguard the amenities of residents in the locality.

#### The impact upon the setting of Finborough Hall

No written consultation response has been received from the Heritage Team to date but having discussed the proposal with the department it is understood that they would not object to the proposal.

The sports hall is located within the setting of the listed Finborough School. There is a statutory duty to consider the desirability of preserving the setting of listed buildings and that this flows through into both national and local planning policies (NPPF together with relevant Policy HB1 in the Local Plan and CS5 in the Core Strategy).

The development does not propose to alter the external appearance of the building or its grounds. Consideration has been given to the affect of the internal illumination of the building. Officers do not consider that there would be harm from this proposal given there are no external changes to that already permitted.

Furthermore internal lighting is currently unrestricted and as such the proposal is not considered to cause any further impact upon the setting of this designated heritage asset than already permitted.

A verbal update will be given at the Committee with the formal comments of the Heritage Team.

As with the previous permission for the sports hall your Officers take the view that the sports facility and its extended use are itself a potential benefit to the longer term conservation of the listed Hall and its grounds through its contribution to the viability of the School and ability to attract pupils as well as other avenues of financial profit and the additional use of the existing building is not considered to cause harm.

#### Highways:

The proposal seeks to utilise the same vehicular access off the B1115, as that used to access the school. The Highway Authority has confirmed that the access is of adequate standards to accommodate the proposal. Furthermore they consider the parking provision to be sufficient, therefore they raise no objections to the proposal.

#### Biodiversity:

The application is for a change of use only and as such does not trigger the need for any biodiversity report to form part of the application submission.

#### Conclusion:

The proposed development would utilise an existing asset which would contribute to the viability of the Finborough School premises and the designated heritage asset as well as providing a new venue within the Mid Suffolk district. The continued use of the facility for the community can be secured through a Section 106 Legal Agreement. Officers consider that conditions can adequately safeguard residential amenities. The Highway Authority have confirmed they would not wish to raise an objection on highway safety grounds.

### **RECOMMENDATION**

To delegate to the Development Management Corporate Manager to Grant Planning Permission subject to the completion of a satisfactory Section 106 Planning Obligation to secure:

- Use of the sports hall two evenings per week 6pm until 10:30pm (Monday to Friday) and 6pm until 00:00 (Midnight) by the local community.

That Full Planning Permission be Granted subject to the following conditions:

- Time limit for implementation
- Approved plans

- Restriction on use
- Restriction on hours of operation 8am to 10:30 pm Monday to Friday
- Restriction on hours Saturday and Sunday 8am to 00:00 (Midnight)
- Parking provision as agreed under 3410/10
- External illumination as agreed under 3410/10
- No amplified music after 23:30 and before 08:00
- Music based entertainment noise shall not exceed 38dBA when measured 1 metre from the facade of any neighbouring noise sensitive dwelling or premises.
- Noise limit on music based entertainment
- Details of a sound limiting device to be agreed
- Submission of a noise management scheme/policy to be agreed
- The number of music based entertainment to be limited to 30 events per calendar year and no more than one event within any one week period.
- No fireworks or Chinese lanterns to be released.

Philip Isbell  
Corporate Manager - Development Management

Lisa Evans  
Planning Officer

## **APPENDIX A - PLANNING POLICIES**

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

**CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT**

**Cor2 - CS2 Development in the Countryside & Countryside Villages**

**Cor5 - CS5 Mid Suffolks Environment**

**CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT**

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

**CL8 - PROTECTING WILDLIFE HABITATS**

**RT12 - FOOTPATHS AND BRIDLEWAYS**

**HB1 - PROTECTION OF HISTORIC BUILDINGS**

**GP1 - DESIGN AND LAYOUT OF DEVELOPMENT**

**HB13 - PROTECTING ANCIENT MONUMENTS**

**H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION**

**CL2 - DEVELOPMENT WITHIN SPECIAL LANDSCAPE AREAS**

**T9 - PARKING STANDARDS**

**T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT**

**E11 - RE-USE & ADAPTATION OF AGRICULTURAL & OTHER RURAL BUILDINGS**

### **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 **15** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

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







**NOTE 1**

Do not scale from this drawing. All dimensions are to the center of dimensions unless otherwise noted. Architect's notes work is not in here. Read the drawing in conjunction with the specifications and the notes on the drawings. Workmanship of work and other drawings.

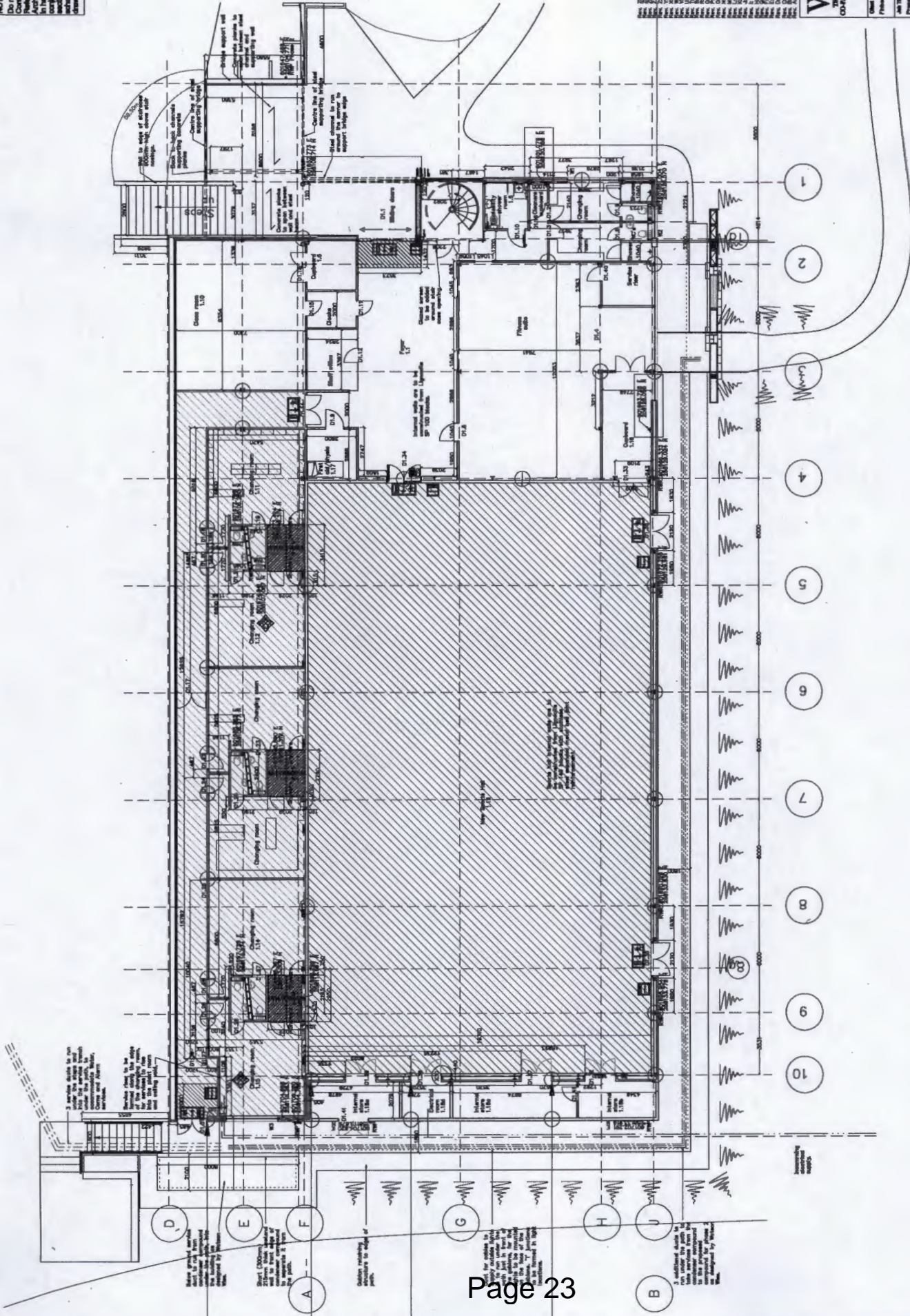
- Detail 1 Painted Metalwork
- Detail 2 Painted Metalwork
- Detail 3 This structure is
- Detail 4 Painted Metalwork
- Detail 5 Painted Metalwork



15.

WCP  
 WILSON CONSULTANTS  
 CO-OPERATIVE LTD  
 1100  
 11/07/20

Client	Wilson Consultants
Project	Wilson Consultants
Drawn by	11/07/20
Checked by	11/07/20
Date	11/07/20





## MEMBER REFERRAL TO COMMITTEE

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

Planning application reference	3886/15
Parish	Great Finborough
Member making request	John Matthissen
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	Neighbour amenity regarding noise, light, traffic and hours of operation. E12.
13.4 Please detail the clear and substantial planning reasons for requesting a referral	The original application was treated as controversial and determined by committee, and subject to a number of conditions to meet local concerns.
13.5 Please detail the wider District and public interest in the application	This leisure complex, by its size, affects other halls etc across a wider area than one village, including the adjacent town of Stowmarket. RT2.
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	n/a
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	Expressed to case officer local concerns and background to original permission and conditions.

## Consultee Comments for application 3886/15

### Application Summary

Application Number: 3886/15

Address: Finborough School, Finborough Hall, Great Finborough IP14 3EF

Proposal: Continued use of Sports Hall for school and local community purposes and additional use of first floor for wedding receptions, functions, conferences and other events. Internal alterations.

Case Officer: Lisa Evans

### Consultee Details

Name: Mrs Paula Gladwell

Address: 9 Meadow Close, Felsham, Bury St Edmunds IP30 0QS

Email: finboroughparishclerk@gmail.com

On Behalf Of: Great Finborough Parish Clerk

### Comments

Great Finborough Parish Council OBJECTS to this application on the basis that it would cause severe loss of amenity value to neighbours from inappropriate activities and disturbance at normally quieter times of day.

The impact of prolonged night time illumination on the character of the area, increased vehicle activity and additional noise will be detrimental to the amenity of neighbouring residents and would be in direct contravention of Policy H16 of Mid Suffolk Local Plan which is there to protect the existing amenity of adjacent dwellings.

It is felt that there is a need to safeguard other community facilities in the locality and ensure that the sports hall continues to only be used in a manner appropriate to its countryside location within the setting of the heritage buildings.

Council have some concerns that the existing S106 agreement attached to the original planning application for the erection of the Sports Hall under Application No. 3410/10 has not been adequately controlled in that although the village primary school use the hall on occasion no attempts have been made to agree the promised timetable for the use of Members of the Local Community within the five surrounding parishes each year.

Council ask that you Refuse this application; there has been no change in circumstance since the original restriction regarding use was stipulated as class C2 when granting the original planning permission to construct the Sports Hall.



## Consultee Comments for application 3886/15

### Application Summary

Application Number: 3886/15

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Case Officer: Lisa Evans

### Consultee Details

Name: Mrs Paula Gladwell

Address: 9 Meadow Close, Felsham, Bury St Edmunds IP30 0QS

Email: buxhallpc@live.co.uk

On Behalf Of: Buxhall Parish Clerk

### Comments

Buxhall Parish Council have NO OBJECTION to this application based on the information available.

MID SUFFOLK DISTRICT COUNCIL

## MEMORANDUM

TO: Lisa Evans. Development Control Team

FROM: Environmental Protection Team      DATE: 23.12.2015

YOUR REF: 3886/15/FUL

SUBJECT: Finborough School, Finborough Park, Gt Finborough.

---

Thank you for consulting me on the above application and the Environmental Noise Assessment by RdB Associates. The measurement, calculation and subsequent assessment of noise impact is reasonable and robust.

The report demonstrates that the proposed development will not cause any adverse impact from noise on the nearest residential dwelling, provided the recommendations in paragraphs 5.11; 5.12; 5.13; 5.14 and 5.15 (relating to boundary noise limit) and 5.15 (relating to Noise management Plan) are carried out.

I would recommend that these measures are made a condition of any approval of the development. These are:

1. Amplified music shall not be permitted for events within the Events Room of the Sports Complex at Finborough School after 23:30 hours and before 08:00 hours. The LAeqT of the music based entertainment noise during the permitted hours shall not exceed 38 dBA when measured 1 metre from the façade of any neighbouring noise sensitive dwelling or premises. Time period T will be 15 minutes.

*Note: For the purpose of clarity, the noise limit of 38 dBA measured 1 meter from the façade of any noise sensitive premises, will equal a noise level of 35 dB when measured in acoustic free field conditions.*

2. The L10 of the music based entertainment noise shall not exceed the representative back ground noise L90 (without entertainment noise) as measured 1 metre from the façade of any neighbouring noise sensitive dwelling or premises by more than 5 dB in each octave band centred on 63Hz and 125Hz in any 5 minute period.
3. Prior to the use of the premises for any event involving amplified music a sound limiting device must be fitted to a dedicated music and public address system and set at a level approved by an authorised officer of the Local Planning Authority (typically Environmental Health Officer). The operation panel or control mechanism of the noise limiter shall be secured by an agreed method. Access thereafter shall be prohibited and only authorised by the owner or premises licence holder. Once set, the maximum operating internal music entertainment level shall be measured, documented and reported to the Local Planning Authority prior to the use of the premises.

4. A noise management plan (similar to Annex C of the report) must be submitted and agreed to by the Local Planning Authority prior to any music based entertainment events taking place
5. The number of music based entertainment events taking place in the Events Room of the Sports Complex is limited to 30 events (days) in any calendar year and no more than one event within any one week period.
6. No fireworks shall be let off or shall any Chinese style lanterns be released in association with the use of the premises for any event.

I trust this advice is of assistance.

David Harrold MCIEH

Senior Environmental Health Officer

**From:** Nathan Pittam  
**Sent:** 11 November 2015 14:15  
**To:** Planning Admin  
**Subject:** 3886/15/ FUL. EH - Land Contamination.

**3886/15/ FUL. EH - Land Contamination.**

**Finborough School, Finborough School, The Hall, Finborough Park, Great Finborough, STOWMARKET, Suffolk, IP14 3EF.**

**Continued use of Sports Hall for school and local community purposes and additional use of first floor for wedding receptions, functions, conferences and other events. Internal alterations.**

Many thanks for your request for comments in relation to the above application. I have no objection from the grounds of land contamination to the continued use of the school hall for community activities.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD  
Senior Environmental Management Officer  
Babergh and Mid Suffolk District Councils – Working Together  
t: 01449 724715 or 01473 826637  
w: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

Your Ref: MS/3886/15  
 Our Ref: 570\CON\3620\15  
 Date: 17/11/2015  
 Highways Enquiries to: kyle.porter@suffolk.gov.uk

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

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

**For the Attention of:** Lisa Evans

**TOWN AND COUNTRY PLANNING ACT 1990**  
**CONSULTATION RETURN MS/3886/15**

**PROPOSAL:** Continued use of Sports Hall for school and local community purposes and additional use of first floor for wedding receptions, functions, conferences and other events. Internal alterations.

**LOCATION:** Finborough School, Great Finborough, Stowmarket, Suffolk

**ROAD CLASS:**

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

SCC raises no objections to the continued uses for this site. SCCs perception is that the access is adequate and the proposed functions will not generate a detrimental amount of vehicle movements. Furthermore, parking provisions appear sufficient. For these reasons, SCC does not wish to restrict the grant of permission for the current application.

Yours sincerely,

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

**From:** BMSDC Economic Development  
**Sent:** 19 November 2015 12:39  
**To:** Planning Admin; BMSDC Economic Development; Lisa Evans  
**Subject:** RE: Consultation on Planning Application 3886/15

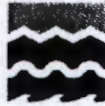
Please see below the comments from BMSDC Economic Development Team :

We have no objection to this application for the use of the first floor of the existing Sports Hall building within the school grounds as a function/conference/event venue. The venue will be a valuable addition to the existing choice of such venues available within the area. In addition, the use of these premises for entertainment, weddings and similar events could provide additional business for local caterers and other associated businesses, thereby supporting the local economy and related employment offer. There will be no direct increase of FTE employment on site related to this application.

Regards.

Delia Cook  
Economic Development Officer  
DD : 01449 724786

**Economic Development**  
**Babergh and Mid Suffolk District Councils working together**



3886/15

Ms Lisa Evans  
Mid Suffolk District Council  
131 High Street  
Needham Market  
Suffolk  
IP6 8DL

Direct Dial: 01223 582724

Our ref: P00486339

13 November 2015

Dear Ms Evans

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015**

**FINBOROUGH SCHOOL, FINBOROUGH HALL, GREAT FINBOROUGH, IP14 3EF  
Application No 3886/15**

Thank you for your letter of 11 November 2015 notifying Historic England of the application for listed building consent/planning permission relating to the above site. On the basis of the information provided, **we do not consider that it is necessary for this application to be notified to Historic England** under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or if there are other reasons for seeking the advice of Historic England, we would be grateful if you could explain your request. Please do not hesitate to telephone me if you would like to discuss this application or the notification procedures in general.

We will retain the application for four weeks from the date of this letter. Thereafter we will dispose of the papers if we do not hear from you.

Yours sincerely



**Janine Dykes**  
Assistant Inspector of Historic Buildings and Areas  
E-mail: [janine.dykes@HistoricEngland.org.uk](mailto:janine.dykes@HistoricEngland.org.uk)

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL <b>RECEIVED</b>	
16 NOV 2015	
ACKNOWLEDGED .....	
DATE .....	
PASS TO .....	LE

Enclosure: List of applications requiring consultation with and notification to Historic England



## Consultee Comments for application 3886/15

### Application Summary

Application Number: 3886/15

Address: Finborough School, Finborough Hall, Great Finborough IP14 3EF

Proposal: Continued use of Sports Hall for school and local community purposes and additional use of first floor for wedding receptions, functions, conferences and other events. Internal alterations.

Case Officer: Lisa Evans

### Consultee Details

Name: Mr Robert Boardman (Stowmarket Ramblers)

Address: 8 Gardeners Walk, Elmswell, Bury St Edmunds IP30 9ET

Email: bob@gardeners8.plus.com

On Behalf Of: Ramblers Association - Bob Boardman

### Comments

I have viewed these plans and I do not have any comments or observations to make.



**From:** RM PROW Planning  
**Sent:** 25 November 2015 10:23  
**To:** Planning Admin  
**Subject:** RE: Consultation on Planning Application 3886/15

**For The Attention Of:** Lisa Evans

### **Rights of Way Response**

Thank you for your consultation regarding the above planning application.

Please accept this email as confirmation that we have no comments or observations to make in respect of this application affecting footpath 13.

Please note, there may also be public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.

Regards

**Jen Green**

**Business Support Officer**

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) 264266 |  [PROWPlanning@suffolk.gov.uk](mailto:PROWPlanning@suffolk.gov.uk) |

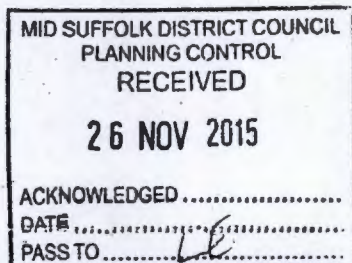
 <http://publicrightsofway.onesuffolk.net/> | **Report A Public Right of Way Problem Here**

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



## 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: 3886/15  
 Our Ref: FS/F220002/P  
 Enquiries to: Angela Kempen  
 Direct Line: 01473 260588  
 E-mail: Fire.BusinessSupport@suffolk.gov.uk  
 Web Address: <http://www.suffolk.gov.uk>

Date: 24/11/2015

Dear Sirs

**Finborough School, Finborough Hall, Great Finborough, Stowmarket, Suffolk, IP14 3EF**  
**Planning Application No: 3886/15**

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 Authority recommends the use of an existing area of open water as an emergency water supply (EWS).

Criteria appertaining to Fire and Rescue Authority requirements for siting and access are available on request from the above address.

Continued

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 covering the signature of Mrs A Kempen.

Mrs A Kempen  
Water Officer

Copy; NWA Planning, Mr Neil Ward, Globe House, 4 St Georges Street, Ipswich,  
Suffolk, IP1 3LH

Enc; Sprinkler letter

**From:** Consultations (NE) [mailto:consultations@naturalengland.org.uk]  
**Sent:** 13 November 2015 15:29  
**To:** Planning Admin  
**Subject:** 3886/15 Consultation Response

Application ref: 3886/15  
Our ref: 171351

**Natural England has no comments to make on this application.**

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England.

Yours faithfully

Jacqui Salt  
Natural England  
Consultation Service  
Hornbeam House  
Crewe Business Park  
Electra Way,  
Crewe  
Cheshire, CW1 6GJ

Email: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)  
[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE - 03 February 2016

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<b>AGENDA ITEM NO</b>	2.
<b>APPLICATION NO</b>	4333/15
<b>PROPOSAL</b>	Erection of two storey side extension.
<b>SITE LOCATION</b>	5 Woodfield Lane, Stowmarket, IP14 1BN
<b>SITE AREA (Ha)</b>	0.06
<b>APPLICANT</b>	Mr Fuller
<b>RECEIVED</b>	December 10, 2015.
<b>EXPIRY DATE</b>	February 5, 2016

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**REASONS FOR REFERENCE TO COMMITTEE**

The applicant is a Member of staff at Babergh/Midsuffolk District Council and the application is reported on the advice of the Development Management Corporate Manager.

**PRE-APPLICATION ADVICE**

1. Pre application advice was not sought in respect of this proposal.

**SITE AND SURROUNDINGS**

2. The application building is a semi detached 2 storey dwelling on a large plot. The site has a spacious front and side area which is laid to shingle and is currently used for parking. The surrounding area has a mix of dwellings to the North, east and west with garden land, river and allotments to the south.

The property is located along a single track lane on the edge of the conservation area in Stowmarket.

**HISTORY**

3. There is no planning history relevant to the application site.

**PROPOSAL**

4. Erection of a two storey side extension to create two extra bedrooms and a larger kitchen/dining area.

**POLICY**

5. **Planning Policy Guidance**

See Appendix below.

**CONSULTATIONS**

6. **Stowmarket Town Council, Consultation Sent: 21/12/2015, Reply Received: 07/01/2016.**

That no objection be raised to the grant of planning permission.

**SCC - Rights of Way Department, Consultation Sent: 21/12/2015, Reply Received: 06/01/2015**

We have no objection to the proposed works.

**MSDC - Conservation Officer, Consultation Sent: 21/12/2015, Reply Received:**

No objection. The Heritage Team advises that no specific heritage-related conditions are required.

**LOCAL AND THIRD PARTY REPRESENTATIONS**

7. This is a summary of the representations received.

**No comments received.**

**ASSESSMENT**

8. There are a number of considerations which will be addressed as follows.

- Principle of Development
- Design and Layout
- Residential Amenity
- Impact on Conservation Area

Principle of Development

The property is a domestic dwelling house and as such, in principle, subject to policy constraints, and ensuring no material harm to the building is proposed, the erection of householder extensions and outbuildings within the domestic curtilage are in accordance with policy.

Design and Layout

The extensions will cover an area to the side elevation and extends out to the east at two storey. The extension will have a moderate amount of glazing to the north and south elevation with french doors and window to the north elevation

and two windows to the south elevation. The materials will be render and concrete interlocking tiles to match the existing dwelling.

The form and detailing of the proposed extension are considered to be acceptable.

The proposed extension to the dwelling are not considered to be out of keeping with the character and appearance of the host dwelling. The property will benefit from these alterations in creating a more usable space for the family.

#### Residential Amenity

The proposed extension is not considered to give rise to concerns of causing loss of neighbour amenity as there are no windows or other openings directly overlooking the neighbouring property at No: 4. On that basis no residential amenity issues have been identified.

#### Impact on Conservation Area

No. 5 Woodfield Lane is not itself listed nor of any historic interest. It is not within the Stowmarket conservation area, but the boundary of this runs close to the site, which is within its setting. It also lies within the setting of Ford Millhouse, to the south-east, which is listed at grade II. The conservation issue is the effect on the setting and significance of these designated heritage assets.

No. 5 Woodfield Lane is a modern building and, apart from Ford Millhouse, which lies some distance away where Ipswich Road crosses the Rattlesden River, the closest buildings are all of relatively recent origin. A terrace of Victorian buildings lies along Ipswich Road to the east, but the site is well behind their rear gardens and the development will have little effect on them. The works will not impinge on any of the important vistas within or from the conservation area which are identified in the Stowmarket conservation area appraisal. The proposed extension will in any case be appropriate and in-keeping with the character of the area. There will be no adverse effect on the setting of Ford Millhouse, nor on the character and appearance of the conservation area, nor on the significance of these or any other designated heritage assets.

#### Conclusion

In assessing the development on its merits, and having regard to relevant national and local planning policy, the proposed two storey side extension is considered to be in keeping with the existing dwelling and to have no detrimental impact on the character of the conservation area or neighbouring amenity. It accords with development plan policies GP1, SB2, H16, H18, HB8, RT12, Cor 5, FC1 & FC1.1 and national planning guidance and there is no conflict with the NPPF.

### **RECOMMENDATION**

That Planning Permission be granted subject to conditions:-

- Time Limit
- Approved Plans

- Materials
- Removal of PD on new openings at first floor level or above in the east elevation

Philip Isbell  
Corporate Manager - Development Management

Sarah Scott  
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

**RT12** - FOOTPATHS AND BRIDLEWAYS

**HB8** - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS

**H16** - PROTECTING EXISTING RESIDENTIAL AMENITY

**H18** - EXTENSIONS TO EXISTING DWELLINGS

**SB2** - DEVELOPMENT APPROPRIATE TO ITS SETTING

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

**NPPF** - National Planning Policy Framework

## **APPENDIX B - NEIGHBOUR REPRESENTATIONS**

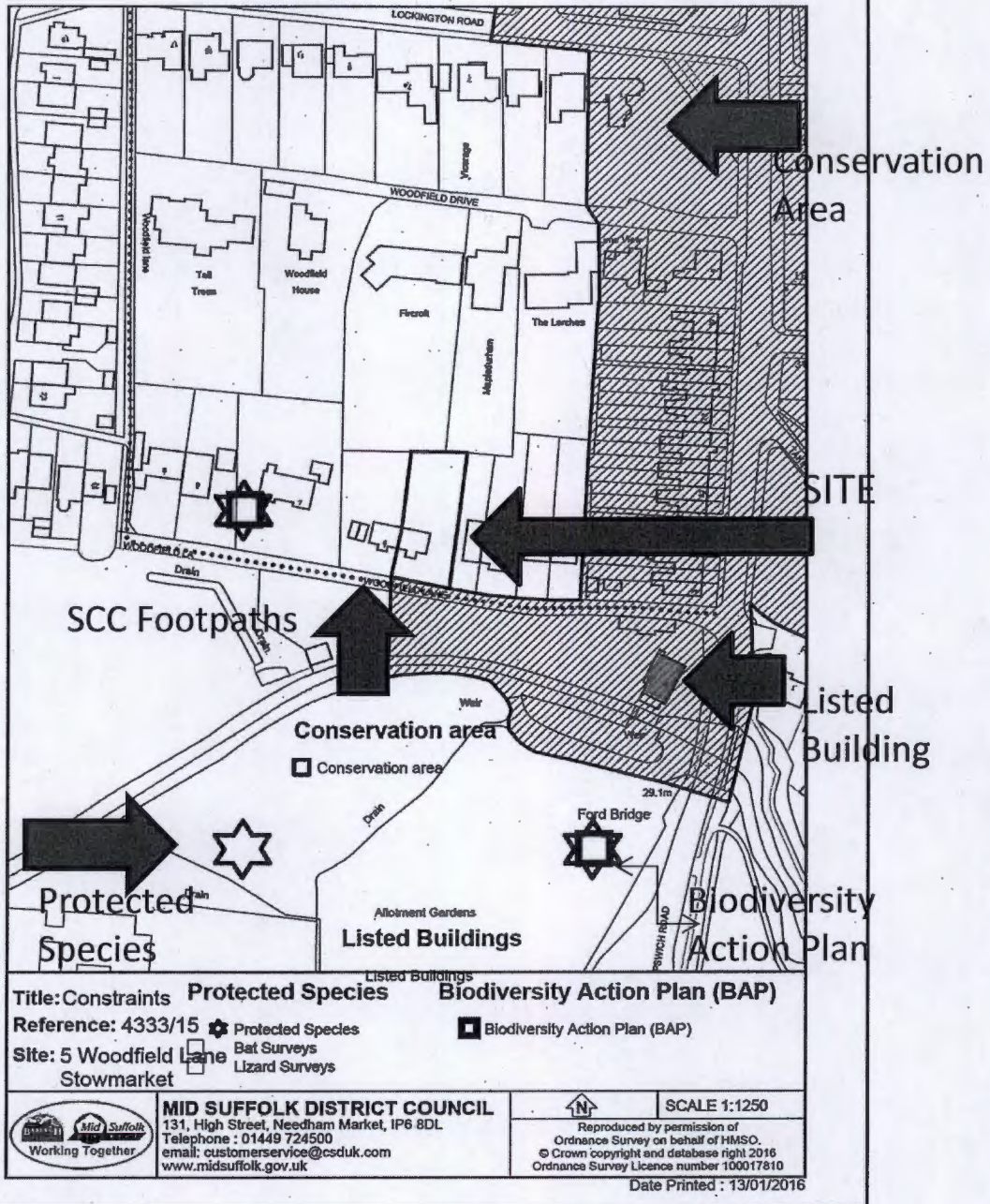
Letter(s) of representation(s) have been received from a total of **0** interested party(ies).

The following people **objected** to the application

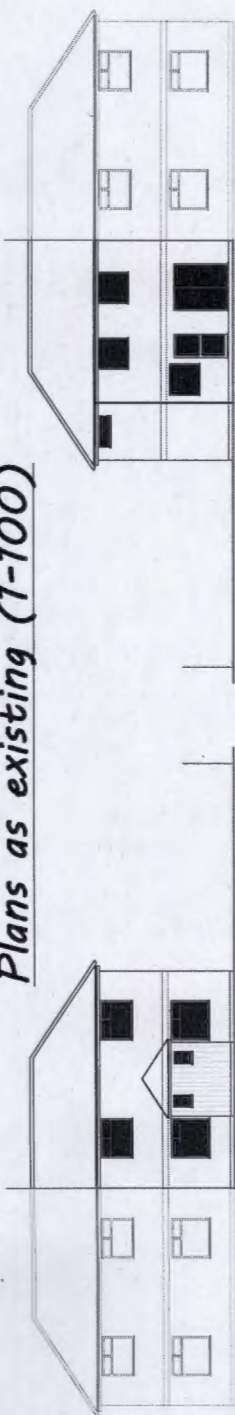
The following people **supported** the application:

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





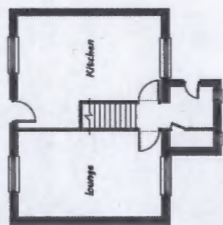
*Plans as existing (1-100)*



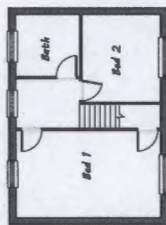
Front Elevation

Rear Elevation

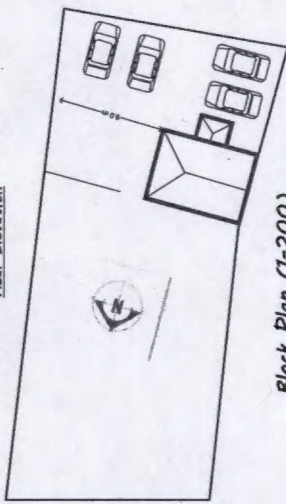
Side Elevation



Ground Floor

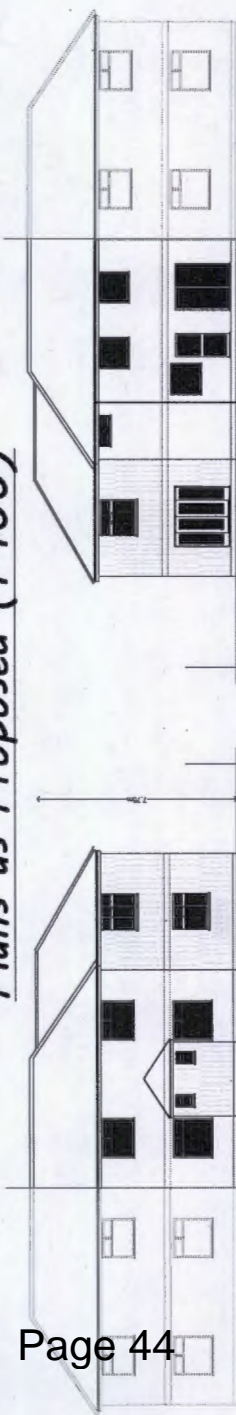


First Floor



Block Plan (1-200)

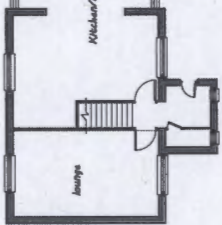
*Plans as Proposed (1-100)*



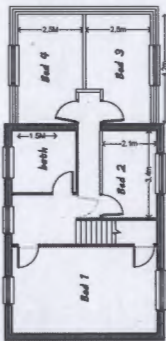
Front Elevation

Rear Elevation

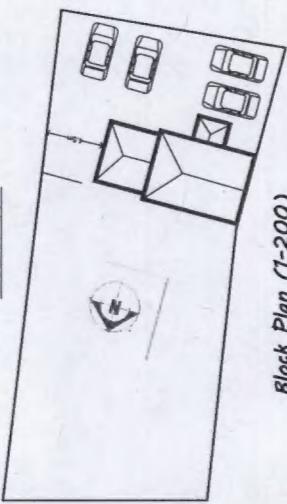
Side Elevation



Ground Floor

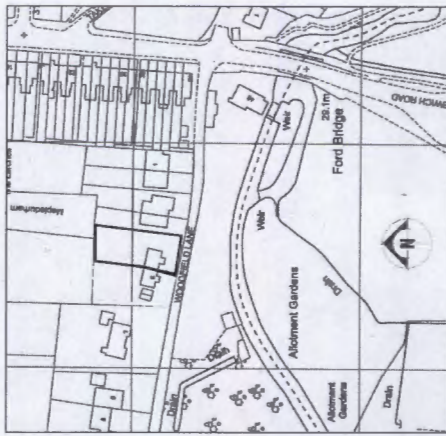


First Floor



Block Plan (1-200)

Site Plan (1-1250)



Address	13 Woodfield Lane, Stevenage, Herts, SG1 2JH
Client	Mr Michael Fuller
Project	Two storey side extension
Scheme	Planning
Scale	1-100/1-200 as shown
Date	November 2013

Stonham Consultants

10 Stowmarket Road, Stowmarket, Suffolk IP14 4AA  
 (01448) 715873  
 07957117272  
 info@stonham.co.uk

1<sup>st</sup> November 2013  
 1<sup>st</sup> November 2013  
 1<sup>st</sup> November 2013

Author	DR
Check	DR
Drawn	DR
Scale	1:100
Date	November 2013

**From:** Michelle Marshall [mailto:Michellelm@stowmarket.org]  
**Sent:** 07 January 2016 13:36  
**To:** Planning Admin  
**Subject:** Planning applications

Please below for comments from Stowmarket Town Council regarding recent planning applications:

**4102/15**

That no objection be raised to the grant of planning consent.

**4325/15**

That no objection be raised to the grant of planning consent.

**4333/15**

That no objection be raised to the grant of planning consent.

**4359/15**

The Town Council recommend that the planning application be refused on the following grounds:

- i) That the large signage applied to the front glazing would have a serious detrimental impact on the historical building;
- ii) That contrary to planning policy HB01, the proposal will not protect the character and appearance of the building;
- iii) That contrary to planning policy HB03, the proposal will detract from the architectural and historic character of the building;
- iv) That planning policy ENV01 states 'The character and setting of conservation areas and buildings listed as being of special architectural and/or historic interest will be protected and enhanced', this proposal does not protect or enhance the building;
- v) That contrary to planning policy HB08, the proposal does not protect the character and appearance of the conservation area; and
- vi) That contrary to planning policy HB10, the proposed advertisement will detract from the character and appearance of their surrounding and the building on which it is to be displayed.

**4366/15**

That no objection be raised to the grant of planning consent.

Many thanks,  
Michelle

Michelle Marshall  
Deputy Town Clerk

Stowmarket Town Council  
Milton House | Milton Road South | Stowmarket | Suffolk | IP14 1EZ

01449 612060 | [michellelm@stowmarket.org](mailto:michellelm@stowmarket.org) | [www.stowmarket.org](http://www.stowmarket.org)



## HERITAGE COMMENTS

**Application No.:** 4333/15  
**Proposal:** Erection of two storey side extension.  
**Address:** 5 Woodfield Lane, Stowmarket, IP14 1BN

**Date:** 13<sup>th</sup> January 2016

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## SUMMARY

1. The Heritage Team considers that the proposal would cause no harm to any designated heritage asset because the host building is a modern building and the proposed extension is appropriate and in keeping with the character of the area.
2. The Heritage Team advises that no specific heritage-related conditions are required.

## DISCUSSION

5 Woodfield Lane is not itself listed nor of any historic interest. It is not within the Stowmarket conservation area, but the boundary of this runs close to the site, which is within its setting. It also lies within the setting of Ford Millhouse, to the south-east, which is listed at grade II. The conservation issue is the effect on the setting and significance of these designated heritage assets.

5 Woodfield Lane is a modern building and, apart from Ford Millhouse, which lies some distance away where Ipswich Road crosses the Rattlesden River, the closest buildings are all of relatively recent origin. A terrace of Victorian buildings lies along Ipswich Road to the east, but the site is well behind their rear gardens and the development will have little effect on them. The works will not impinge on any of the important vistas within or from the conservation area which are identified in the Stowmarket conservation area appraisal. The proposed extension will in any case be appropriate and in-keeping with the character of the area. There will be no adverse effect on the setting of Ford Millhouse, nor on the character and appearance of the conservation area, nor on the significance of these or any other designated heritage assets.

No objection. The Heritage Team advises that no specific heritage-related conditions are required.

**Name:** William Wall  
**Position:** Enabling Officer - Heritage

**From:** RM PROW Planning  
**Sent:** 06 January 2016 15:55  
**To:** Planning Admin  
**Cc:** neilstallard2@hotmail.co.uk  
**Subject:** RE: Consultation on Planning Application 4333/15

**Our Ref: W497/37/ROW692/15**

**For The Attention of: Sarah Scott**

**Public Rights of Way Response**

Thank you for your consultation concerning the above application.

Public footpath 37 is recorded along the access to the proposed development area; 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, is attached.

We have **no objection** to the proposed works.

**Informative Notes:** "Public Rights of Way Planning Application Response - Applicant Responsibility" attached.

Regards



**Jennifer Green**


**Rights of Way and Access**

**Part Time - Office hours Wednesdays and Thursday**

Resource Management, Suffolk County Council

Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 264266 |  [PROWPlanning@suffolk.gov.uk](mailto:PROWPlanning@suffolk.gov.uk) |

 <http://publicrightsofway.onesuffolk.net/> | **Report A Public Right of Way Problem Here**

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

MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE - 03 February 2016

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<b>AGENDA ITEM NO</b>	3
<b>APPLICATION NO</b>	4060/15
<b>PROPOSAL</b>	Conversion of agricultural barn to dwelling. Erection of single storey side and rear extensions following demolition of existing outbuilding and lean-to structures.
<b>SITE LOCATION</b>	Inghams Farm, Nettlestead Road, Little Blakenham IP8 4LR
<b>SITE AREA (Ha)</b>	0.0512
<b>APPLICANT</b>	Mr J Wright
<b>RECEIVED</b>	November 16, 2015
<b>EXPIRY DATE</b>	February 5, 2016

---

**REASONS FOR REFERENCE TO COMMITTEE**

The application is referred to Committee for the following reason :

- (1) the applicant is a relative of a council employee.

**PRE-APPLICATION ADVICE**

1. Pre-application advice was sought from the Local Authority's Heritage Team. It was determined that the barn is certainly of historic interest, but is probably not listable. The timber frame appears generally in good condition, however the extent of repairs and insulation may be an issue. The proposed extensions and materials appear acceptable but the balcony may not be supported.

**SITE AND SURROUNDINGS**

2. Inghams Farm lies in open countryside within the parish of Little Blakenham. Inghams Farm comprises a number of buildings accessed from a private track which extends off Nettlestead Road. The track splits to provide access to a dwelling, associated horticultural business, and a redundant barn. This barn is subject to this application.

The barn is located to the north-west of the existing 1930s dwelling. It is orientated with its rear elevation facing the rear garden of the dwelling. An existing concrete path provides access from the dwellings front garden to the rear of this barn.

The barn faces a storage building and rear yard used in connection with the adjacent horticultural business. To the east are a number of small outbuildings.

**HISTORY**

3. No previous planning history relating to this barn.

### PROPOSAL

4. The proposal seeks to repair and convert this redundant barn to form a four bedroom property. The building will remain timber clad with a natural finish. The existing corrugated sheet roofing will be replaced with natural slate.

An attached storage building will be demolished and replaced by a single storey extension providing two bedrooms. This extension will comprise a dual pitched wing attached to the barn by a flat roof link. The wing will project forward from the front elevation onto the access track.

A flat roof single storey extension will be erected to the west elevation. The west gable wall will be replaced with glazing set in to to provide a balcony.

The path to the rear of the barn will form a rear courtyard area and parking will be provided to the west.

### POLICY

5. **Planning Policy Guidance**

See Appendix below.

### CONSULTATIONS

6. **MSDC- Environmental Health (Noise)-** The Environmental Health Officer has no objection to the proposal,.

**MSDC- Environmental Health (Contaminated Land)-** The Environmental Health Officer has no objection to the proposal.

**SCC- Archaeology-** SCC Archaeology team have considered the application and are satisfied that the submitted Heritage Asset Assessment by Leigh Alston provides a sufficient record of the building in its pre-conversion state. No further archaeological recording condition is required for this application.

**SCC Highways-** Suffolk County Council as Highway Authority has no objection to the development and recommends the inclusion of a condition requiring the parking area to be provided prior to the first use.

**Suffolk Fire and Rescue-** Suffolk County Council Fire Rescue recommend that proper consideration is given to the installation of a fire sprinkler system.

**Natural England-** Natural England has no objection to the proposal in regards

to the impact on Little Blakenham Pit SSSI and refers the Planning Authority to their standing advice regarding the impact of the development on Protected Species.

**Parish Council-** Little Blakenham Parish Council has no objections to this application.

**MSDC Heritage-** Response outstanding. Informal verbal comment of no objection.

### LOCAL AND THIRD PARTY REPRESENTATIONS

7. No local or third party representations have been received.

### ASSESSMENT

8. The matters to be considered in this application are:

- Principle of Development
- Highway and Access Issues
- Design and Layout
- Residential Amenity
- Landscaping
- Biodiversity
- Other Matters

- **Principle of Development**

The local authority does not have a five year land supply and therefore the relevant policies for the supply of housing should not be considered up-to date (Paragraph 48 of the National Planning Policy Framework (NPPF)). If the development plan is considered out-of-date then permission should be granted unless any adverse impacts of doing so would outweigh the benefits when assessed against the policies in this Framework taken as a whole (para. 14 of the NPPF).

The main consideration of this development is therefore in regards to sustainable development. The NPPF sets out that there are three dimensions to sustainable development; the economic role, social role and environmental role. These roles should not be considered in isolation. Paragraph 8 of the NPPF states that environmental, social and economic gains shall be sought jointly. Paragraph 6 of the NPPF elaborates that paragraphs 18 to 219 taken as a whole constitute the Government's view of what sustainable development.

Paragraph 55 of the NPPF states that to promote sustainable development in



rural areas housing should be located where it will enhance or maintain the vitality of rural communities. Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as re-use of redundant or disused buildings and the development will lead to an enhancement to the immediate setting. Also that the development would represent optimal viable use of a heritage asset.

The development would involve the conversion of a redundant and dis-used barn which is located next to an existing cluster of buildings (including a dwelling). Conversion of an existing building is considered more environmentally friendly than constructing a new building. The conversion would also provide a small contribution to the housing stock.

The conversion will involve repairing and enhancing the barn which is noted as being of historical importance. As detailed in the Historic Asset Assessment submitted with the application, the barn was formerly a field barn and forms a traditional threshing barn. The barn illustrates the nature of East Anglian farm buildings during the agricultural boom of the Napoleonic period and is accordingly of considerable historic interest. Had the barn retained its threshing floor, thatch roof and original weatherboarding than it would have been worthy of Grade 2 Listing. The conversion will secure the future retention of the non-designated heritage asset. Consequently the proposal will not result in an isolated dwelling in the countryside and will lead to enhancement of the immediate setting. The re-use of this non-designated heritage asset is therefore deemed to accord with the overarching aims of the NPPF.

The Mid Suffolk Local Plan supports conversion of rural buildings for residential use subject to detail and no adverse impact on residential amenity, traffic, character of the building or other material considerations. In addition this proposal includes extensions to the building. Policy allows extensions to rural buildings for conversion providing it is accords to the character of the building.

- **Highway and Access Issues**

The development proposes to share the existing access. While the surrounding area consists of rural country lanes, it is not considered the addition of one dwelling would result in a detrimental impact on the highway network. Suffolk County Council has no objection subject to the inclusion of a condition regarding the position of parking.

- **Design and Layout**

The design and layout reflect the existing openings and accords with the standard barn conversion approach. The internal layout allows for the central bay's double height to remain intact with minimal horizontal and vertical sub-division. Consequently the open double height volume of the traditional barn will remain prevalent. The new openings are also simplistic and functional rather than domestic in character.

Extensions are proposed, which are of an appropriate form, construction and design. The barn is closely related to the existing garden of Inghams Farm. As such the setting of the building will not be compromised by the future domestic use.

The development does include the incorporation of a balcony to the west elevation. Whilst this is a domestic feature it is not considered significantly prominent as to harm the character and appearance of the barn. The apex of the west gable will be removed and replaced with a glazed wall set in to facilitate the balcony. Given the glazing of the wall and the setback of the balcony it is not deemed prominent. However the roof of the extension could allow for the balcony area to be extended. This will be restricted by condition in order to protect the character of the building.

#### • Residential Amenity

There are no neighbours except for the adjacent dwelling (owned and occupied by the parents of the applicant). This existing dwelling would not be adversely affected as the relative position of the barn to this dwelling allows two separate households to act as separate elements without impact in terms of overlooking and other amenity issues. The rear elevation of the dwelling is obscured by existing sheds and there are no first floor windows to the proposed converted barn as to overlook the garden.

The barn conversion is close to the existing Horticultural business. The building to the north of the barn is used for storage. Whilst this will involve some activity moving goods it is not of such a noise level as to harm the amenity of future occupants of the building. It is noted that the Environmental Health Officer has no objection to proposal.

#### • Landscaping

As with many barn conversions improvements to boundaries are required given its previous use and the need to provide a new domestic curtilage. No boundary treatments (including retaining walls) have been provided and this will be secured through condition.

#### • Biodiversity

The development has been the subject of surveys for protected species. Bats were identified as using the barn. The Ecologist advises that a further survey will be required to establish a comprehensive mitigation strategy to ensure suitable measures are incorporated in the scheme (eg. bat boxes). This is to secure the necessary license from Natural England. It is considered that suitable mitigation measures will ensure the availability of roosting sites for this protected species. Consequently this strategy shall be secured prior to any commencement of works.

Further mitigation measures and enhancement features detailed in the Ecological Assessment shall be secured through condition.

#### • Other Matters

However, Regulation 123 of The Community Infrastructure Levy Regulations 2010 came into force April 2015 and prevents an obligation being taken into account if a) it provides for funding of an infrastructure project or type, and b) 5 or more separate obligations have already been entered into since April 2010 within the relevant area which provide for the funding of that infrastructure

project or type.

To avoid conflict with Regulation 123 contributions for Open Spaces are not sought for this development.

• **Summary of reasons for approval**

The barn is considered appropriate for conversion and to meet the requirements of the NPPF. There are no significant impacts on residential amenity, the environment or highways to warrant refusal. Overall the proposal complies with the NPPF, policy H9 of the Local Plan, and development plan as a whole.

**RECOMMENDATION**

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

- 1. Standard time limit**
- 2. Accord with the approved plans**
- 3. Samples of roof material**
- 4. Details of boundary treatment**
- 5. Highways condition regarding parking**
- 6. Details of balustrade for balcony**
- 7. Restrict use of the flat roof extension to west elevations as not to allow extension of balcony.**
- 8. Restricted permitted development rights for extensions, outbuildings, roof enlargements and additions to roof.**
- 9. Accord with recommendations of Ecology Assessment**
- 10. Mitigation Strategy for bats**

Philip Isbell  
Corporate Manager - Development Management

Rebecca Biggs  
Planning Officer

**APPENDIX A - PLANNING POLICIES**

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

**CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT**

**Cor5 - CS5 Mid Suffolks Environment**

- 2. Mid Suffolk Local Plan**

**GP1 - DESIGN AND LAYOUT OF DEVELOPMENT**

**H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION**

**CL8 - PROTECTING WILDLIFE HABITATS**

**HB3 - CONVERSIONS AND ALTERATIONS TO HISTORIC BUILDINGS**

**HB5 - PRESERVING HISTORIC BUILDINGS THROUGH ALTERNATIVE USES**

**H9 - CONVERSION OF RURAL BUILDINGS TO DWELLINGS**

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

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

NPPF - National Planning Policy Framework

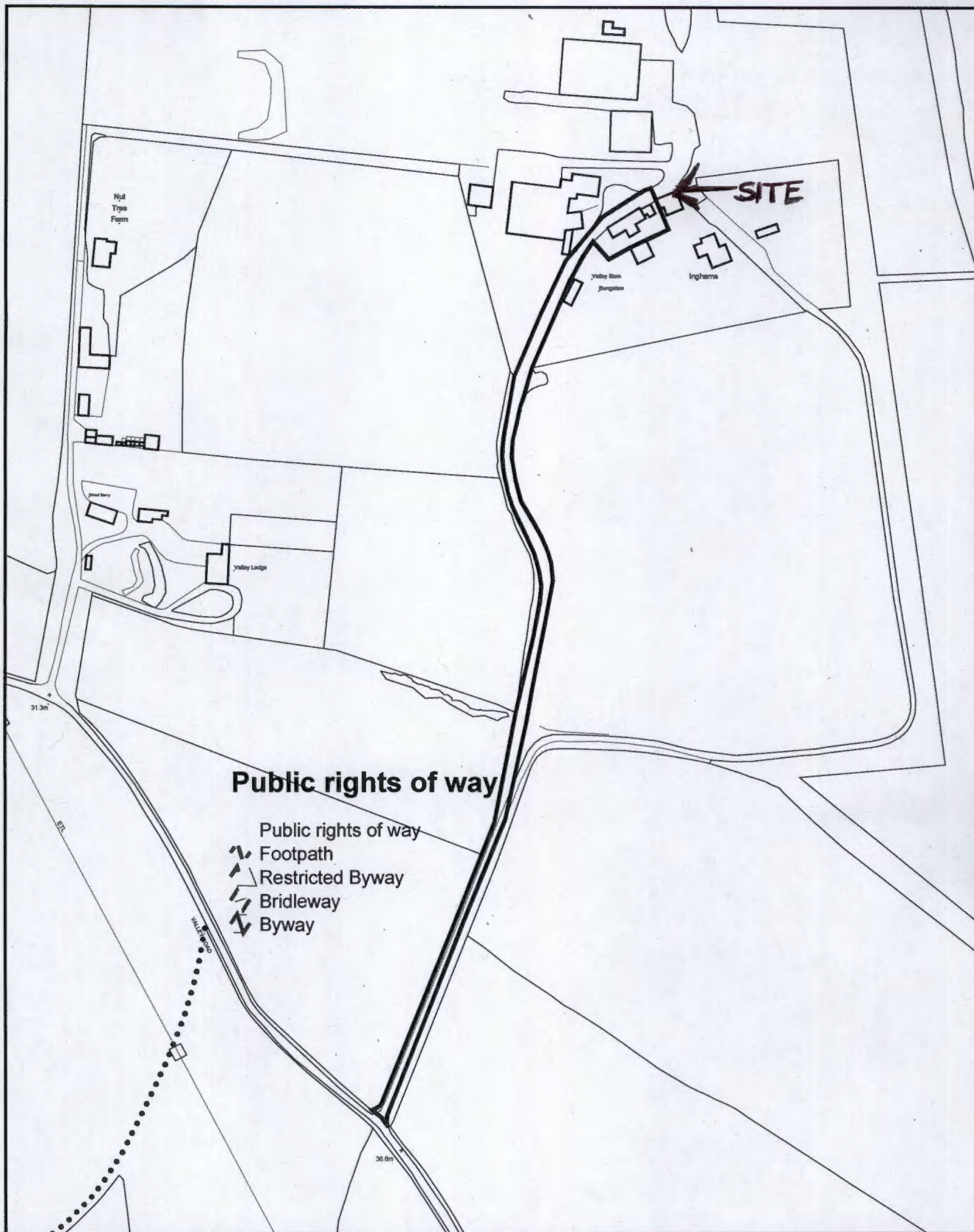
**APPENDIX B - NEIGHBOUR REPRESENTATIONS**

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:



**Title:** Constraints

**Reference:** 4060/15

**Site:** Inghams Farm Nettlestead Road  
Little Blakenham



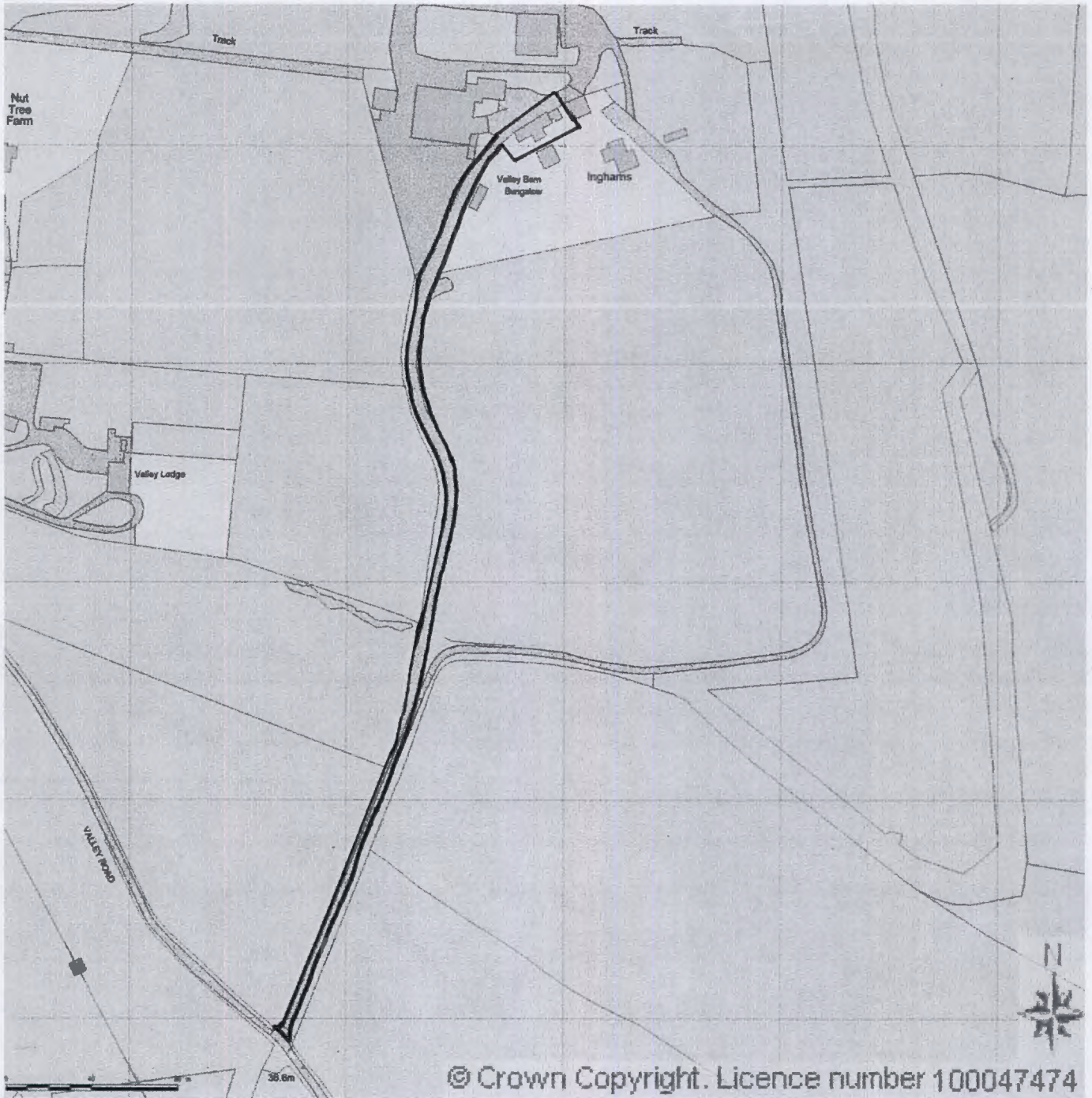
**MID SUFFOLK DISTRICT COUNCIL**  
131, High Street, Needham Market, IP6 8DL  
Telephone : 01449 724500  
email: customerservice@csduk.c...  
www.midsuffolk.gov.uk



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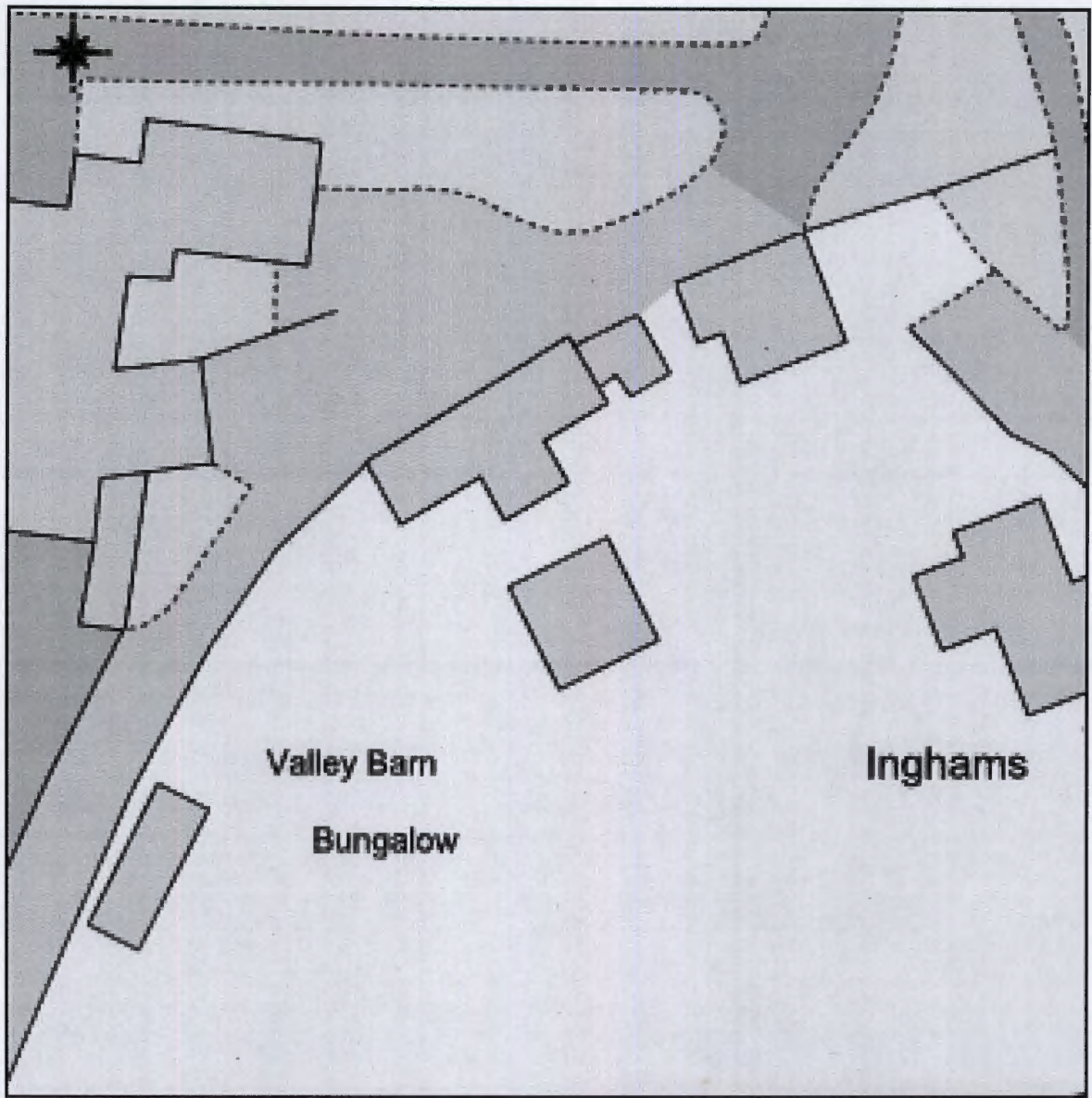
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CENTRE COORDINATES: 610390, 249314



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# Block Plan



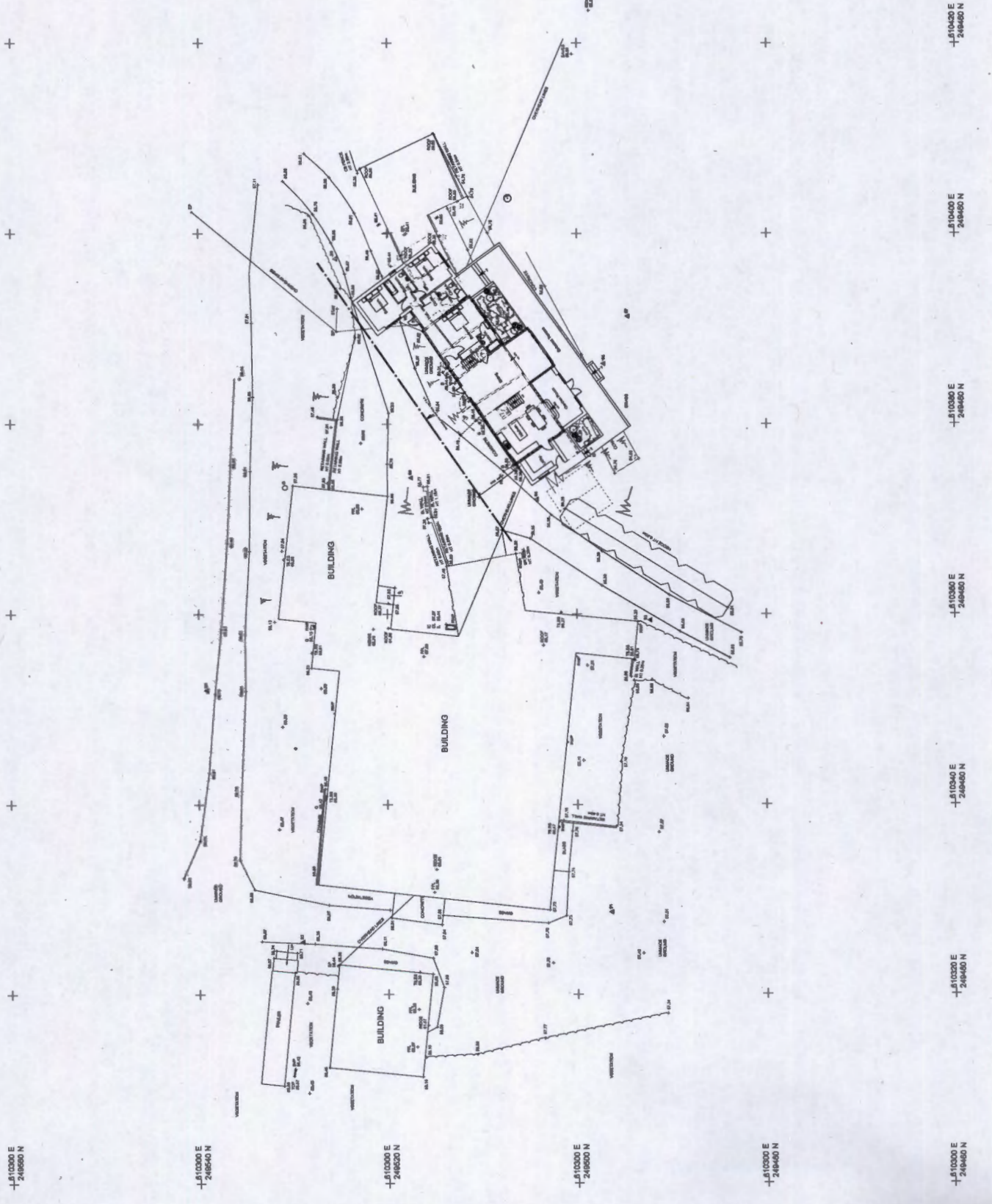
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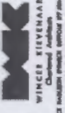


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SCALE	DATE	BY
1:200 @ A1	December 2011	HM / PB
 WINCEY STEVENAGE Chartered Architects 100 High Street, Verdrot, Little Blakenham, MK2 1LH		
RIBA Chartered Architects		

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248500 N

±510300 E  
248560 N

±510300 E  
249200 N

±510300 E  
249800 N

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249400 N

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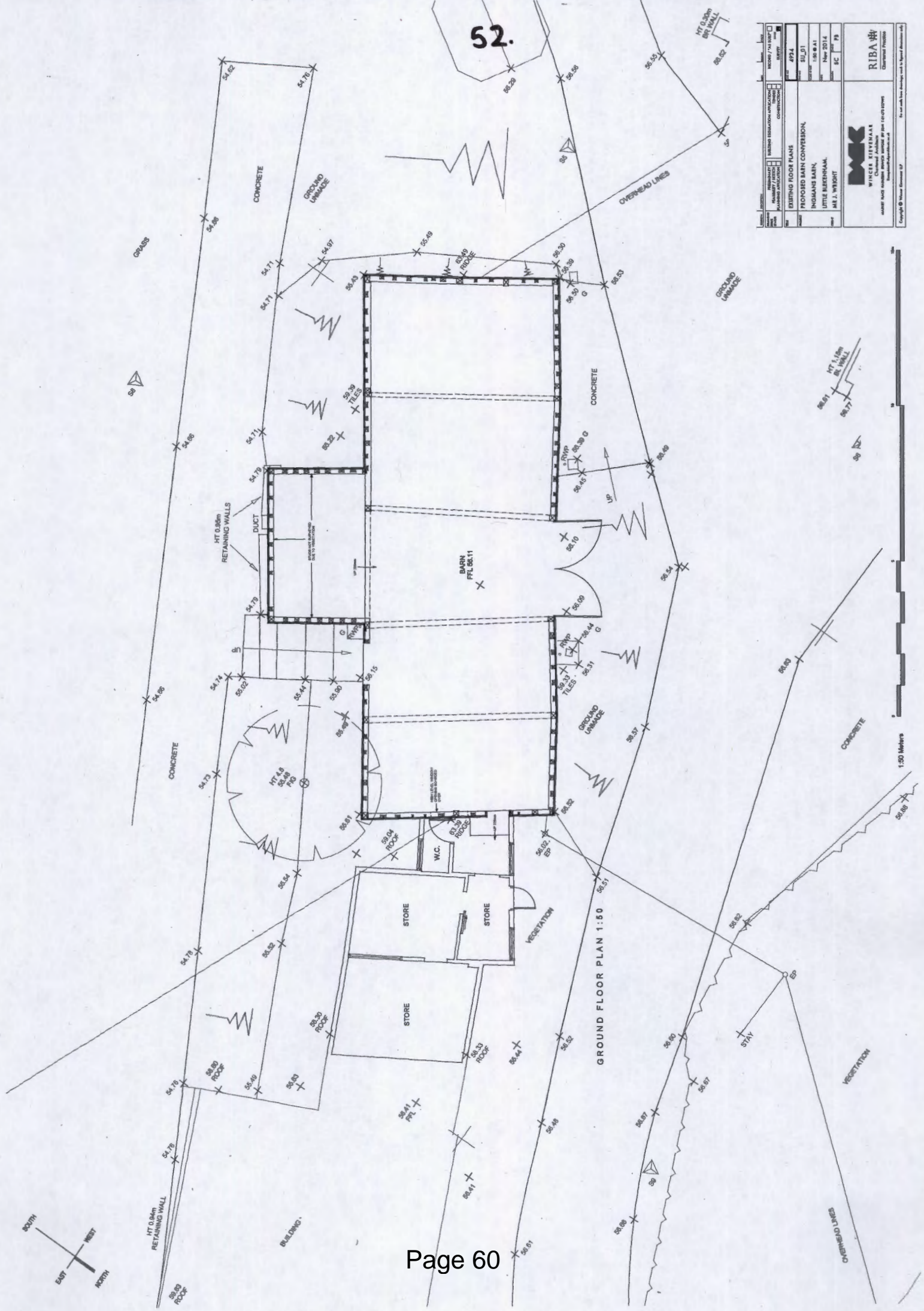
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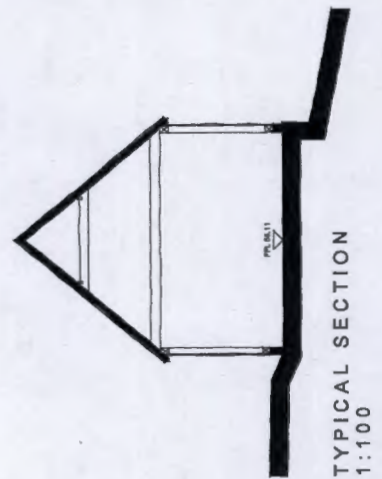
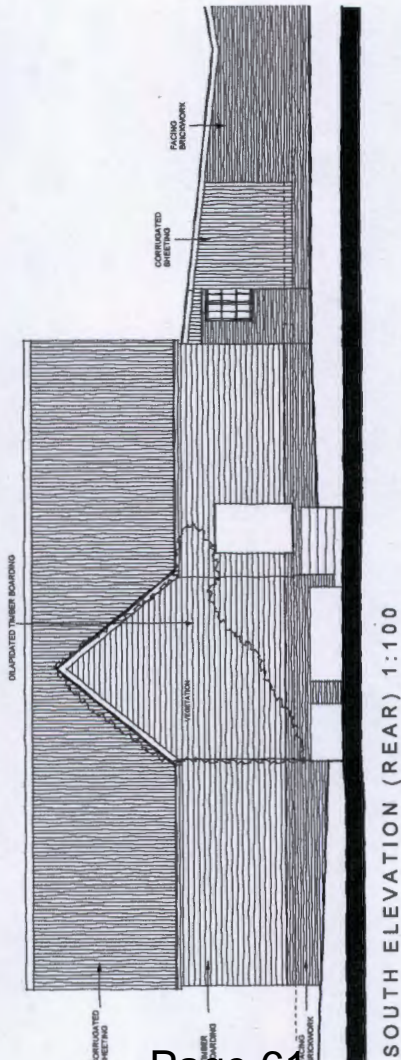
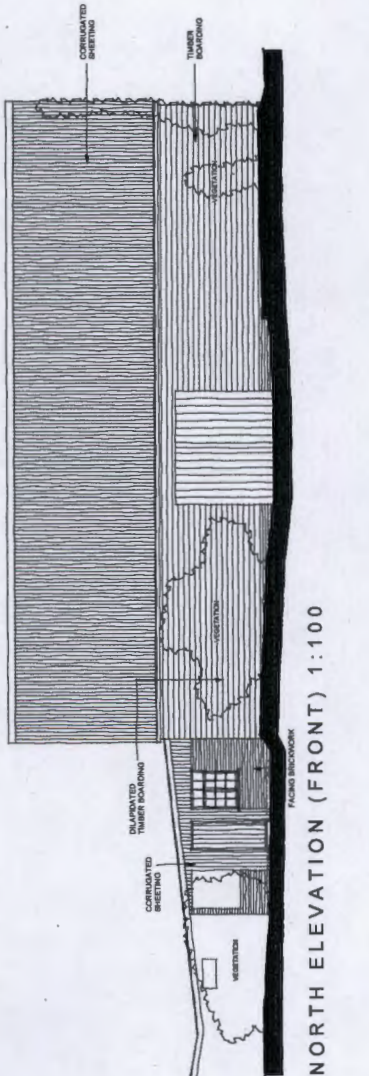
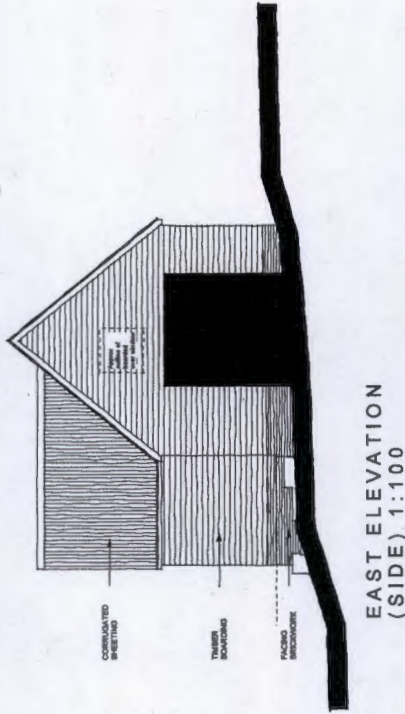
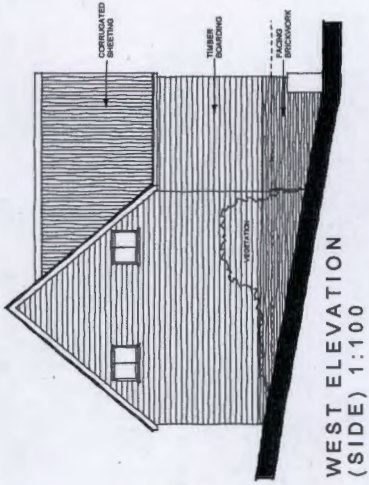
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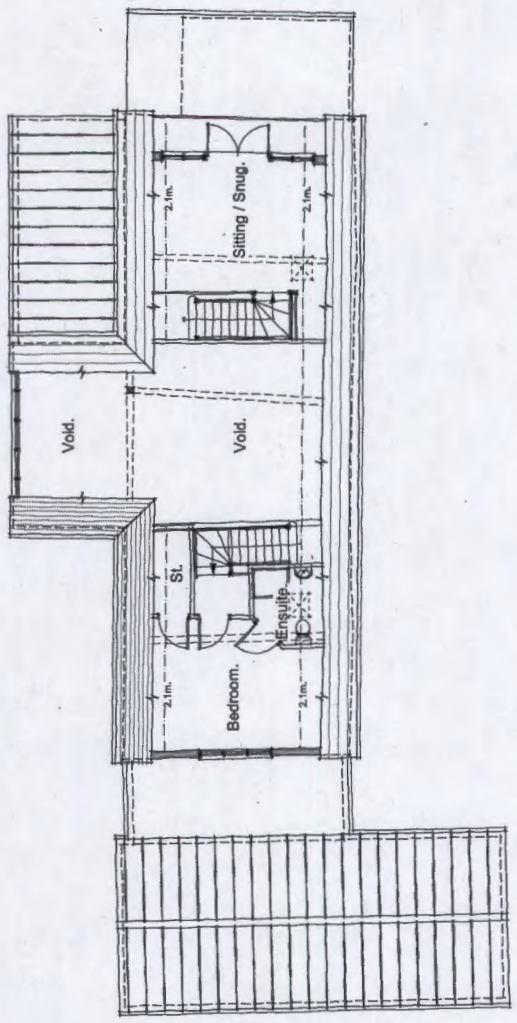


PROJECT NO.	4794
CLIENT	RIBA 華
DATE	15.08.2011
SCALE	1:50
DESIGNER	MR. J. WRIGHT
DATE	15.08.2011
PROJECT	EXISTING FLOOR PLANS
CLIENT	PROVIDOR BAIN CORPORATION
LOCATION	INGHAM'S BARN, LITTLE BERRINGHAM, MR. J. WRIGHT
PROJECT NO.	4794
CLIENT	RIBA 華
DATE	15.08.2011
SCALE	1:50
DESIGNER	MR. J. WRIGHT
DATE	15.08.2011
PROJECT	EXISTING FLOOR PLANS
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LOCATION	INGHAM'S BARN, LITTLE BERRINGHAM, MR. J. WRIGHT

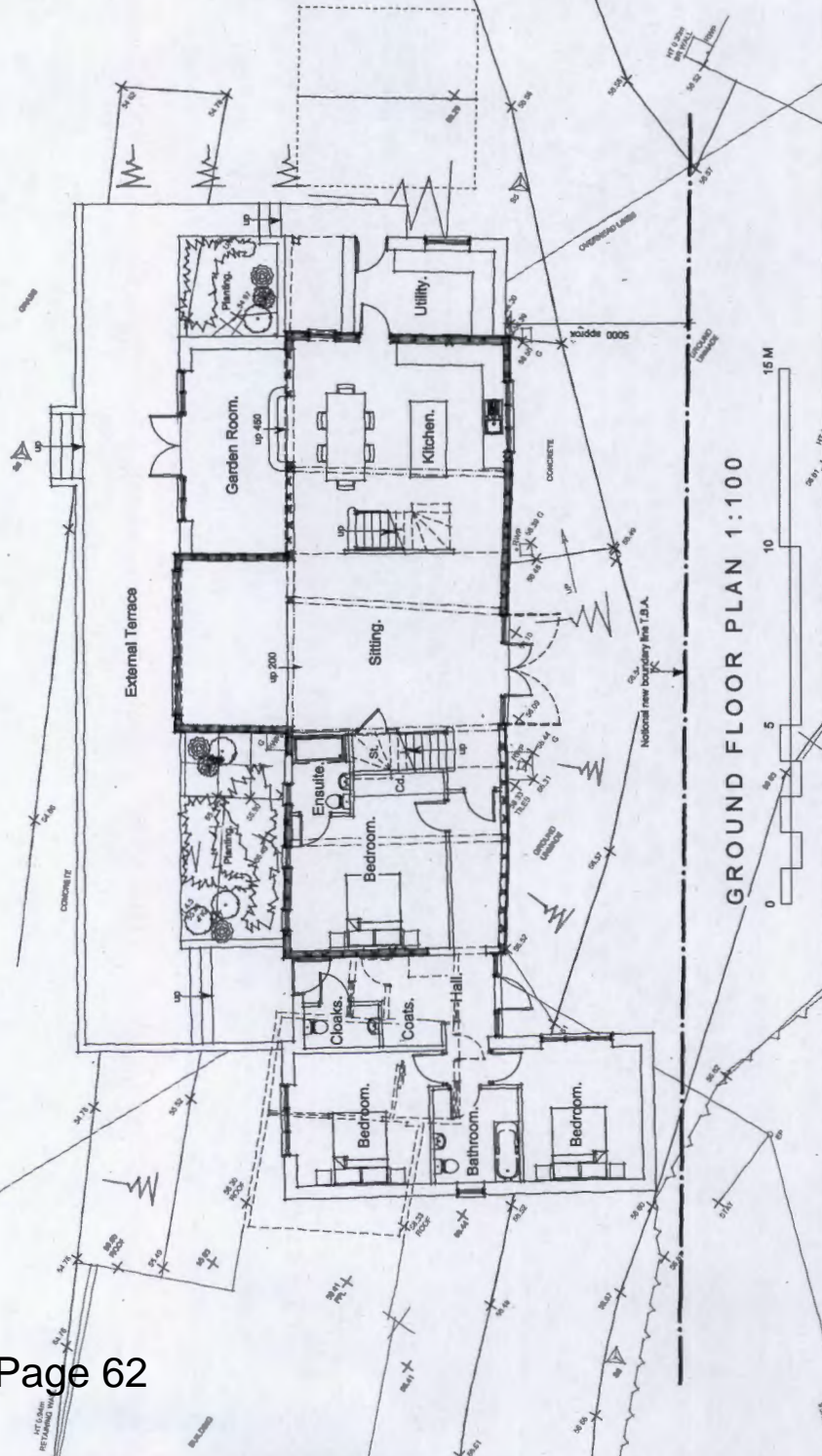


REVISIONS	DESCRIPTION	DATE	BY	CHECKED
	PRELIMINARY PLANNING APPLICATION			
	RECORD / AS BUILT SURVEY			
	BUILDING REGULATION APPLICATION (TYPICAL CONSTRUCTION)			
TITLE	EXISTING ELEVATIONS & SECTION			
PROJECT	PROPOSED BARN CONVERSION, INGMANS BARN, LITTLE BLEKENHAM, MR. J. WRIGHT			
DRAWN	DATE	SCALE	SHEET NO. / TOTAL	
	APR 2014	1:100 @ A3	SC / PB	
<p>WINGER KIBVENAA Chartered Architects MARSH PLACE HARLEIGH EPPINGHURST BRIDGE RD ENH 191 0Z 8D79Z Eppinghamp@wingerkibvenaa.co.uk</p>		<p>RIBA #</p> <p>Chartered Practitioner</p>		
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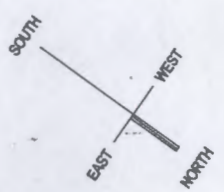
Client comments	11.11.15	RM	PS
External doors added.	17.07.15	NDC	PS
Chairs removed. Garden Room steps and external terrace added.	10.07.15	NDC	PS
Layout amended to client comments.	24.04.15	NDC	PS
REVISION	DATE	BY	CHKD
PRELIMINARY			
FEASIBILITY / SKETCH			
PLANNING APPLICATION			
BUILDING REGULATION APPLICATION			
TENDER			
CONSTRUCTION			
NO	DATE	BY	CHKD
1	11.11.15	RM	PS
2	17.07.15	NDC	PS
3	10.07.15	NDC	PS
4	24.04.15	NDC	PS
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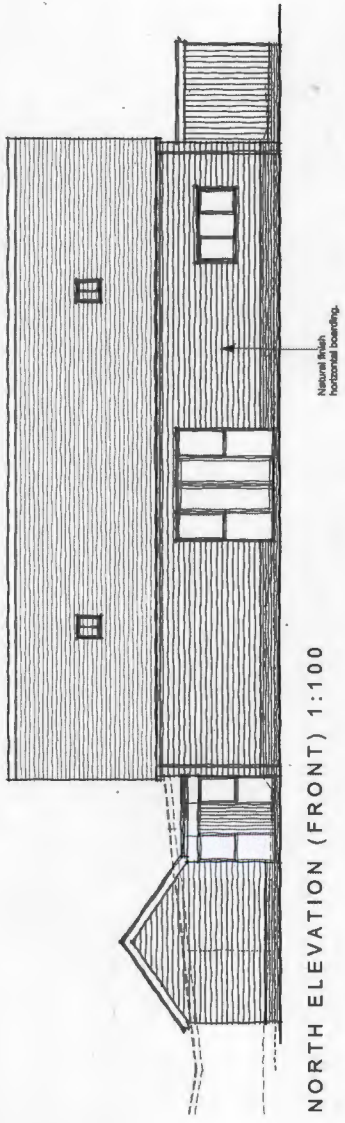
FIRST FLOOR PLAN 1:100



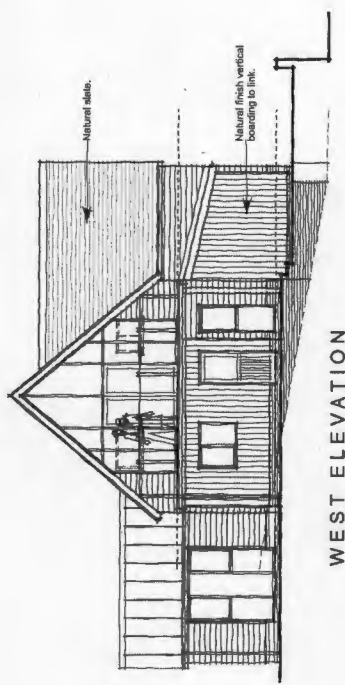
GROUND FLOOR PLAN 1:100



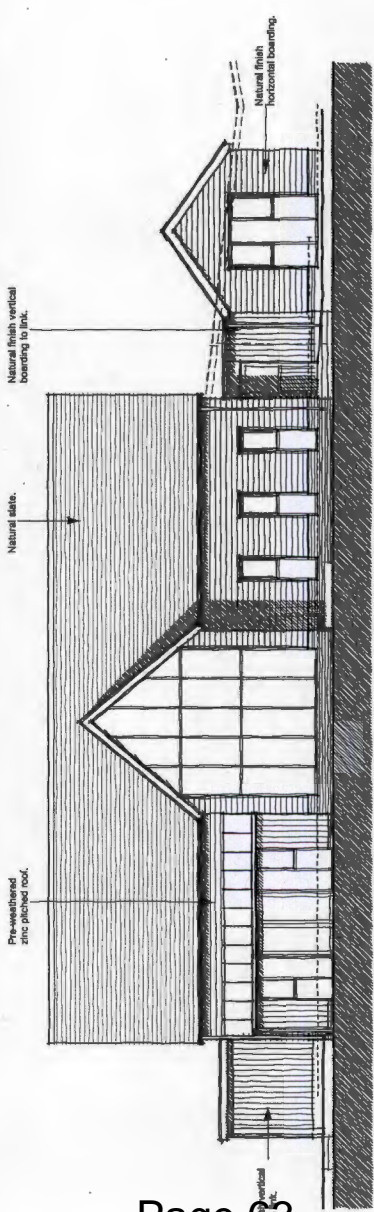
**RIBA**  
**WINCE KIEVNAAR**  
 Chartered Architect  
 MARKET PLACE HOUSE 15000 SPINNEY RD BISHOP CLEEVE  
 Exampleford@ribakievnaar.co.uk  
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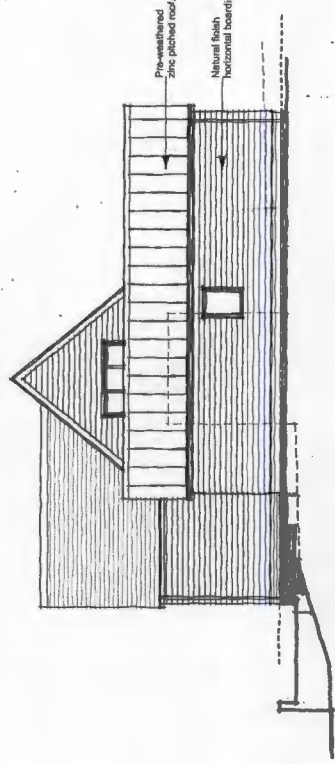
NORTH ELEVATION (FRONT) 1:100



WEST ELEVATION (SIDE) 1:100



SOUTH ELEVATION (REAR) 1:100



EAST ELEVATION (SIDE) 1:100

Client comments	11.11.15	HK	PH
After foundation improvements.	18.07.15	NBC	PH
Order form installed. External rendering added.	10.07.15	NBC	PH
Approved to client comments.	26.04.15	NBC	PH
DATE	DATE	DATE	DATE
REVISION	REVISION	REVISION	REVISION
PRELIMINARY	PRELIMINARY	PRELIMINARY	PRELIMINARY
FEASIBILITY / SKETCH	FEASIBILITY / SKETCH	FEASIBILITY / SKETCH	FEASIBILITY / SKETCH
PLANNING APPLICATION	PLANNING APPLICATION	PLANNING APPLICATION	PLANNING APPLICATION
MILWAUKEE REGISTRATION APPLICATION	MILWAUKEE REGISTRATION APPLICATION	MILWAUKEE REGISTRATION APPLICATION	MILWAUKEE REGISTRATION APPLICATION
CONSTRUCTION	CONSTRUCTION	CONSTRUCTION	CONSTRUCTION
NO. 4934	NO. 4934	NO. 4934	NO. 4934
SK 05 D	SK 05 D	SK 05 D	SK 05 D
1:100 @ A2	1:100 @ A2	1:100 @ A2	1:100 @ A2
June 2015	June 2015	June 2015	June 2015
NDC	NDC	NDC	NDC
PH	PH	PH	PH

PROJECT: PROPOSED BARN CONVERSION,  
INGMANS BARN,  
LITTLE BLAKENHAM,  
MR J. WRIGHT

WINCEK KIEVENAAR  
Chartered Architect  
MARKET PLACE MADISON BRIDGE WIPLOK 97 504 101 072 877992  
Eindhoven/ingmansbarn.nl

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## Consultee Comments for application 4060/15

### Application Summary

Application Number: 4060/15

Address: Inghams Farm, Nettlestead Road, Little Blakenham IP8 4LR

Proposal: Conversion of agricultural barn to dwelling. Erection of single storey side and rear extensions following demolition of existing outbuilding and lean-to structures.

Case Officer: Rebecca Biggs

### Consultee Details

Name: Mrs Janet Gobey

Address: Nut Tree Cottage Valley Road, Little Blakenham, Ipswich IP8 4LR

Email: janet.gobey@yahoo.co.uk

On Behalf Of: Little Blakenham Parish Clerk

### Comments

Little Blakenham Parish Council has no objections to this application.

**From:** David Harrold  
**Sent:** 07 January 2016 09:21  
**To:** S106 Planning Contributions Admin Mailbox  
**Cc:** Rebecca Biggs  
**Subject:** Plan Ref 4060/15/FUL Inghams Farm Barn, Nettlestead Road, Little Blakenham. EH - Other Issues

Thank you for consulting me on the above application.

I can confirm in respect of 'other' environmental health issues that I do not have any objection to the proposed development.

David Harrold MCIEH

Senior Environmental Health Officer  
Babergh and Mid Suffolk Council

01449 724718

**From:** Nathan Pittam  
**Sent:** 16 December 2015 09:06  
**To:** Planning Admin  
**Subject:** 4060/15/FUL. EH - Land Contamination.

**4060/15/FUL. EH - Land Contamination.**

**Inghams Farm, Nettlestead Road, Little Blakenham, IPSWICH, Suffolk, IP8 4LR.  
Conversion of agricultural barn to dwelling. Erection of single storey side and rear extensions following demolition of existing outbuilding and lean-to structures.**

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 objections to the proposed development from the perspective of land contamination. 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 724715 or 01473 826637  
w: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



Your Ref: MS/4060/15  
 Our Ref: 570\CON\3954\15  
 Date: 23/12/2015  
 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:** Rebecca Biggs

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4060/15**

**PROPOSAL:** Conversion of agricultural barn to dwelling. Erection of single storey side and rear extensions following demolition of existing outbuilding and lean-to structures.

**LOCATION:** Inghams Farm, Nettlestead Road, Little Blakenham, IP8 4LR

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 DRG NO SK 06 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

**From:** Richard Hoggett  
**Sent:** 18 December 2015 15:28  
**To:** Planning Admin  
**Subject:** FAO Rebecca Biggs - 4060/15 - Inghams Farm, Little Blakenham - Archaeology

Dear Rebecca

Many thanks for your letter of 15 December consulting us on the above proposal.

We have considered the above application and are satisfied that the submitted Heritage Asset Assessment by Leigh Alston provides a sufficiently record of the buildings in their pre-conversion state and that no further archaeological recording condition is required for this application.

However, we would request a condition stipulating that a PDF copy of this report and its CD of photographs be submitted to us at the address below for inclusion in the Suffolk Historic Environment Record.

Yours,

Richard

**Dr Richard Hoggett MCIfA**  
Senior Archaeological Officer  
Suffolk County Council Archaeological Service Conservation Team  
Resource Management  
6 The Churchyard, Shire Hall, Bury St Edmunds, Suffolk, IP33 1RX  
Tel.: 01284 741226  
Website: <http://www.suffolk.gov.uk/archaeology/>

Search the Suffolk HER online at <http://heritage.suffolk.gov.uk>

OFFICIAL



**Suffolk Fire and Rescue Service**

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

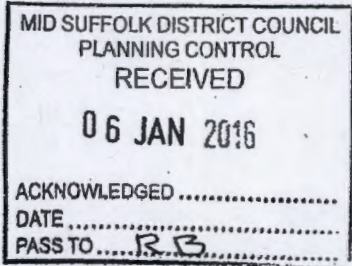
Fire Business Support Team  
Floor 3, Block 2  
Endeavour House  
8 Russell Road  
Ipswich, Suffolk  
IP1 2BX

Your Ref: 15/4060/FUL  
Our Ref: FS/F210288  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: http://www.suffolk.gov.uk

Date: 04/01/2016

Dear Sirs

**Inghams Barn, Nettlestead Road, Little Blakenham**  
**Planning Application No: 15/4060/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

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/

MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE - 03 February 2016

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<b>AGENDA ITEM NO</b>	4
<b>APPLICATION NO</b>	3779/15
<b>PROPOSAL</b>	Demolition of existing house and erection of 11 flats for affordable rent with associated vehicular access and external works
<b>SITE LOCATION</b>	Lion Barn House, Maitland Road, Needham Market IP6 8NZ
<b>SITE AREA (Ha)</b>	0.09
<b>APPLICANT</b>	Orwell Housing Association
<b>RECEIVED</b>	October 20, 2015
<b>EXPIRY DATE</b>	January 21, 2016

---

**REASONS FOR REFERENCE TO COMMITTEE**

The application is referred to committee for the following reason :

- (1) a Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Code of Practice or such other protocol / procedure adopted by the Council. The Members reasoning is included in the agenda bundle.

**PRE-APPLICATION ADVICE**

1. Pre-application advice was sought prior to submitting the applications and during the previous planning applications (both withdrawn). The scheme was supported in principle subject to Flood Risk Assessment and Noise Assessment.

**SITE AND SURROUNDINGS**

2. The site comprises a detached dwelling centrally located within its plot and adjacent to the Lion Barn Industrial estate. The site forms a corner plot bounded to the north-west by Lion Lane and to the south-west by Maitland Road. The site benefits from an existing vehicular access off Maitland Road.

Commercial units are positioned to the north-east and south-east of the site with an office block on the opposite site of Maitland Road. On the other side of Lion Lane (west) are properties forming Pinecroft Way and Lime Tree Close. These are residential streets comprising bungalows and two storey dwellings.

Lion Lane falls in a north-easterly direction towards the Ipswich to Cambridge railway line. The site is approximately 1.8m above Lion Lane at its northern corner and 300mm at its western corner. Due to the raised ground level the site is within a Flood Zone 1 whilst land surrounding the site is within Flood Zone 2 and 3.

The site is located within the Settlement Boundary of Needham Market and within a designated employment area.

### HISTORY

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

0567/13	Application for Outline Planning Permission for demolition of existing house and erection of 10 flats	Withdrawn 04/03/2014
2483/14	Application for Outline Planning Permission for demolition of existing house. Erection of 10 flats	Withdrawn 29/10/2015

### PROPOSAL

4. The proposal seeks planning permission to demolish the existing dwelling and construct a two and half storey block of flats. The building will provide 11 affordable rented units (9 one bedroom units and 2 two bedroom units). The development will utilise the existing vehicular access with a rear parking area for 12 vehicles and cycle storage. Bin storage areas will also be provided.

The new building is orientated to face Lion Lane. The building has been designed with a pitched roof form with asymmetric gables sides. Dormer windows will be positioned in the front elevation. The building is of a contemporary design.

### POLICY

5. **Planning Policy Guidance**

See Appendix below.

### CONSULTATIONS

6. **MSDC Environmental Health- Noise/Odour/Other-** The Environmental Health Officer advises that the mitigation measures can be regarded as appropriate. The Officer recommends a condition requiring the agreement of a scheme demonstrating the satisfactory noise levels can be achieved.

**SCC Highways-** Whilst SCCs previous concerns regarding refuse collections have not been addressed. However on balance SCC cannot justify recommending refusal solely on that reason alone. Therefore, 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 regarding the access improvements and provision of parking.

**Town Council-** Needham Market Town Council object to the proposal, in summary:

- Incompatible and inappropriate location for residential accommodation
- Increase in traffic movements
- Safety of pedestrians will be compromised by lack of pavements.
- Contrary to MSDC Local Plan Policy GP1 as it does not respect the scale and density of surrounding residential development
- Site should be utilised for industrial/commercial use.

**MSDC Economic Development-** The Economic Development Team object to the application. The team believe the designation of the land for employment use should be upheld, primarily due to the location of the site. The team are also concerned that siting high density residential uses in this location could cause considerable noise nuisance to potential residents as well as constraining employment uses within existing business premises. It could prejudice the future of established businesses

**MSDC Strategic Housing-** The Strategic Housing Officer has no objection subject to all units being made available for 100% nominations to the Council. They support the application if amended to make the 2 x 2 bed flats meet the HSR (Housing Standard Review) size of 61sqm as a minimum.

**Environment Agency-** The Environment Agency have no objection to the application provided the planning authority are satisfied that the development would be safe for its lifetime and the authority assess the acceptability of issues within its remit. Please refer to the attached response below for detailed comments.

**Suffolk Fire and Rescue-** SCC Fire and Rescue advise that no additional water supplies are required in relation to this development.

**MSDC Tree Officer-** The Tree Officer has no objection. The trees affected by this proposal are of insufficient amenity value to warrant being a constraint.

**MSDC Environmental Health- Land Contamination-** The Environmental Health Officer does not have any adverse comments or objection to the proposed development.

**SCC Floods Team-** The Floods Team have no comments on the proposed development.

**SCC- Corporate S106-** Suffolk County Council require contributions towards pre-school and primary school provision and Needham Market Library.

## LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

- Increase in traffic will be harmful to the Lion Lane
- Increase in noise from traffic
- Removal of greenery is detrimental to surrounding amenity and in keeping with the area

- Loss of privacy to neighbours harming amenity
- Overshadow neighbouring properties.
- Impact on public utilities (sewers)
- Fails to keep residential development away from pollution
- Industrial estate will be harmful to future occupants amenity due to noise and emissions
- Development will lead to a conflict of interest between the commercial occupiers and new residents.
- Development should be identified in the Local Plan
- Poor design
- Overdevelopment of the site
- Out of scale with adjacent buildings and rural town.
- Additional Housing is provided by Needham Chalks (266 houses) and meeting this need.
- Inadequate parking
- No contiguous access path to amenity area and no recreational facilities provided
- Should be a distance of 53m from existing properties.
- Harm to character and appearance of this area caused by loss of this green and open vista to the Industrial Estate.
- Three-storey building is too high and out of keeping with the location .

## **ASSESSMENT**

8. The matters to be considered in this application are:

- Principle of Development
- Flood risk
- Impact on Industrial Use
- Design and Layout
- Residential Amenity
- Affordable Housing
- Other Matters

### **• Principle of Development**

The development is located within the defined settlement boundary of Needham Market. Needham Market is categorised by Core Strategy Policy CS1 as a Town and is therefore the focus of development. The local authority does not have a five year land supply and therefore the relevant policies for the supply of housing should not be considered up-to date (Paragraph 48 of the National Planning Policy Framework (NPPF)). If the development plan is considered out-of-date than permission should be granted unless any adverse impacts of doing so would outweigh the benefits when assessed against the policies in this Framework taken as a whole (para. 14 of the NPPF).

The main consideration of this development is therefore in regards to sustainable development. The NPPF sets out the three dimensions to sustainable development; the economic role, social role and environmental role. These roles should not be considered in isolation. Paragraph 8 of the NPPF details that these environmental, social and economic gains shall be sought jointly. Paragraph 6 of the NPPF elaborates that paragraphs 18 to 219 taken as

a whole constitute the Government's view of what sustainable development.

The site is connected to a network of pavements which provide pedestrian access to Needham Market's primary shopping area. It is less than half a mile from the primary shopping area and train station. Additionally the nearest bus stop is a short walk along Lion Lane to the junction with the B1113. The site is therefore well-positioned to encourage walking to facilities required for daily needs and other transit stops. Consequently the development will support local businesses and promote alternative and more environmentally friendly modes of transport.

The development is for 100% affordable units which will provide much needed small and affordable units for the residents of Needham Market and residents of Mid Suffolk as a whole and such meets a housing need.

The principle of developing this site is accepted subject to addressing issues of flood risk, impact on the industrial area, design, neighbour amenity and impact on the highway network.

#### • Flood Risk

A Flood Risk Assessment has been submitted with the application. This is based on the updated Environment Agency's Flood Zone Maps. The site is located within a Flood Zone 1. However the land surrounding the application site is Flood Zone 2 and 3. Whilst the site will not be subject to flooding (taking into account climate change) the access/egress route from the site is within Flood Zone 2 and 3.

The Mid Suffolk District Council's Strategic Flood Risk Assessment (SFRA) adopted in 2008 is consequently no longer up-to-date. The Environment Agency has re-modelled the flood information which supersedes the current published flood zone map. Additional information was provided by MTC Engineering on behalf of the developer providing that the maximum water depth will be about 100mm during a 1 in 100 year event and 150mm during a 1 in 100 year plus climate change event. The water would be of a low velocity as not to be considered a danger.

Despite this information the site constitutes a dry island as residents of the new development would not have a dry route exit. Policy CS4 of the Core Strategy states that development sites which form a dry island will be considered as within Flood Zone 2 and 3 subject to the Sequential Test and Exception Test detailed in paragraphs 101 and 102 of the NPPF. This is supported by The Environment Agency's comments on the application.

The Flood Risk Assessment does include details on the Sequential Test. However this only looks at the positioning of the building within the site and the amount of land in Flood Zone 1 available to Housing Associations. There has been no systematic review of the allocated land within the Mid Suffolk District Area.

The National Planning Practice Guidance advises that the Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The flood zones as refined in the Strategic Flood Risk Assessment for the area provide the basis for applying the



Test. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding).

Firstly consideration must be given to development proposal of this individual application. The scheme is for 11 affordable flats located within a designated town. Therefore it is considered practical to assess only other Towns within the District and sites within Flood Zone 1. This would be land strategically allocated for development and sites which have an extant planning permission. Eye is excluded from the test being itself a dry island.

The Mid Suffolk Local Plan is of considerable age with many of the land allocations having been completed. The most recent Strategic Land Availability Assessment in 2012 advises of two additional sites allocated for development in Needham Market- Needham Chalks and the Unilever site. The Unilever site is now complete. Needham Chalks however has recently received planning permission. The Needham Chalks scheme will take a number of years to develop while this development is to be completed this year subject to any grant of planning permission. Needham Chalks is a large scale development which could accommodate a block of flats. However the approved detailed application includes eight 1 bedroom apartments that are affordable, the rest are affordable houses. Subsequently a further application for Needham Chalks would be required to include a block of 11 flats.

Having checked planning permissions granted in Needham Market between the beginning of 2013 until the present day (extant applications) no development of a similar scale to this development has been submitted and received planning permission.

The other town is Stowmarket which is subject to the adopted Stowmarket Area Action Plan. Chilton Leys received permission in 2015. However this scheme does not provide an on-site provision of affordable units making only a contribution. The phase 6C Cedars Park is yet to be determined for planning permission.

Having assessed permissions granted in Stowmarket no schemes for a building of this scale were identified. Jokers, Ipswich Road, Stowmarket was found to provide affordable flats. However this site already has a registered social landlord (Havebury).

Consequently the proposal is considered to pass the sequential test and it is considered prudent to complete an Exception Test. The Exception Test, as detailed in Planning Guidance, has two tests-

- a) The wider sustainability benefits to the community that outweigh flood risk.
- b) The building is considered to be safe for its lifetime

There are approximately 90 applicants on the housing register expressing a local connection to Needham Market. There has been a small number of affordable homes built in the town over the last 5 years but insufficient to meet demand. Consequently the proposal will provide a much need social role. Furthermore the scheme involves re-development of an existing site located close to community facilities and services. Being only half a mile from the town centre it is deemed to be beneficial for the town's economy. The scheme will utilise previously developed land rather than building on greenfield land. Furthermore it is

appropriately located to allow residents to walk to facilities or access other modes of transport. These wider sustainable benefits outweigh the flood risk harm.

Additionally the building is considered to be safe for its lifetime given it is positioned on elevated land outside of Flood Zone 2 and 3 and the Flood Risk Assessment concludes that flood risk will not be increased elsewhere as a result of this development. Details in regards to the appropriate surface water drainage will be secured in by condition accordance with the FRA.

In summary the proposal is considered to accord with the requirements of the Sequential Test and Exception Test. It is deemed appropriate to secure a Flood Plan so future occupiers are aware of what to do in the event of a flood and how to safely exit the site.

#### • Impact on Industrial Area

The Economic Development team object to the proposal stating the land should remain as an allocation for employment use (Proposal Eight of the Mid Suffolk Local Plan). However whilst indicated on the Town map, the listing in proposal 8 does not make reference to this allocated land in Needham. In this respect the planning policy is unclear.

However, the site is for residential use by being located within the settlement boundary. Subsequently it is deemed acceptable to support re-development of this residential site to provide affordable rented accommodation.

Nonetheless the re-development is only considered appropriate provided the scheme will not cause future harm to the existing businesses and is of a suitable living standard for future occupants in terms of noise amenity. An Acoustics Assessment was submitted with the application. This assessed not only noise from the industrial site but also from traffic. Mitigation measures (double glazing and trickle vents) have been recommended which are deemed acceptable by the Authority's Environmental Health Team.

The building has been located away from the existing industrial units as to avoid any future restriction in regards to growth of businesses. Sufficient parking has been provided to avoid conflict between users of Maitland Road. The road network is also deemed sufficient to incorporate any additional road traffic.

#### • Design and Layout

The building has a contemporary design with a distinctive façade. Whilst it will constitute a prominent feature to the entrance of the industrial estate it is considered to relate well with the scale and design of the surrounding industrial units whilst not appearing commercial. The asymmetric gable and variation in materials reduce the bulk and massing of the building. The dormers and front flat roof projections also articulate the front elevation and assist in reducing the visual massing of the proposal.

The position of the building has been sensitively chosen as to allow a reasonable set back from the road and, utilise the existing vehicular access and provide for some amenity area and landscaping.

The amenity area is shared and relatively small. However it is noted the site is within close proximity to the town centre and the subsequent footpath network and play facilities. Needham Lake is also not far from the site albeit residents would need to cross Lion Lane and walk through Pineroft Way.

The Town Council feel the proposal will not relate to the neighbouring residential units opposite the site. It should be taken into account that these buildings are orientated with their rear elevations facing Lion Lane. Only no, 38 Pineroft Way has any active façade onto Lion Lane.

The proposal therefore is considered of good design and will harmonise with the existing built environment of the industrial estate. The proposed building will allow for a visually interesting building within this street scene. The proposal will not have a detrimental impact on local distinctiveness in accordance with Policy GP1 of the Mid Suffolk Local Plan and CS5 of the Core Strategy.

#### • Residential Amenity

The proposed development will front Lion Lane and the back gardens of properties on Lime Tree Close and Pineroft Way. It is a sufficient distance from these dwellings as not to be considered over-bearing or to create over-shadowing. No. 38 Pineroft Way is the main property affected by this proposal. The dwelling has a driveway from Lion Lane and the garden is located to the south-west side of the property. No. 38 sits directly opposite the site. The front elevation and driveway are visible from Lion Lane and the garden is enclosed with close-boarded fencing.

The new building is located approximately 28m from the Lion Lane elevation of Pineroft Way. The development will lead to over-looking of this garden. However due to the distance between these units, the existing boundary treatment and considering the existing level of overlooking from neighbouring properties this is not deemed to significantly impact the residents of No. 38's amenity.

#### • Affordable Housing

The development does not need to the criteria to require affordable housing (Policy H4 of the Mid Suffolk Local Plan) as it is less than the threshold. However it does provide the provision of 100% affordable units. These will be secured through a Section 106 to ensure the constructed development provides affordable units.

The NPPF supports the provision of a range of house types to meet local needs. Core Strategy CS9 sets out that new housing should provide a mix of house types, sizes and affordability. It recommends a density of at least 30 dwellings per hectare, unless there are special local circumstances that require different treatment. Altered Local Plan Policy H4 and Local Plan Policy H14 support the provision of affordable housing.

The application proposes to provide 11no. 1 and 2 bed units, all of which would be made available for affordable rent. MSDC Strategic Housing support the principle of the application as there is strong demand in Needham Market for the type of accommodation proposed.

The site is in a sustainable location where any occupants would have good access to a wide range of services and facilities as well as good access to public transport links. The application seeks to maximise use of the land in order to make a viable development. The provision of new affordable units in sustainable locations where there is a strong demand for the proposed house types is supported.

The Strategic Housing officer raises no objection to the scheme. However she has recommended that the 2 bedroom flats are increased in size in accordance with the Housing Standard Review (HSW) updated in March. However this standard has not been adopted by Mid Suffolk District Council.

The HSW sets out the technical standard for housing and has "no statutory purpose. It states that two bedspaces, a double (or twin bedroom), has a floor area of at least 11.5m<sup>2</sup>. Both 2 bedroom flats meet this requirement. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide. Again the proposal meets this requirement.

The minimum gross floor area is set at 61sqm for 3 person single storey property. It increases to 70sqm for 4 people.

Consequently the two bedroom flats for 3 people are 4sqm short of the standard. However the bedroom sizes are appropriate for 2 beds and the living area is open plan. Thus whilst it will have a reduced circulation area this will not be unacceptable due to the open plan layout and is felt to be acceptable. Additionally any alteration to the floor area may result in a larger building closer to the adjacent industrial unit. As such it is not proposed to seek any amendment to floor sizes.

#### • Highways

The proposed development will lead to additional traffic using Lion Lane and Maitland Road. The increase in traffic however will not significantly harm this road network which provides access to the Industrial Estate, B1113 and Coddenham Road towards the A14 and A1120.

Due to the highly walkable location of this site and its connectivity with other land uses and other transit stops; the scheme is considered suitable to allow occupants to limit the use of trips by car (especially for short trips of under 20 minutes).

The access will be improved in accordance with highways standard drawing and parking will be provided in accordance with the parking standards. The Highways Authority raises no objection to the proposal. The scheme is therefore considered to accord with the NPPF by providing safe access and policies GP1, T9 and T10 of the Mid Suffolk Local Plan.

#### • Biodiversity

An Ecological Assessment was submitted with the application. This found that the site does not contain any protected habitats or support any European Protected Species. It is recommended that the removal of vegetation and trees be completed outside of the bat breeding season.

- **Other Matters**

Regulation 123 of The Community Infrastructure Levy Regulations 2010 came into force April 2015 and prevents an obligation being taken into account if a) it provides for funding of an infrastructure project or type, and b) 5 or more separate obligations have already been entered into since April 2010 within the relevant area which provide for the funding of that infrastructure project or type.

To avoid conflict with Regulation 123 contributions for Open Spaces are not sought for this development. Contributions towards education and libraries will be sought.

- **Summary of reasons for approval**

The proposed scheme involves the re-development of an existing residential plot. The building has been designed as not to create conflict with the adjacent commercial units and to harmonise with the scale and style of these buildings. The development will promote travel by other foot and cycle and is highly accessible to community facilities and services. The development is considered appropriate in terms of flood risk and will not detrimentally affect neighbour amenity in terms of loss of light, loss of privacy or over-shadowing. The development is therefore considered to accord with the Mid Suffolk Local Plan and Core Strategy. It will also accord with the NPPF as a whole and is deemed sustainable development. It is therefore recommended that permission be granted.

## **RECOMMENDATION**

**That Full Planning Permission be granted subject to;**

- Agreement of the Section 106 Agreement securing the units be provided for Affordable Housing and Financial Contributions towards Education and Libraries.
- The following conditions-
  1. **Standard time limit**
  2. **Accord with the approved plans**
  3. **Details of Surface Water Drainage**
  4. **Agreement of a Flood Response Plan**
  5. **Materials**
  6. **Landscaping details**
  7. **Implementation of landscaping**
  8. **Remove vegetation outside of bird breeding season**
  8. **Strategy for achieving required internal noise levels**
  9. **Provision of parking and cycle spaces**
  10. **Improvement to existing vehicular access.**
  11. **Construction Management Plan**

Philip Isbell  
Corporate Manager - Development Management

Rebecca Biggs  
Planning Officer

## **APPENDIX A - PLANNING POLICIES**

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

**Cor11** - CS11 Supply of Employment Land

**Cor4** - CS4 Adapting to Climate Change

**Cor5** - CS5 Mid Suffolks Environment

**CSFR-FC1** - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

**CSFR-FC1.1** - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

**Cor1** - CS1 Settlement Hierarchy

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

**GP1** - DESIGN AND LAYOUT OF DEVELOPMENT

**SB2** - DEVELOPMENT APPROPRIATE TO ITS SETTING

**CL8** - PROTECTING WILDLIFE HABITATS

**SC4** - PROTECTION OF GROUNDWATER SUPPLIES

**CL6** - TREE PRESERVATION ORDERS

**H17** - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

**H16** - PROTECTING EXISTING RESIDENTIAL AMENITY

**H2** - HOUSING DEVELOPMENT IN TOWNS

**H13** - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT

**H15** - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS

**E9** - LOCATION OF NEW BUSINESSES

### **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 **8** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

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



<b>Title:</b> Constraints Map <b>1</b>	<b>Floodzone 3</b>	<b>Floodzone 2</b>
<b>Reference:</b> 3779/15	<input type="checkbox"/> Floodzone 3	<input type="checkbox"/> Floodzone 2
<b>Site:</b> Lion Barn House Needham Market		



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

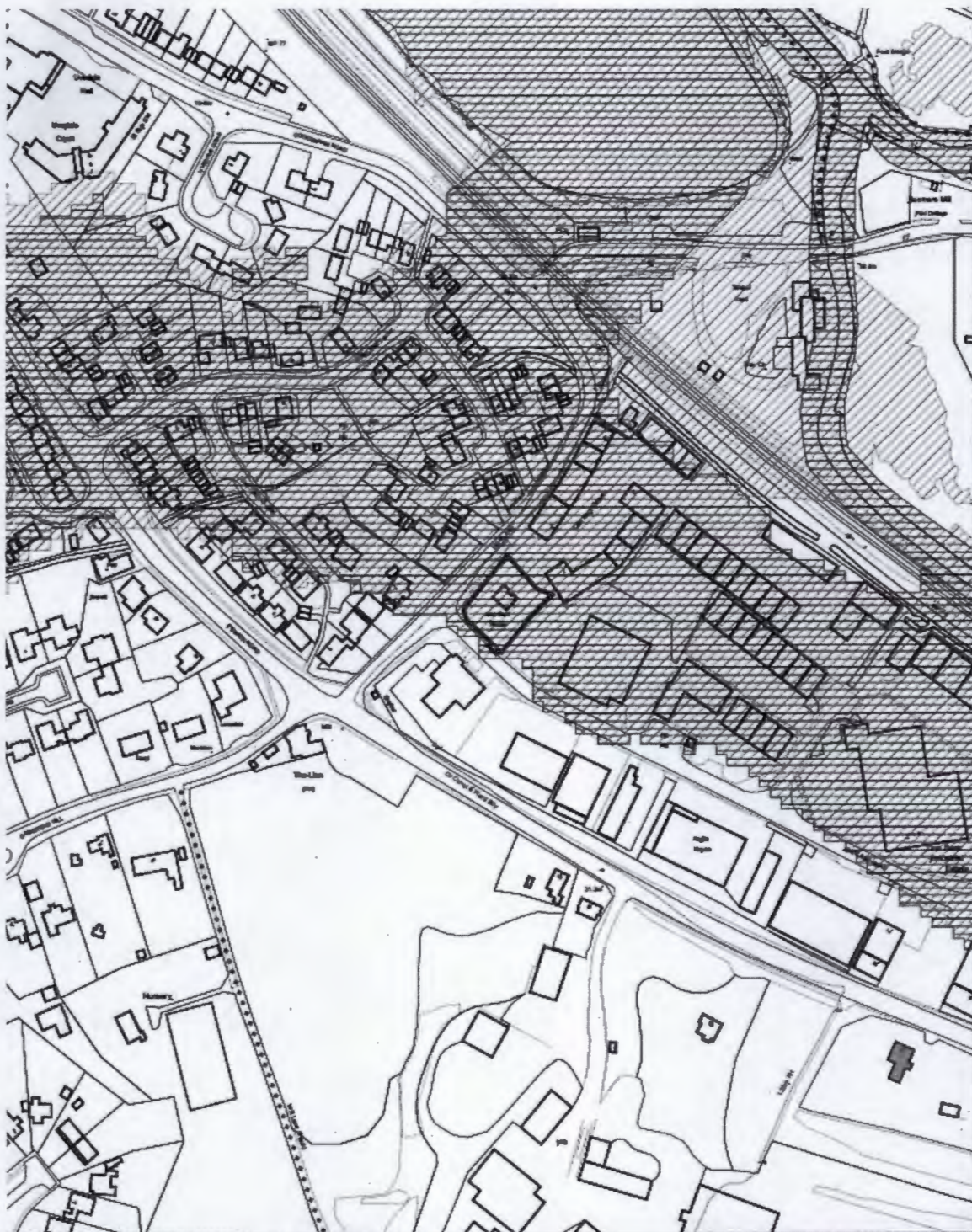


**SCALE 1:2500**

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Date Printed : 09/12/2015





Title: Constraints (2)

Reference: 3779/15

Site: Lion Barn House  
Needham Market

**Floodzone 3**

□ Floodzone 3  
CLIMATE  
CHANGE

**Floodzone 2**

□ Floodzone 2  
CLIMATE  
CHANGE



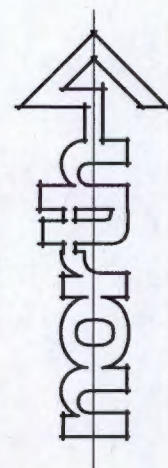
**MID SUFFOLK DISTRICT COUNCIL**  
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Telephone : 01449 724500  
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www.midsuffolk.gov.uk



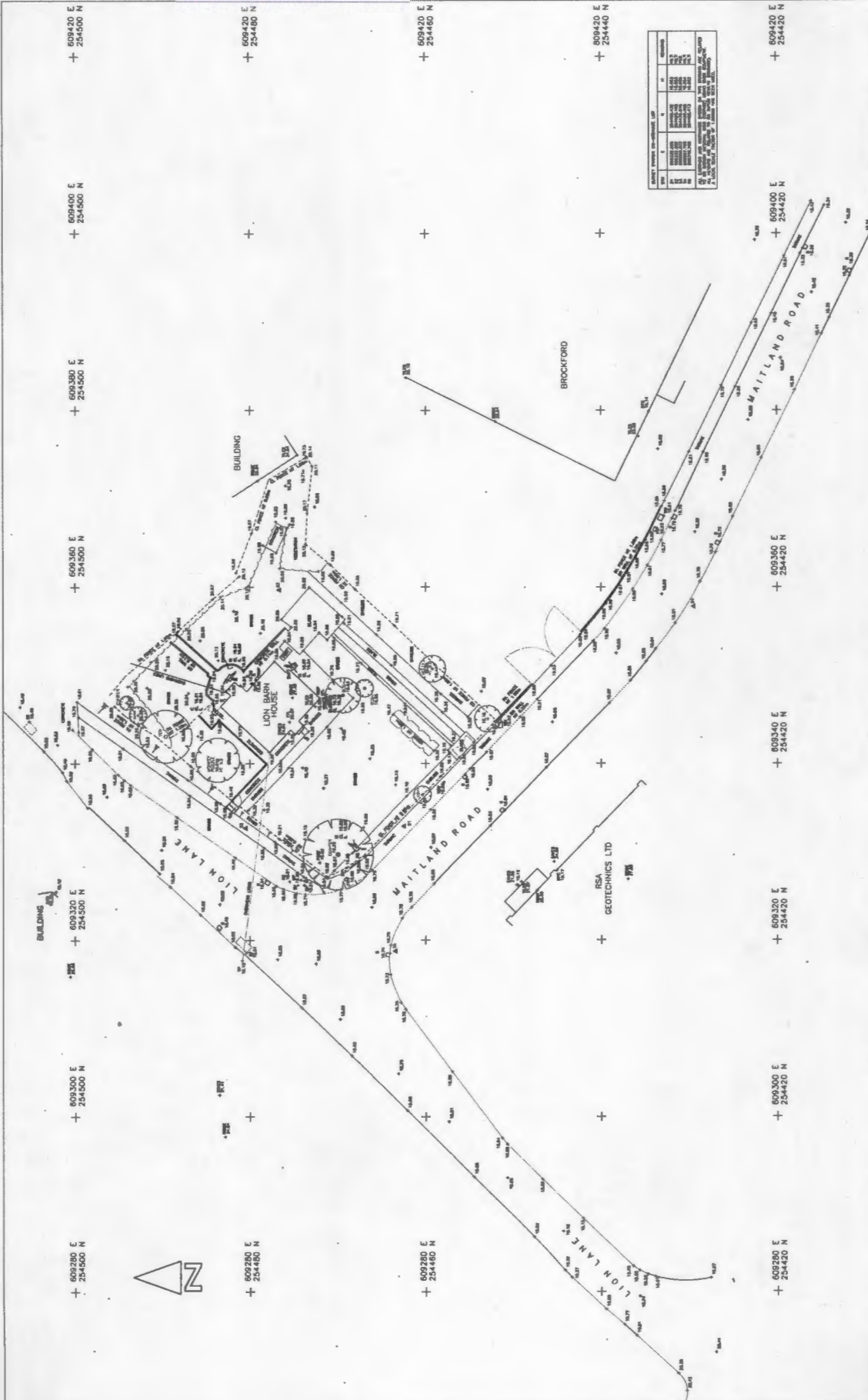
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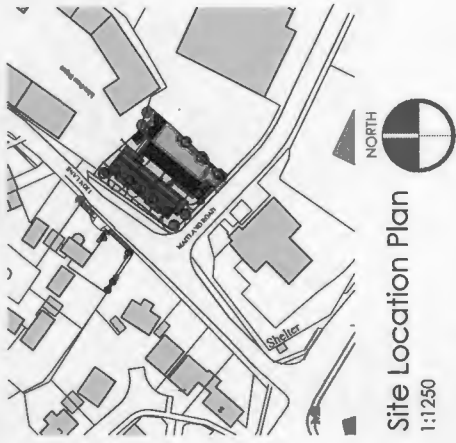


Site Location Plan  
1:1250



CLASS	SYMBOL	DESCRIPTION
1	(Symbol)	Boundary
2	(Symbol)	Building
3	(Symbol)	Tree
4	(Symbol)	Spot Height
5	(Symbol)	Level
6	(Symbol)	Contour
7	(Symbol)	Spot Level
8	(Symbol)	Spot Level
9	(Symbol)	Spot Level
10	(Symbol)	Spot Level
11	(Symbol)	Spot Level
12	(Symbol)	Spot Level
13	(Symbol)	Spot Level
14	(Symbol)	Spot Level
15	(Symbol)	Spot Level
16	(Symbol)	Spot Level
17	(Symbol)	Spot Level
18	(Symbol)	Spot Level
19	(Symbol)	Spot Level
20	(Symbol)	Spot Level

<b>EAST AN GILIAN</b> <b>LAND SURVEYS LTD</b> Unit 10 Charles Inch, Lechlade, Gloucestershire Stowupland Road, Stowupland, Gloucestershire, GL54 5AH t: 01452 770329 e: east@eastan.co.uk		AMENDMENTS NO. DATE 1. 20.08.15	CLIENT LAST & TRICKER PARTNERSHIP PROJECT LION BARR HOUSE LION LANE SUFFOLK MARKET IP6 8HT DRAWING TITLE TOPOGRAPHIC SURVEY	JOB NO. 9134 DATE 20.08.15 SCALES 1:200 DRAWN BY R. SAGE CHECKED BY D. BEATTY DWG NO. 9134-1 SHEET NO. 1 OF 1 © Copyright East Anglian Land Surveys Ltd
ABBREVIATIONS AND NOTES (List of symbols and their meanings)		(List of symbols and their meanings)		



A - Oct 2015 - Planning and the layout amended to CEPA, email dated 8-10-15

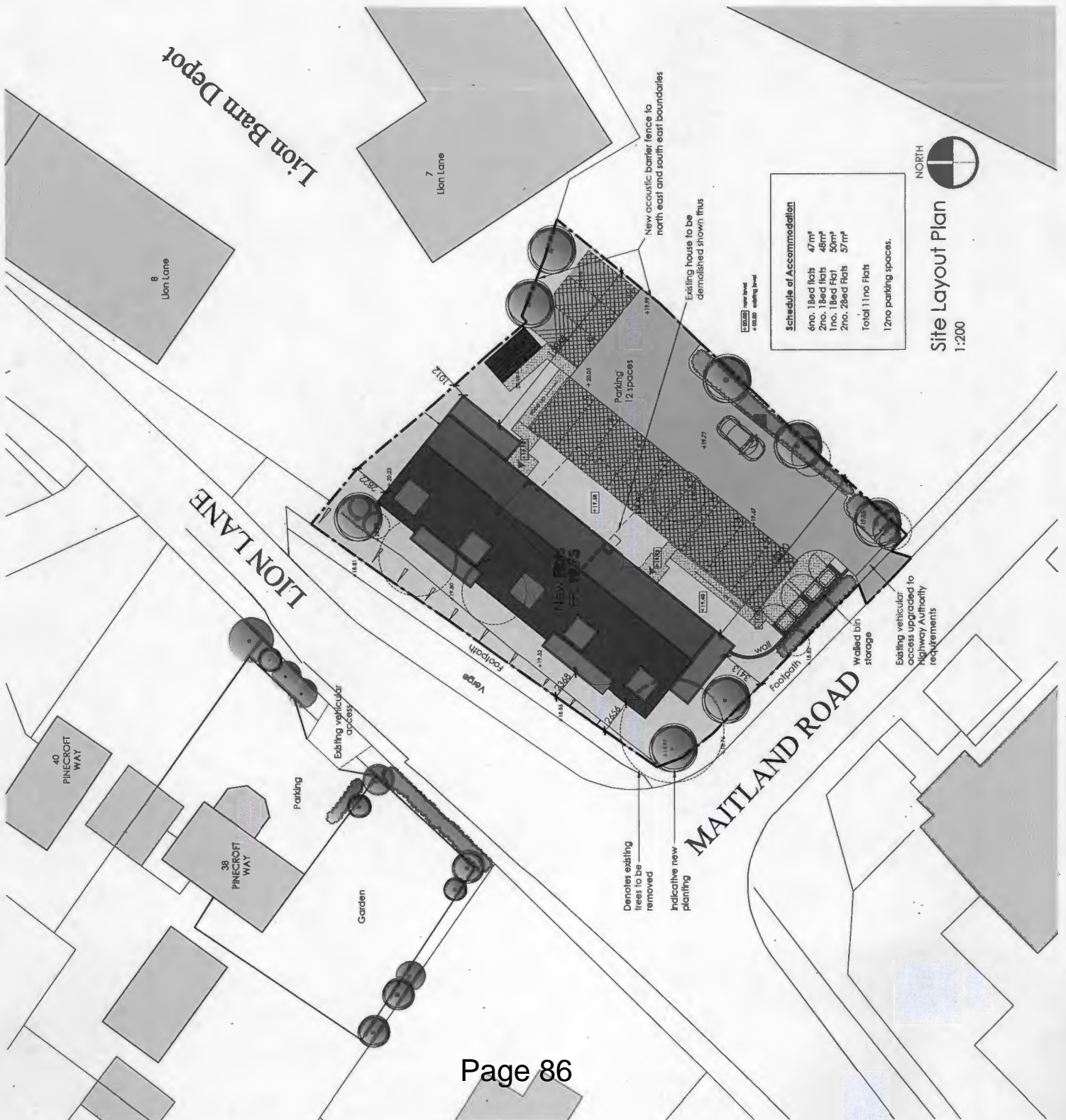
**LAST & TRICKER**  
PARTNERSHIP  
ARCHITECTURAL & INTERIOR DESIGNERS  
31 Orange Bank, Market Lane, Lion Lane, Needham Market, Suffolk, IP6 8NT  
Tel: (01473) 252961 / 241229 Fax: (01473) 251792

Client: Orwell Housing Association Ltd

Job Description: Proposed Residential Development  
Lion Barn House, Lion Lane  
Needham Market, Suffolk,  
IP6 8NT

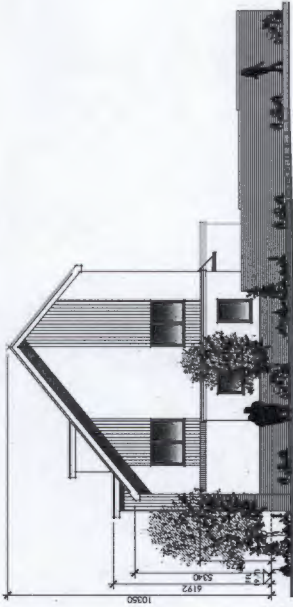
Drawn By: Proposed Site Layout & Location Plan  
Date: Sep 15 Scale: 1:200, 1:1250 Name: BR

Job No: 4332 Drawn No: 8 Rev: A

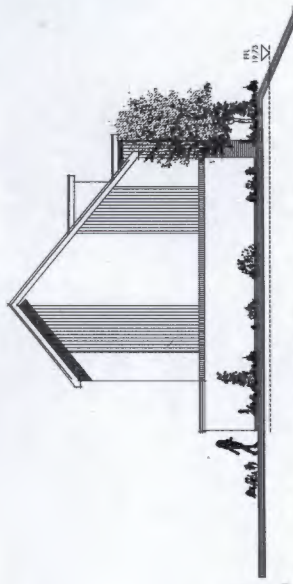




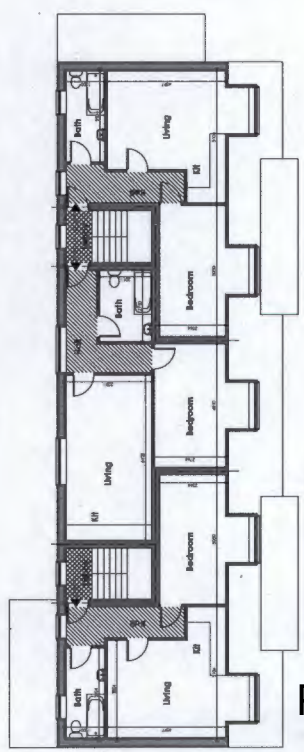
Lion Lane Elevation - North West



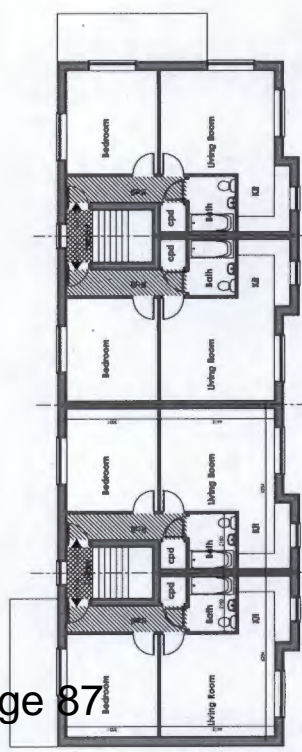
Maitland Rd Elevation - South West



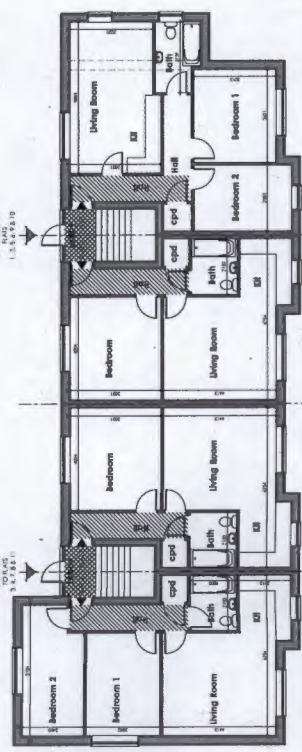
Side Elevation - North East



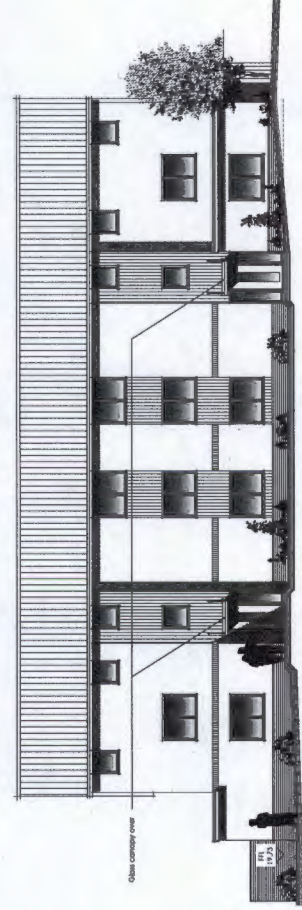
Second Floor Plan



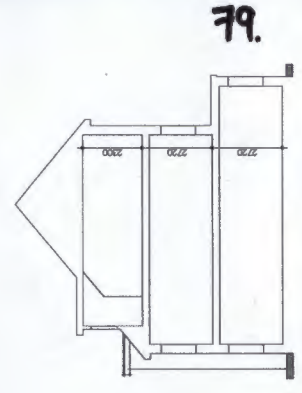
First Floor Plan



Ground Floor Plan



Rear Elevation - South East



Typical Section

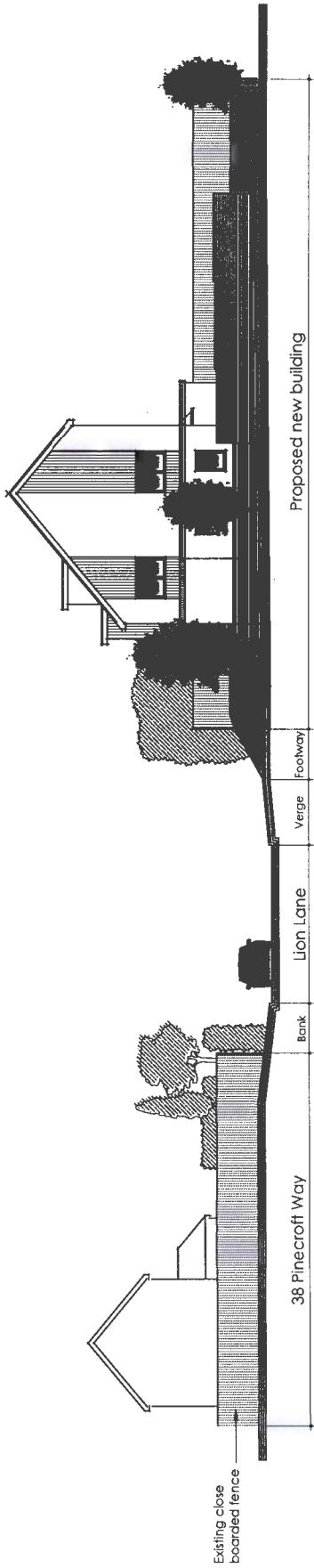
**Schedule of Accommodation**  
 20m x 20m unit with 1207 sqm  
 For 11 - Category 1

Standard Floor	Area	Bedroom	Bathroom	Living Room	Bedroom	Bathroom	Living Room
Bed 1-1207	47sqm	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)
Bed 2-1207	47sqm	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)
Bed 3-1207	47sqm	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)
Bed 4-1207	47sqm	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)
Bed 5-1207	47sqm	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)
Bed 6-1207	47sqm	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)
Bed 7-1207	47sqm	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)
Bed 8-1207	47sqm	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)
Bed 9-1207	47sqm	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)
Bed 10-1207	47sqm	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)
Bed 11-1207	47sqm	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)
Bed 12-1207	47sqm	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	1.1m <sup>2</sup> (width 2012)	14.1m <sup>2</sup> (width 2012)

**FAST & TRACKER**  
**PARTNERSHIP**  
 ARCHITECTURAL SERVICES  
 10000 Highway 100, Suite 100, Richmond, BC V6V 2G9  
 Tel: 604-273-1111  
 Fax: 604-273-1112  
 Email: info@fastandtracker.com

**Oryell Housing Association**  
 Proposed Residential Development  
 Lion Lane House, Lion Lane  
 Newellam Market, Suffolk  
 IP9 8NT

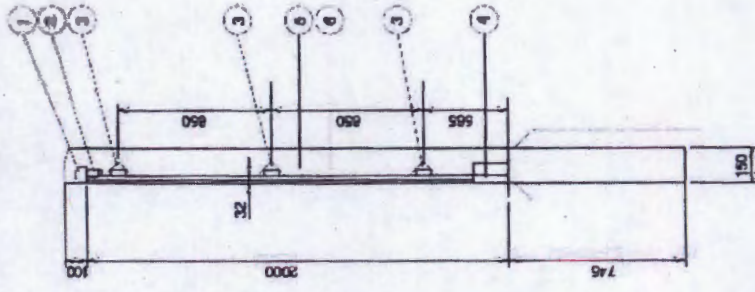
**Plans Elevations & Section**  
 Date: Sept 13 1:100  
 Drawing No: 9  
 Issue No: 4332



Elevation from Maitland Road

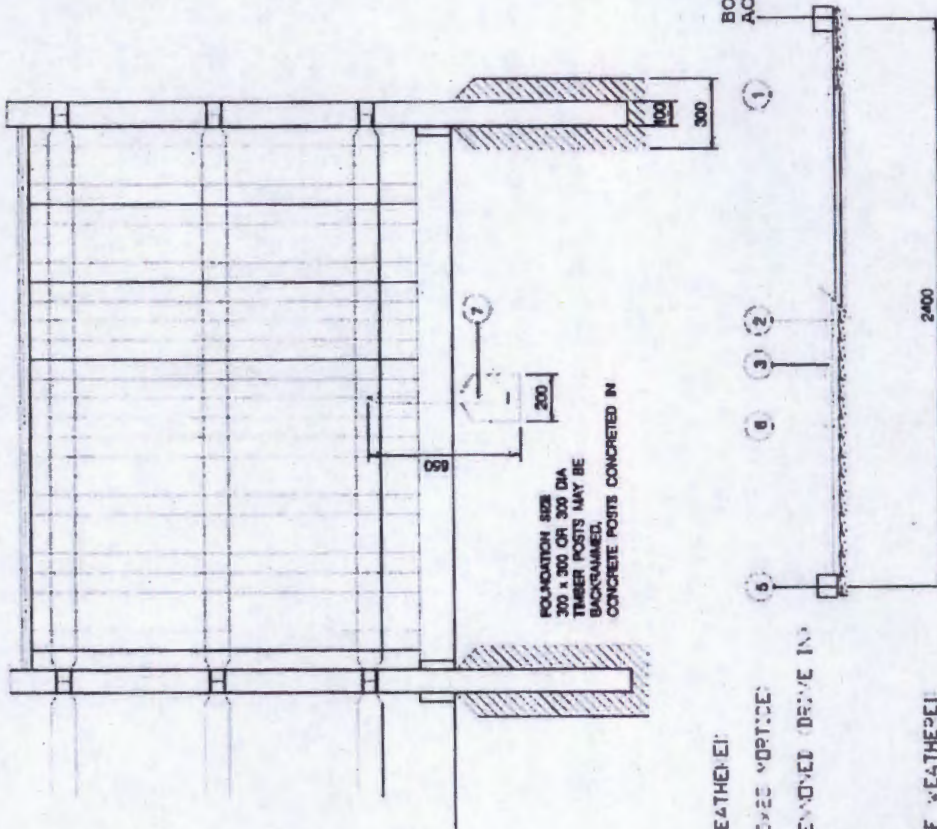
<b>LAST &amp; TRICKER</b> PARTNERSHIP ARCHITECTURAL & INTERIOR DESIGNERS	
3 Lower Brook Mews, Lower Brook Street, Ipswich Suffolk IP4 1RA Tel: (01473) 255961 / 233129 Fax: (01473) 233 709 Client:	
Orwell Housing Association Ltd	
Job Description: Proposed Residential Development Lion Barn House, Lion Lane Needham Market, Suffolk, IP6 8NT	
Drawing: Elevation from Maitland Road	
Date: NOV 15	Scale: 1-200 @ A3
Drawn: NB	Rev: -
Job No: 4332	Drawg No: 15

4332/AF1



BOARDS TO CONTINUE  
ACROSS POSTS

DETAILS BASED ON BS1722 Part 5  
TYPE BW 180 A  
ALL TIMBER TREATED TO  
BS5589 CAT A 40 YEAR LIFE  
SPECIES IN ACCORDANCE WITH  
BS5589 CAT A 40 YEAR LIFE



**LEGEND**

- 1-COUNTER RAIL TYPE WEATHERED
- 2-COUNTER RAIL 65x25 (65x25 OPTICE)
- 3-ARRIS RAIL 65x25 TENONED DRIVE IN (65x25 OPTICE)
- 4-TRAVEL BOARD 100x25 (100x25 OPTICE)
- 5-POSTS 200x150x2000 HALF WEATHERED (4 TIES VERTICAL)
- 6-POSTS 200x150x1500 HALF WEATHERED (8 TIES VERTICAL)
- 7-WEATHER EDGE BOARD 100x25 BOARD MIN. 20mm THICK WITH 30mm OVERLAP
- 8-CENTRE STUMP 600x50x50 CUT AT TOP TO FIT BOTTOM RAIL

## MEMBER REFERRAL TO COMMITTEE

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

Planning application reference	3779/15 - Lion Barn House, Maitland Road, Needham Market, IP6 8NZ.
Parish	Needham Market
Member making request	Mike Norris and Wendy Marchant (joint ward members for Needham Market & Badley Ward).
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	Application site is located within Needham Market Flood Zone 1. Proposal is contrary to Local Plan Policy SB2 (Development appropriate to its setting) – Economic Development have expressed a preference for commercial use rather than residential. Also contravenes Policy H16 (Protecting existing residential amenity), in respect of existing residential properties in the immediate area.
13.4 Please detail the clear and substantial planning reasons for requesting a referral	i) The increased risk of flooding due to recent weather patterns – Flint Cottage in Coddenham Road nearby is frequently flooded. ii) Economic Development have supported the view of the Town Council that development on the site should reflect a commercial or industrial use similar to its surroundings (local knowledge indicates that the existing property on the site was built as the night watchman's house when Lion Barn Industrial Estate was first developed). iii) Overlooking and overbearing effect on residential properties opposite in Pinecroft Way, as the proposed 3 storey development is orientated in a different direction to that of the existing 2 storey building.
13.5 Please detail the wider District and public interest in the application	Please see the response to 13.3 above.
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	We have both as ward members had regular contact with the case officer, Rebecca Biggs, both in person and by email, in respect of this application. Should the decision be that the case officer is minded to refuse the application we are content that the application is determined at delegated officer level.



## Consultee Comments for application 3779/15

### Application Summary

Application Number: 3779/15

Address: Lion Barn House, Maitland Road, Needham Market IP6 8NZ

Proposal: Demolition of existing house and erection of 11 flats for affordable rent with associated vehicular access and external works

Case Officer: Rebecca Biggs

### Consultee Details

Name: Mr kevin hunter

Address: town council office, school street, needham market IP6 8BB

Email: clerk@needhammarkettc.f9.co.uk

On Behalf Of: Needham Market Town Clerk

### Comments

Needham Market Town Council recommends refusal of the application on the following grounds:

The proposed development is contrary to MSDC Local Plan Policy sb2.

An increase in residential accommodation on the proposal site is incompatible and inappropriate to its setting, which is adjacent to a large and vibrant industrial estate. The site is considerably more suitable for commercial or industrial use in keeping with its location.

The scale of development would create an increase in traffic movement which would have an adverse impact on road safety. Safety of pedestrians would also be compromised in view of the lack of pedestrian footpaths serving the location.

The proposed development is contrary to MSDC Local Plan Policy gp1.

The scale of the proposed development does not respect the scale and density of surrounding development. The nearest residential development is a well spaced mix including low rise and the scale and height of the proposed development would neither compliment nor balance with it.

The Town Council noted a surprising statement in the accompanying 'Environmental noise Assessment' concerning acceptable/good noise levels to meet the recommendations from WHO criteria for internal noise."....This exceeds the criterion by 5 dB. Instead it will be necessary to have closed windows with trickle ventilation (although of course, windows can be opened for rapid ventilation and cooling if desired).

The Town Council maintains that the site should reflect a Commercial or Industrial use similar to

it's surroundings rather than any form of residential development which would be paramount to building a 'ghetto'.

Historically, the original development of the site was to accommodate the need for a night watchman to be on site and provide security at the time when the initial phase of the Lion Barn Industrial development took place.

**From:** David Pizzey  
**Sent:** 03 November 2015 11:26  
**To:** Rebecca Biggs  
**Cc:** Planning Admin  
**Subject:** 3779/15 Lion Barn House, Needham Market.

Rebecca

The trees affected by this proposal are of insufficient amenity value to warrant being a constraint.

David

**David Pizzey**  
Arboricultural Officer  
Hadleigh office: 01473 826662  
Needham Market office: 01449 724555  
[david.pizzey@babberghmidsuffolk.gov.uk](mailto:david.pizzey@babberghmidsuffolk.gov.uk)  
[www.babergh.gov.uk](http://www.babergh.gov.uk) and [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)  
Babergh and Mid Suffolk District Councils - Working Together

**From:** David Harrold  
**Sent:** 04 November 2015 09:01  
**To:** Planning Admin  
**Cc:** Rebecca Biggs  
**Subject:** Plan Ref 3779/15/FUL Lion Barn House, Maitland Road, Needham Market. EH - Land Contamination

Thank you for consulting me on the above application to demolish the existing dwelling and replacing it with flats.

I note the satisfactory enviro screen report and contaminated land questionnaire which do not reveal the likelihood of land contamination.

I can confirm that with respect to land contamination I do not have any adverse comments or objection to the proposed development.

I would, however, request that the applicant/developer remains vigilant throughout the construction phase and that we are contacted in the event of unexpected ground conditions being encountered during construction activity. The developer should be made aware that the responsibility for the safe development of the site lies with them.

David Harrold MCIEH

Senior Environmental Health Officer

**BABERGH/MID SUFFOLK DISTRICT COUNCIL****MEMORANDUM**

TO: Rebecca Biggs

FROM: David Harrold, Environmental Protection Team      DATE: 3 November 2015<sup>A</sup>

YOUR REF: 3779/15/FUL

SUBJECT: Lion Barn House, Maitland Road, Needham Market

---

Thank you for consulting me on the above application and in particular the Environmental Noise Report (ENR) by Sound Acoustics, dated 14th October 2015

The report advises that the proposed development will be located in a noisy industrial and trafficked area where average daytime and night time noise levels are likely to exceed the limits suggested by BS 8233 as being acceptable for internal living spaces unless windows remain closed for most of the time.

The National Planning Policy Framework (NPPF) and relevant Planning Practice Guidance (PPG) recommend that planning decision should be avoided where the perception of noise is noticeable and disruptive and such that it has a significant adverse impact. However, neither the NPPF nor the Noise Policy Statement for England (NPSE) expects noise to be considered in isolation to other social, economic and environmental benefits. PPG also states:

“The planning process should avoid this (*significant adverse effects*) occurring, by using appropriate mitigation....”

And

“Such decisions must be made taking into account the economic and social benefit of the activity...”

In mitigation Sound Acoustics have calculated that double glazing with trickle ventilation will achieve the noise criteria for habitable rooms. Some rooms may require ventilation to be acoustically rated depending on the total ventilation area required.

This combined with solid (acoustic) fencing on the north east and south east boundaries, will achieve a reasonable noise climate for habitation.

I would advise you that these mitigation measures can be regarded as appropriate if you consider there are significant wider social and economic benefits of the development.

I would therefore recommend the following condition, should approval be granted:

The residential accommodation shall be constructed so as to provide sound insulation against external noise to achieve internal noise levels not exceeding 30 dB LAeq (night) and 45 dB L<sub>Amax</sub> (measured with F time weighting) for bedrooms, and 35 dBA LAeq (day) for

other habitable rooms, with windows shut and other means of ventilation provided. Where external private amenity space is provided it shall be designed to achieve a level not exceeding 55 dB LAeq (day).

Construction of the residential premises shall not commence until a scheme demonstrating the achievement of these standards has been submitted to the Local Planning Authority and approved in writing.

Reason: To avoid any significant adverse impacts from external noise on the occupiers and habitation of the proposed dwellings.

David Harrold MCIEH

Your Ref: MS/3779/15  
Our Ref: 570\CON\3376\15  
Date: 10/11/2015  
Highways Enquiries to: kyle.porter@suffolk.gov.uk

89.



**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:** Rebecca Biggs

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3779/15**

**PROPOSAL:** Demolition of existing house and erection of 11 flats for affordable rent with associated vehicular access and external works

**LOCATION:** Lion Barn House, Maitland Road, Needham Market, Ipswich, Suffolk

Whilst SCCs previous concerns regarding refuse collections have not been addressed, on balance SCC cannot justify recommending refusal solely on that reason alone. Therefore, 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 AL 5**

Condition: No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DM03; and with an entrance width of 4.5m. Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

**2 P 1**

Condition: The use shall not commence until the area(s) within the site shown on Drwg No: 8 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.

**3 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.

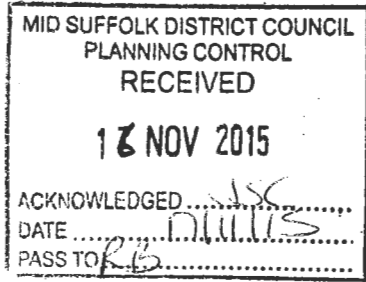
90.

Yours sincerely,

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



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Ms Rebecca Biggs  
Mid Suffolk District Council  
Planning Policy  
131, Council Offices High Street  
Needham Market  
Ipswich  
IP6 8DL

Our ref: AE/2015/119791/01-L01  
Your ref: 3779/15  
Date: 16 November 2015

Dear Ms Biggs

**DEMOLITION OF EXISTING HOUSE AND ERECTION OF 11 FLATS FOR AFFORDABLE RENT WITH ASSOCIATED VEHICULAR ACCESS AND EXTERNAL WORKS. LION BARN HOUSE, MAITLAND ROAD, NEEDHAM MARKET.**

Thank you for your consultation received on 28 October 2015. We have inspected the application, as submitted, and have no objection to the planning application, providing that you are satisfied that the development would be safe for its lifetime and you assess the acceptability of the issues within your remit. Our detailed comments on flood risk and protection of the water environment are provided below.

**Flood Risk – Combined Fluvial and Surface Water**

Our maps show the site is located in Flood Zone 3, the high probability zone. However, please note that we now have new modelled flood information which supersedes the current published flood zone map. The applicant has used this information in the FRA submitted with this planning application.

This information demonstrates that the majority of the site lies within Flood Zone 1, the low probability zone. However, it is a dry island surrounded by Flood Zone 2. A small part of the site (low south-western edge) lies in Flood Zone 2, the medium probability zone. The access/egress route is within Flood Zone 2 and 3.

The proposal is considered to be a 'more vulnerable' development use in Table 2: Flood Risk Vulnerability Classification of the Planning Practice Guidance: Flood Risk and Coastal Change. It is therefore necessary for the application to pass the Sequential and Exception Tests and to be supported by a site-specific Flood Risk Assessment (FRA), which can demonstrate that the 'development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk

elsewhere, and, where possible, will reduce flood risk overall'.

### **Sequential and Exception Test**

The requirement to apply the Sequential Test is set out in Paragraph 101 of the National Planning Policy Framework. The Exception Test is set out in paragraph 102. These tests are your responsibility and should be completed before the application is determined.

### **Flood Risk Assessment**

An FRA prepared by MTC Engineering, referenced 1620-FRA Rev A and dated October 2015, has been submitted. We therefore have no objection to the planning application, providing that you are satisfied that the development would be safe for its lifetime and you assess the acceptability of the issues within your remit. The important points from the FRA are:

- GPS verified topographic survey has been included.
- The site is on a 'dry island'.
- There will be safe refuge within the building, as the finished ground floor level is above the fluvial 1 in 1000 year flood level, including allowances for climate change.
- Compensatory flood storage is not required, as there is no loss of floodplain.
- The site is not defended.
- There is no dry access/egress route during the 1 in 100 year flood event.
- A Flood Response Plan has not been submitted with this FRA.

These points are expanded upon within the Flood Risk technical appendix.

### **Flood Risk Responsibilities for your Council**

We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.

- Sequential Test;
- Exception Test;
- Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements);
- Safety of the building;
- Flood recovery measures (including flood proofing and other building level resistance and resilience measures);
- Whether insurance can be gained or not;
- Sustainability of the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their

decisions.

To help you with your decision, we have provided further information within a technical appendix on the characteristics of flooding and the mitigation measures proposed to manage this risk, along with more information on the responsibilities for your council.

### **The Water Environment**

The site is underlain by Superficial River Terrace Deposits of sand & gravel, designated as Secondary A Aquifer, that overlie the Chalk Bedrock, designated as Principal Aquifer. The site is situated within a Groundwater Source Protection Zone 2 and within 80m of a surface water drain.

### **Contaminated Land**

The application indicates the previous use of the site to be a residential property and, based on the information provided, its development would appear to pose a low risk to the water environment from land contamination.

We do not consider this site a priority and will not be providing detailed site-specific advice or comments with regards to land contamination.

The developer should address risks to the water environment from any potential contamination at the site, following the requirements of the National Planning Policy Framework and our Guiding Principles for Land Contamination.

### **Advice to Applicant**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) should be carried out until the developer has submitted and agreed a remediation strategy with the local planning authority detailing how this unsuspected contamination will be dealt with. The remediation strategy should be implemented as agreed.

### **Surface Water Management**

Where soakaways or other infiltration systems are proposed for the disposal of surface water, the general requirements are as follows:

1. Soakaways or other infiltration systems shall only be used in areas on site where they will not present a risk to groundwater, with the depth of soakaway kept to a minimum to ensure that the maximum possible depth of unsaturated material remains between the base of the soakaway and the top of the water table, ensuring that a direct discharge of surface water into groundwater is prevented.
2. Soakaways shall not be constructed in land affected by contamination, where they may promote the mobilisation of contaminants and give rise to contamination of groundwater.

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3. Only clean water from roofs shall be directly discharged to soakaway.
4. Systems for the discharge of surface run-off from roads, car parking and public or amenity areas shall incorporate appropriate pollution prevention measures.

### **Sustainability**

Climate change is one of the biggest threats to the economy, environment and society. New development should therefore be designed with a view to improving resilience and adapting to the effects of climate change, particularly with regards to already stretched environmental resources and infrastructure such as water supply and treatment, water quality and waste disposal facilities. We also need to limit the contribution of new development to climate change and minimise the consumption of natural resources.

Opportunities should therefore be taken in the planning system, no matter the scale of the development, to contribute to tackling these problems. In particular we recommend the following issues are considered at the determination stage and incorporated into suitable planning conditions:

- **Overall sustainability**: a pre-assessment under the appropriate Code/BREEAM standard should be submitted with the application. We recommend that design Stage and Post-Construction certificates (issued by the Building Research Establishment or equivalent authorising body) are sought through planning conditions.
- **Resource efficiency**: a reduction in the use of resources (including water, energy, waste and materials) should be encouraged to a level which is sustainable in the long term. As well as helping the environment, Defra have advised that making simple changes resulting in the more efficient use of resources could save UK businesses around £23bn per year.
- **Net gains for nature**: opportunities should be taken to ensure the development is conserving and enhancing habitats to improve the biodiversity value of the immediate and surrounding area.
- **Sustainable energy use**: the development should be designed to minimise energy demand and have decentralised and renewable energy technologies (as appropriate) incorporated, while ensuring that adverse impacts are satisfactorily addressed.

These measures are in line with the objectives of the NPPF, as set out in paragraphs 7 and 93-108, and are supported by Policy CS3 of your adopted Core Strategy. Reference should also be made to the Climate Change section of the draft National Planning Practice Guidance, in particular: "Why is it important for planning to consider climate change?" and "Where can I find out more about climate change mitigation and adaptation?"

<http://planningguidance.planningportal.gov.uk/blog/guidance/>

Additional guidance on considering climate change for this proposal is provided in an appendix at the end of this letter.

We trust this advice is useful.

## Technical Appendix – Sustainability

We suggest the following points are addressed by the applicant to limit the developments impact on the environment and ensure it is resilient to future climate change.

### Water Efficiency

Over the next 20 years demand for water is set to increase substantially yet there is likely to be less water available due to a drier climate and tighter controls on abstraction. To address this new development should be designed to be as water efficient as possible. This will not only reduce water consumption but also reduce energy bills as approximately 24% of domestic energy consumption in the UK goes to heating water (DTI 2002).

Simple solutions such as dual-flush toilets, water-saving taps and showers, water butts and appliances with the highest water efficiency rating should all be included in the development. The use of greywater recycling and rainwater harvesting will achieve a higher efficiency for the development and should be installed wherever possible.

We also recommend that developers consider using equipment on the Water and Energy Technology List, a directory of products which have met an approved water and energy efficiency eligibility criteria.

Any submitted scheme should include detailed information (capacities, consumption rates, etc) on proposed water saving measures. Where rainwater recycling or greywater recycling is proposed, this should be indicated on site plans. Applicants are also advised to refer to the following for further guidance:  
<http://www.water-efficient-buildings.org.uk>, <http://www.water-efficient-buildings.org.uk> and <http://www.savewatersavemoney.co.uk>

### Waste and Resource Management

Waste should no longer be regarded as a problem to be disposed of, but a resource in its own right. The management of waste should be considered early in the design phase and all developments encouraged to follow the Construction Waste Hierarchy of prevention > re-use > recycling > recovery > disposal. Further information on this can be found at [www.defra.gov.uk/publications/files/pb13530-waste-hierarchy-guidance.pdf](http://www.defra.gov.uk/publications/files/pb13530-waste-hierarchy-guidance.pdf).

Measures to be included to reduce construction waste include procedures to prevent the over-ordering of materials, reducing damage to materials before use by careful handling and segregating waste on site into separate skips. The developer should also consider how they will incorporate recycled/recovered materials into the building programme, including the use of secondary and recycled aggregates, and re-use of any on-site demolition waste.

Development design can also facilitate household waste recycling and we would suggest that designs incorporate facilities to aid this in line with local recycling

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that no raising of the ground within the 1 in 100 year plus climate change outline will take place. We are therefore satisfied that there will be no adverse impact upon flood storage.

**Flood Response and Evacuation Plan**

A Flood Response Plan has not been submitted, but the FRA has identified a safe pedestrian route, but no vehicular access/egress. If site users are unable to evacuate, they will be remain stranded on the dry island. We would therefore advise that occupants sign up to flood warnings direct, so that ideally evacuation can occur before flood water reaches the site.

**Flood Risk Responsibilities for your Council**

The following paragraphs provide guidance to assist you in determining matters which are your responsibility to consider.

Safety of People (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements)

You need to be satisfied that the proposed procedures will ensure the safety of future occupants of the development. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs formally consider the emergency planning and rescue implications of new development in making their decisions.

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

Safety of the building

The development has been designed to provide refuge above the predicted flood levels. Given that refuge is identified as a fall back mitigation measure it is important that the building is structurally resilient to withstand the pressures and forces (hydrostatic and hydrodynamic pressures) associated with flood water. We advise that supporting information and calculations are submitted to you to provide certainty that the buildings will be constructed to withstand these water pressures.

Flood recovery measures (including flood proofing and other building level resistance and resilience measures)

We recommend that consideration is given to the use of flood proofing measures to reduce the impact of flooding when it occurs. Both flood resilience and resistance measures can be used for flood proofing.

Flood resilient buildings are designed to reduce the consequences of flooding and speed up recovery from the effects of flooding; flood resistant construction can help

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prevent or minimise the amount of water entering a building. The National Planning Policy Framework confirms that resilient construction is favoured as it can be achieved more consistently and is less likely to encourage occupants to remain in buildings that could be at risk of rapid inundation.

Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Further information can be found in the Department for Communities and Local Government publications 'Preparing for Floods' and 'Improving the flood performance of new buildings'.

#### Whether insurance can be gained or not

It is vital that those ultimately owning any new developments are able to access insurance. Insurance is generally a prerequisite for the vast majority of mortgages, and therefore underpins local housing markets. If insurance is not available, a property could become impossible to buy or sell; therefore it is important that a new development is insurable from a flood risk perspective.

The guidance note produced by the Association of British Insurers (ABI), which complements the NPPF, includes a number of key recommendations. One of these is to ensure that flood risk is mitigated to acceptable levels. The ABI recommends that a risk of no more than a 1 in 100 year annual probability, inclusive of climate change, is necessary to give developments a good chance of accessing flood cover at a competitive price. Preference is given to flood avoidance (i.e. raised floor levels) over flood resistance and resilience measures. This advice should be used to influence the design of the development and used in helping to inform your decision. You may wish to give consideration to the availability of insurance and wider implications on the development, of tidal flooding up to and including the 1 in 200 year return period event inclusive of climate change. The guidance note can be viewed on the ABI's website.

#### Sustainability of the development

The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF recognises the key role that the planning system plays in helping to mitigate and adapt to the impacts of climate change, taking full account of flood risk and coastal change; this includes minimising vulnerability and providing resilience to these impacts. In making your decision on this planning application we advise you consider the sustainability of the development over its lifetime.



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Yours sincerely

**Miss Lizzie Griffiths**  
**Sustainable Places - Planning Advisor**

Direct dial 01473 706820

Direct e-mail [planning.ipswich@environment-agency.gov.uk](mailto:planning.ipswich@environment-agency.gov.uk)

cc Last & Tricker Partnership

**From:** RM Floods Planning  
**Sent:** 24 December 2015 10:40  
**To:** Planning Admin  
**Subject:** RE: Reconsultation on Planning Application 3779/15

FAO Rebecca Biggs

**Demolition of existing house and erection of 11 flats for affordable rent  
with associated vehicular access and external works - Lion Barn House, Maitland Road, Needham  
Market IP6 8NZ**

We have no comments to make on Application 3779/15. The proposal is under 0.5ha and is for one building only (11 flats within), thus isn't listed as major development under Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010).

Kind Regards

***Steven Halls***

Flood and Water Engineer  
Flood and Water Management  
Resource Management  
Suffolk County Council  
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

Tel: 01473 264430  
Mobile: 07713093642  
Email: [steven.halls@suffolk.gov.uk](mailto:steven.halls@suffolk.gov.uk)



## Consultation Response

1	<b>Application Number</b>	3779/15/FUL Lion Barn House, Maitland Road, Needham Market	
2	<b>Date of Response</b>	17.12.2015	
3	<b>Responding Officer</b>	Name:	Julie Abbey-Taylor
		Job Title:	Corporate Manager – Strategic Housing
		Responding on behalf of...	Strategic Housing
4	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>No objection subject to all units being made available for 100% nominations to the Council.</p> <p>Propose that the 2 x 2 bed flats meet the HSR size of 61sqm as a minimum.</p> <p>Support the application with the suggested amendments above.</p>	
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The application for 11 flats does not trigger the threshold for affordable housing contributions in Needham Market in accordance with Mid Suffolk's Core Strategy document; however the scheme is being brought forward by a Registered Provider and is proposed for 100% affordable housing.</p> <p>Of the 11 flats, 2 flats are 2 bed roomed; the remainder are 1 bed roomed 2 person units.</p> <p>In comparison to the Housing Standards Review published by the Government (DCLG) in March 2015. The recommended gross internal floor area for a 1 bed 2 person flat is 50 sqm and for a 2 bed 3 person flat it is 61sqm.</p> <p>The sqm figures on the plans state a structural size of 47 sqm to 50.0 sqm for the 1 bed flats and 57sqm for the 2 bed flats.</p> <p>The flat sizes do match with the previous Housing Quality Standards required by the Homes &amp; Communities Agency but space standards have increased slightly with the publication of the HSR. It is worth noting that the new standards are not mandatory.</p> <p>The council would normally require the 2 bed flats to be suitable for 4 persons i.e. 2 adults and 2 children.</p>	
6	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection)  If concerns are raised, can they be overcome with	<p>Recommend that <b>All</b> 2 bed flats to provide for 4 person occupation. The proposed 2<sup>nd</sup> bedrooms are smaller than we would like to see. As the proposal is close to the town centre and station it is quite feasible that Older people may choose to bid for these flats and are more likely to down size from a larger family house if bedrooms are of a good size.</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

	changes? Please ensure any requests are proportionate	
7	<b>Recommended conditions</b>	See box 4

**Housing need information.**

This scheme would be available to meet district wide housing need. There are in the region of 900 households on the Council's housing register for Mid Suffolk currently and 90 applicants expressing a local connection to Needham Market. There has been a small number of affordable homes built in the town over the last 5 years but insufficient to meet demand. This scheme represents 11 affordable rented homes which will be in high demand.

**From:** BMSDC Economic Development  
**Sent:** 25 November 2015 16:54  
**To:** Planning Admin  
**Cc:** BMSDC Economic Development  
**Subject:** RE: Consultation on Planning Application 3779/15

Please see below consultee comments from Economic Development Mid Suffolk in respect of the above application for demolition of 1 no. residential unit and development of 11 no. affordable flats with associated parking.

We do not support this application for the demolition and redevelopment of this site located on at the western edge of Lion Barn Yard Industrial Estate in Needham Market and we would like to recommend refusal of the application.

The land, an established industrial estate, was a legacy site inherited by Mid Suffolk District Council that included a mortuary and this site occupied at the time by a Council housing tenant. This tenant subsequently exercised their right to buy option to acquire the freehold interest in the property. The Mid Suffolk Local Plan 1998 included the site within the employment land designation for Lion Barn Yard Industrial Estate, this was not amended in subsequent reviews or by the Core Strategy. We believe that the designation of the land for employment use should be upheld, primarily due to the location of the site as it is bounded on three sides by industrial uses (B2), the N.W. boundary forming road frontage to Lion Lane. We are concerned that siting high density residential uses in this location could cause considerable noise nuisance to potential residents as well as constraining employment uses within existing business premises. The access/egress to and from the site is proposed as Maitland Road which is busy throughout the day but particularly during peak commuting times. In addition the junction of Maitland Road with Lion Lane is also busy as is the southern junction of this road to the B1113 and the pinch point to the north under the low level bridge (access to A14).

The planning application appears to include a triangle of land that does not form part of the registered title for the site (as submitted as a part of the planning application) and would like to note our concern that this has been brought to the attention of the registered landowner.

We do not have any recommendations as this site is not suitable for high density affordable housing, particularly as it could prejudice the future of established businesses.

Trust that this is acceptable and our apologies that this response is only just within identified consultation period.

Delia Cook  
Economic Development Officer  
DD : 01449 724786

**Economic Development**  
**Babergh and Mid Suffolk District Councils working together**

Your ref: 3779/15  
 Our ref: Needham Market – Lion Barn House,  
 Maitland Road 00043604  
 Date: 13 November 2015  
 Enquiries to: Neil McManus  
 Tel: 01473 264121 or 07973 640625  
 Email: [neil.mcmanus@suffolk.gov.uk](mailto:neil.mcmanus@suffolk.gov.uk)

Ms Rebecca Biggs,  
 Planning Services,  
 Mid Suffolk District Council,  
 Council Offices,  
 131 High Street,  
 Needham Market,  
 Ipswich,  
 Suffolk,  
 IP6 8DL

Dear Rebecca,

**Needham Market: Lion Barn House, Maitland Road IP6 8NZ - developer contributions**

I refer to the planning application for the demolition of existing house and erection of 11 flats for affordable rent with associated vehicular access and external works.

Mid Suffolk's Core Strategy Focused Review was adopted on 20 December 2012 and contains a number of references to delivering sustainable development including infrastructure e.g. Strategic Objective S06, Policy FC 1 and Policy FC 1.1.

I set out below Suffolk County Council's corporate views, which provides our infrastructure requirements associated with this scheme which needs to be considered by Mid Suffolk. The county council will need to be a party to any sealed Section 106 legal agreement if it includes obligations which are its responsibility as service provider. Without the following contributions being agreed between the applicant and the local authority, the development cannot be considered to accord with relevant national and local policies.

The National Planning Policy Framework (NPPF) sets out in paragraphs 203 – 206 the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and,
- c) Fairly and reasonably related in scale and kind to the development.

Please also refer to the adopted 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' which sets out the agreed approach to planning obligations with further information on education and other infrastructure matters in the topic papers.

In March 2015, Mid Suffolk District Council formally submitted documents to the Planning Inspectorate for examination under Regulation 19 of the Community Infrastructure Levy Regulation 2010 (as amended). Mid Suffolk are required by Regulation 123 to publish a list

of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL.

The current Mid Suffolk 123 List, dated November 2014, includes the following as being capable of being funded by CIL rather than through planning obligations:

- Provision of passenger transport
- Provision of library facilities
- Provision of additional pre-school places at existing establishments
- Provision of primary school places at existing schools
- Provision of secondary, sixth form and further education places
- Provision of waste infrastructure

In terms of CIL regulation 123 regarding pooling restrictions I can confirm that there have not been 5 or more planning obligations relating to the infrastructure requests set out in this letter.

1. **Education.** Refer to the NPPF paragraph 72 which states 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'.

The NPPF at paragraph 38 states 'For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.'

SCC would anticipate the following **minimum** pupil yields from a development of 11 dwellings (taking into account the type), namely:

- a. Primary school age range, 5-11: 1 pupil. Cost per place is £12,181 (2015/16 costs).
- b. Secondary school age range, 11-16: 0 pupils. Cost per place is £18,355 (2015/16 costs).
- c. Secondary school age range, 16+: 0 pupils. Costs per place is £19,907 (2015/16 costs).

The local catchment schools are Needham Market Bosmere Primary School and Stowmarket High School.

Based on existing forecasts SCC will have no surplus places available at the catchment primary school to accommodate the pupil forecast to arise from this scheme. Based on this current position SCC will require a capital contribution towards providing additional education facilities for the 1 pupil arising, at a total cost of £12,181 (2015/16 costs).

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once the Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from completion of the development to spend the contribution on education provision.

Clearly, local circumstances may change over time and I would draw your attention to paragraph 12 where this information is time-limited to 6 months from the date of this letter.

2. **Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds. From these development proposals SCC would anticipate up to 1 pre-school pupil arising at a cost of £6,091 per place.
3. **Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
  - a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
  - b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
  - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
  - d. Routes to children's play spaces are safe and accessible for all children and young people.
4. **Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be coordinated by Suffolk County Council FAO Andrew Pearce.



Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014.

5. **Libraries.** The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A contribution of £216 per dwelling is sought i.e. £2,376, which will be spent on enhancing provision at Needham Market Library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of  $(30 \times £3,000) = £90,000$  per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling. Refer to the NPPF 'Section 8 Promoting healthy communities'.
6. **Waste.** Site waste management plans have helped to implement the waste hierarchy and exceed target recovery rates and should still be promoted. The NPPF in paragraph 162 requires local planning authorities to work with others in considering the capacity of waste infrastructure. A waste minimisation and recycling strategy needs to be agreed and implemented by planning conditions. Refer to the Waste Planning Policy Statement, the Suffolk Waste Plan and the Joint Municipal Waste Management Strategy in Suffolk.

SCC would request that where possible waste bins and garden composting bins will be provided before occupation of each dwelling and this will be secured by way of a planning condition. SCC would also encourage the installation of water butts (where possible) connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.

7. **Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic population. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the local planning authority's housing team to identify local housing needs.
8. **Sustainable Drainage Systems.** Refer to the NPPF 'Section 10 Meeting the challenges of climate change, flooding and coastal change'. On 18 December 2014 there was a Ministerial Written Statement made by The Secretary of State for Communities and Local Government (Mr Eric Pickles). The changes took effect from 06 April 2015.

"To this effect, we expect local planning policies and decisions on planning applications relating to major development - developments of 10 dwellings or more; or equivalent non-residential or mixed development (as set out in Article 2(1) of the

Town and Country Planning (Development Management Procedure) (England) Order 2010) - to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

Under these arrangements, in considering planning applications, local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate."

9. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. We would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow us to make final consultations at the planning stage.
10. **Superfast broadband.** SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.
11. **Legal costs.** SCC will require an undertaking from the applicant for the reasonable legal costs associated with any work undertaken on a S106A, whether or not the matter proceeds to completion.
12. The above information is time-limited for 6 months only from the date of this letter.

I consider that the contributions requested are justified and satisfy the requirements of the NPPF and the Community Infrastructure Levy (CIL) 122 & 123(3) Regulations.

Yours sincerely,



Neil McManus BSc (Hons) MRICS  
Development Contributions Manager  
Strategic Development – Resource Management

cc Neil Eaton, Suffolk County Council  
Andrew Pearce, Suffolk County Council  
Floods Planning, Suffolk County Council

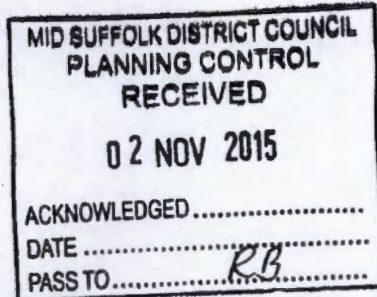


**Suffolk Fire and Rescue Service**

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: 3779/15  
Our Ref: FS/F216174  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>



Date: 29/10/2015

Dear Sirs

**Lion Barn House, Maitland Road, Needham Market, Suffolk, IP6 8NT**  
**Planning Application No: 3779/15**

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.

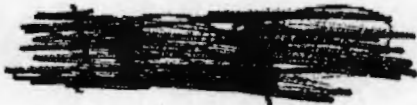
Continued

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, dark, irregular redaction mark covering the signature area.

Mrs A Kempen  
Water Officer

Copy; Last and Tricker Partnership, Mr Martin Last, 3 Lower Brook Mews, Lower Brook Street, Ipswich, Suffolk, IP4 RA

Enc; Sprinkler letter, flood letter

**MID SUFFOLK DISTRICT COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE A – 3<sup>rd</sup> FEB 2016**

**INDEX TO LATE REPRESENTATIONS/SUPPLEMENTARY PAPERS**

<b><u>ITEM</u></b>	<b><u>REF. NO</u></b>	<b><u>REPRESENTATION FROM</u></b>	<b><u>SUMMARY/COMMENTS</u></b>	<b><u>CASE OFFICER</u></b>	<b><u>PAGE NO</u></b>
1	3886/15	Planning Officer	Copy of Decision Notice for Application 3410/10 for Finborough School	LE	1 - 8
1	3886/15	Planning Officer	Revised Recommendation	LE	9
3	4060/15	Heritage Officer	Consultation Comment	RB	10 - 11
3	4060/15	Suffolk Fire & Rescue Service	Consultation Comment	RB	12 - 13
4	3779/15	Brockford Accident & Repair Centre Ltd	Objection Comment	RB	14 - 17
4	3779/15	Anglian Water	Consultation Comment	RB	18 – 20
4	3779/15	SCC Highways	Consultation Comment	RB	21 – 23

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

**PLANNING PERMISSION  
Town and Country Planning Act 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2010**

Date of Application: November 2, 2010 REFERENCE: 3410 / 10  
Date Registered: January 27, 2011

Documents to which this decision relates: Application Form (as amended by revised ownership certificate received on 24 January 2011); Design and Access Statement; Landscape & Visual Impact Assessment; Biodiversity Statement; Flood Risk & Drainage Assessment; Lighting Assessment; Engineering Operations statement; Environmental Noise Assessment; Parking Assessment; Tree Survey, Arboricultural Implication Assessment & Method Statement; Renewable Energy Assessment; Sports Facility Redevelopment Assessment; Resource and Sustainability Assessment; Transport Assessment; drawing no's. 16/G, 17/D, 18/C, 19/C, 20/B, 21/A, 24/A, 25/A and unnumbered colour plan of elevations all received on 02 November 2010. Drawing no's. 13/A and 14.4/G received on 27 January 2011.

**CORRESPONDENCE ADDRESS:**

**NAME AND ADDRESS OF APPLICANT:**

The Whitworth Co-Partnership LLP  
18 Hatter Street  
Bury St Edmunds  
Suffolk  
IP33 1NE

Finborough School  
Finborough Hall  
Great Finborough  
Stowmarket  
Suffolk  
IP14 3EF

**PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:**

Erection of Class C2 sports hall (with ancillary community use) and associated engineering works.

- Finborough School, Finborough Hall, Great Finborough

The Council, as local planning authority, hereby gives notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions:

**1. TIME LIMIT FOR COMMENCEMENT**

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

*Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

## 2.

### 2. LIST OF APPROVED PLANS AND DOCUMENTS

The development hereby permitted shall be carried out in accordance with the following approved documents, or such other drawings/documents as may be approved in writing pursuant to other conditions attached to this permission or as non-material amendments following an application made in that regard:

Application Form (as amended by revised ownership certificate received on 24 January 2011); Design and Access Statement; Landscape & Visual Impact Assessment; Biodiversity Statement; Flood Risk & Drainage Assessment; Lighting Assessment; Engineering Operations statement; Environmental Noise Assessment; Parking Assessment; Tree Survey, Arboricultural Implication Assessment & Method Statement; Renewable Energy Assessment; Sports Facility Redevelopment Assessment; Resource and Sustainability Assessment; Transport Assessment; drawing no's. 16/G, 17/D, 18/C, 19/C, 20/B, 21/A, 24/A, 25/A and unnumbered colour plan of elevations all received on 02 November 2010. Drawing no's. 13/A and 14.4/G received on 27 January 2011.

*Reason - For the avoidance of doubt and in the interests of proper planning of the development.*

### 3. RESTRICTION REGARDING USE

This permission shall only authorise the use of the building hereby permitted for the purposes of a school sports hall within Use Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory instrument re-enacting that Order with or without modification) incorporating ancillary community use as detailed within the Section 106 planning obligation relating to this planning permission, and not for any other use or purpose including any other purpose within Use Class C2.

*Reason - To enable the Local Planning Authority to retain control over the use of the building to ensure that the sports hall continues to be used in a manner appropriate to its countryside location within the grounds the associated school and in the setting of heritage buildings hereabouts, in the interests of sustainability and safeguarding both heritage and local amenity interests including residential amenity within the locality.*

### 4. RESTRICTION ON HOURS OF OPERATION FOR COMMUNITY USE

This permission shall only authorise the use of the hereby permitted school sports hall for ancillary community use purposes as detailed within the Section 106 planning obligation relating to this planning permission on not more than two evenings in any one week between Monday to Friday and not before 6.00 pm on any such day or after 10.30pm on the same day.

*Reason - To safeguard other community facilities in the locality whilst enabling reasonably appropriate ancillary community access at times consistent with normal school activities. To safeguard the amenities including residential amenities within the locality from inappropriate activities and disturbance at normally quieter times of day.*

### 5. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORK - DETAILS OF MATERIALS

No construction work shall be commenced until precise details of the manufacturers,

3.

types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise first agreed in writing by the Local Planning Authority.

*Reason – To secure an orderly and well designed development sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.*

6. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORK - CONSTRUCTION MANAGEMENT**

Prior to the commencement of any construction work, details of the construction methodology and timetable through to first occupation shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:

- a) Details of the hours of work / construction of the development within which such operations shall take place and the hours within which delivery / collection of materials for the said construction shall take place at the site.
- b) Details of the storage of construction materials on site, including designated areas for storage and maximum storage height and post construction remediation of those areas.
- c) Management of construction vehicles, staff traffic and temporary parking on site.
- d) Details of any protection measures for public rights of way affected by the development.
- e) Details of any temporary means of access to the site during the construction phase together with remediation measures post construction phase.
- f) Details of the scheduled timing / phasing of development through the overall construction period.

The construction shall at all times be undertaken in accordance with the agreed methodology and timetable unless otherwise agreed in writing by the Local Planning Authority.

*Reason - To minimise detriment to nearby residential and general amenity and to safeguard the setting of heritage assets in the locality.*

7. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORK - PHASING PLAN**

Development shall not begin until a phasing plan for the development has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter proceed in accordance with the approved plan except as may otherwise be agreed in writing by the Local Planning Authority.

*Reason – To enable the Local Planning Authority to secure an orderly, suitably phased and well designed development in accordance with the character and appearance of the locality and setting of heritage assets hereabouts and in accordance with the Mid Suffolk Local Plan and Core Strategy.*



**8. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORK - FIRE SAFETY**

No work of construction shall be commenced until details of steps to be taken to ensure the safety of the building and occupants by the implementation of a fire safety strategy and methodology have been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented at such time and in such manner as may be specified and approved and all works shall be carried out in accordance with the approved methodology.

*Reason – In the interests of the good design and the preservation of the building and its occupants in the event of fire hazards.*

**9. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORK - FOUL AND SURFACE WATER DRAINAGE**

No work of construction shall commence until full details of foul and surface water drainage have been submitted to and agreed in writing by the Local Planning Authority. No part of the development shall be first occupied or brought into use until the agreed method of foul and surface water drainage has been fully installed and is functionally available for use.

*Reason - To safeguard the ground water environment and minimise the risk of flooding.*

**10. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - LANDSCAPING SCHEME**

No development shall take place until a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels, has been submitted to and approved in writing by the Local Planning Authority.

*Reason – In the interests of visual amenity and the character and appearance of the area.*

**11. TIMESCALE FOR LANDSCAPING**

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the landscaping details approved pursuant to Condition 10 shall be carried out in full during the first planting and seeding season (October to March inclusive) following the commencement of the development, or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, are seriously damaged or seriously diseased within a period of 5 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

*Reason - To ensure that the approved landscaping scheme has sufficient time to establish in the interests of visual amenity and the character and appearance of the area.*

12. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - TREE PROTECTION**

No development shall take place until the existing trees on the site have been protected in accordance with the approved Tree Survey, Arboricultural Implications Assessment & Method Statement dated 20/07/2010. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Any trees dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with trees of appropriate size and species during the first planting season following the death of, or severe damage to the trees, or in accordance with such other arrangement as may be agreed in writing with the Local Planning Authority.

*Reason – For the avoidance of damage to existing trees in the interests of visual amenity and the character and appearance of the area.*

13. **REQUIREMENT RE: BIODIVERSITY**

The development hereby permitted shall be undertaken in all respects in accordance with the recommendations within section 5.2 of the Biodiversity Statement by Adonia Ecology received on 02 November 2010 unless otherwise first agreed in writing by the Local Planning Authority.

*Reason - In order to safeguard protected wildlife species and their habitats.*

14. **RESTRICTION ON LAYING OF SERVICE PIPES, CABLES ETC**

There shall be no laying of pipes, conduits, wires, drains or other underground services within the site save as may be agreed in writing by the Local Planning Authority prior to the commencement of construction. Such pipes, conduits, wires, drains or other underground services shall be laid and implemented strictly in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

*Reason - In order to safeguard affected tree assets within the locality of the development.*

15. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - NOMINATION OF ARBORIST AND ARBORICULTURAL REPORTING TIMETABLE**

No development shall be commenced until an arborist has been nominated by the developer and approved in writing by the Local Planning Authority to undertake that function. The arborist shall ensure that all tree works and tree protection matters are carried out in accordance with the approved Tree Survey, Arboricultural Implications Assessment & Method Statement dated 20/07/2010 (or such revision thereto that shall previously have been submitted to and approved in writing by the Local Planning Authority) and shall submit regular inspection reports on the progress of tree works and protection measures to the Local Planning Authority at intervals that shall previously have been agreed in writing with that Authority.

*Reason - In order to ensure that issues relating to tree protection and other arboricultural works are adequately supervised.*

**16. RESTRICTION RE: EXTERNAL LIGHTING**

There shall be no means of external illumination installed and/or operated in relation to the development hereby permitted except in accordance with the approved Lighting Assessment and drawing no. 20/B received on 02 November 2010, unless the Local Planning Authority first agrees in writing to any variation of the approved details. The operational timings of the external lighting shall furthermore be submitted to approved in writing by the Local Planning Authority prior to the installation of any such lighting, and the lighting shall thereafter be operated strictly in accordance with the agreed timings.

*Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area.*

**17. ACTION REQUIRED PRIOR TO FIRST USE - PARKING PROVISION**

The building hereby permitted shall not be brought into use until the areas within the site shown on drawing no. 22 received on 02 November 2010 for the purposes of the manoeuvring and parking of vehicles has been provided, also in accordance with the Parking Assessment received on 02 November 2010, and made functionally available. Thereafter those areas shall be retained and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles.

*Reason - To ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would otherwise be detrimental to highway safety*

**REASONS FOR APPROVAL:**

1. This permission has been granted having regard to policies

CS2 - DEVELOPMENT IN THE COUNTRYSIDE & COUNTRYSIDE VILLAGES  
 CS4 - ADAPTING TO CLIMATE CHANGE  
 CS3 - REDUCE CONTRIBUTIONS TO CLIMATE CHANGE  
 CS5 - MID SUFFOLKS ENVIRONMENT

of the Mid Suffolk Core Strategy Document, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

2. This permission has been granted having regard to policies

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT  
 CL8 - PROTECTING WILDLIFE HABITATS  
 RT12 - FOOTPATHS AND BRIDLEWAYS  
 HB1 - PROTECTION OF HISTORIC BUILDINGS  
 CL2 - DEVELOPMENT WITHIN SPECIAL LANDSCAPE AREAS  
 T9 - PARKING STANDARDS  
 T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT  
 RT1 - SPORTS AND RECREATION FACILITIES FOR LOCAL COMMUNITIES  
 RT6 - SPORT AND RECREATION FACILITIES IN THE COUNTRYSIDE

SC8 - SITING OF NEW SCHOOL BUILDINGS  
 RT3 - PROTECTING RECREATIONAL OPEN SPACE  
 HB7 - PROTECTING GARDENS AND PARKLAND OF HISTORIC INTEREST

of the Mid Suffolk Local Plan, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

3. This permission has been granted having regard to policies

PPS1 - DELIVERING SUSTAINABLE DEVELOPMENT  
 PPS23 - PLANNING AND POLLUTION CONTROL  
 PPS5 - PLANNING FOR THE HISTORIC ENVIRONMENT  
 PPS7 - SUSTAINABLE DEVELOPMENT IN RURAL AREAS  
 PPS9 - BIODIVERSITY AND GEOLOGICAL CONSERVATION  
 PPG24 - PLANNING AND NOISE  
 PPS25 - FLOOD RISK  
 PPG17 - PLANNING FOR OPEN SPACE, SPORT AND RECREATION  
 PPG13 - PLANNING POLICY GUIDANCE: TRANSPORT

of the Planning Policy Statement, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

#### NOTES:

1. This permission includes conditions precedent. Your development is potentially at risk of enforcement if you do not comply with the terms of any condition which requires you to do something before you commence development / start work. Development which is commenced in breach of a condition is normally unlawful and may not constitute a valid implementation of the permission.
2. ***This planning permission has been granted having regard to a related Section 106 planning obligation which manages ancillary community use of the sports hall. Reference should be made to that planning obligation in conjunction with this decision notice.***
3. **Summary Reason(s) for Approval**  
 The application was considered at Planning Committee B on 19th January 2011. Members considered the agenda report and application together with representations and public objections together with comments of the ward Member. Members accepted the officers recommendation. The application gave wide to a

range of diverse planning and heritage considerations. Officers considered that those required careful weighing mindful of the statutory duty to consider the desirability of preserving the setting of the listed Hall. In this respect officers were mindful of Conservation Officer comments. In the particular circumstances planning officers took the view that the building has the potential to make a positive contribution to the economic vitality and sustainability of the School and to enhance community cohesiveness in a sustainable manner. Committee concurred with the Officers conclusion that, subject to an executed Section 106 being secured and the conditions recommended, there are wider public benefits which can be secured and which critically weigh in favour of the proposal.

This relates to document reference: 3410 / 10

**Signed:** Philip Isbell  
Professional Lead Officer  
Planning Services

**Dated:** April 28, 2011

**MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET,  
IPSWICH IP6 8DL**

**Planning Officer – 3886/15 Revised Recommendation:**

To delegate to the Development Management Corporate Manager to Grant Planning Permission subject to the completion of a satisfactory Section 106 Planning Obligation to secure:

- Use of the sports hall two evenings per week 6pm until 10:30pm (Monday to Friday) and 6pm until 00:00 (Midnight) by the local community.

That Full Planning Permission be Granted subject to the following conditions:

- Time limit for implementation
- Approved plans
- Restriction on use
- Restriction on hours of operation 8am to 10:30 pm Monday to Friday
- Restriction on hours Saturday and Sunday 8am to 00:00 (Midnight)
- Parking provision as agreed under 3410/10
- External illumination as agreed under 3410/10
- No amplified music after 10:30 and before 08:00 (Monday to Friday) and after 23:30 and before 08:00 (Saturday and Sunday)
- Music based entertainment noise shall not exceed 38dBA when measured 1 metre from the facade of any neighbouring noise sensitive dwelling or premises.
- Noise limit on music based entertainment
- Details of a sound limiting device to be agreed
- Submission of a noise management scheme/policy to be agreed
- The number of music based entertainment to be limited to 30 events per calendar year and no more than one event within any one week period.
- No fireworks or Chinese lanterns to be released.
- Submission of a parking management scheme to be agreed



## HERITAGE COMMENTS

**Application No.:** 4060/15

**Proposal:** Conversion of agricultural barn to dwelling. Erection of single storey side and rear extensions, following demolition of existing outbuilding and lean-to structures.

**Address:** Inghams Farm, Nettlestead Road, Little Blakenham IP8 4LR

**Date:** 28th January 2016

## SUMMARY

1. The Heritage Team considers that the proposal is broadly acceptable in principle and would not result in harm to the significance of the undesignated heritage asset or to the rural character of the surrounding area.
2. The Heritage Team makes a number of specific recommendation concerning conditions, details of which are set out below.

## DISCUSSION

I visited this site and gave pre-application advice. The application building is not listed, nor is it within the curtilage of any listed building and neither is the site within a conservation area. The older barn on the site is, however, a heritage asset within the terms of the NPPF, albeit an undesignated one. The conservation issue is the effect on the significance of the historic barn as a heritage asset and the effect on the surrounding countryside, particularly as regards the character and appearance of the converted building and the creation of a new residential curtilage.

The proposed conversion broadly respects the structure, form and character of the original building and new openings appear to have been kept to a minimum. The amount of new extension is acceptable and the new extensions will not dominate the principal historic barn, which will remain the main element on site. The addition of a balcony at first-floor level, because it is an overtly domestic feature out of keeping with the traditional, semi-industrial, agricultural character of the barn, has the potential to be harmful, to the form and character of the barn as a traditional building, its significance as a heritage asset and to the rural character of the surrounding area. Nevertheless, in this case, the setting-back of the balcony well inside the verge of the west gable limits the harmful effect. Provided there is no extension of the first-floor balcony beyond the gable of the barn, which, if permitted, would make this intrusive feature much more obvious and visually prominent, this may be considered acceptable.

Although some details of boundary treatment are given, it has not been possible to ascertain precisely how the new curtilage will be marked out. It is not therefore possible to say whether or not their creation will impose adversely on the setting of the buildings or on the character of the surrounding countryside. I suggest conditions to overcome this issue below.

Suggested conditions:

**Boundary treatments:** a condition requiring details of the specific location, form, design and materials of new boundaries should be imposed.

**Withdrawal of Permitted Development rights:** a number of minor works, including erecting new fences, sheds and other domestic elements, could potentially have an adverse effect on the setting of the heritage asset or on the character of the surrounding countryside. For this reason, if a grant of permission is contemplated, PD rights should be withdrawn.

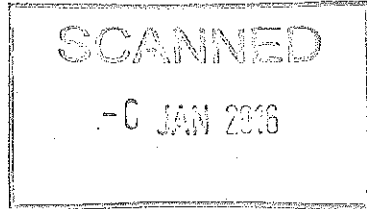
**Fenestration:** few details are given of the joinery, glazing, finishes etc., of new windows and doors, including roof-lights; these should be required by condition.

**Materials (samples):** Samples of the new roofing and facing materials (with the exception of new boarding) should be required by condition.

**Name:** William Wall  
**Position:** Enabling Officer - Heritage



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



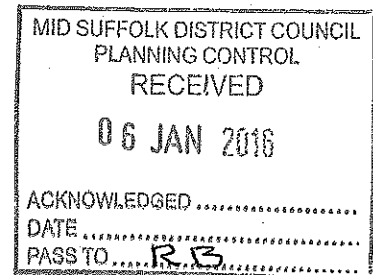
Fire Business Support Team  
Floor 3, Block 2  
Endeavour House  
8 Russell Road  
Ipswich, Suffolk  
IP1 2BX

Your Ref: 15/4060/FUL  
Our Ref: FS/F210288  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 04/01/2016

Dear Sirs

**Inghams Barn, Nettlestead Road, Little Blakenham**  
**Planning Application No: 15/4060/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

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/

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 J Wright, Inghams Farm, Nettlestead Road, Little Blakenham, Ipswich  
IP8 4LR  
Enc: Sprinkler information

Brockford Accident & Repair Centre Ltd

Plot 2, Lion barn Industrial Estate

Needham Market

Ipswich, Suffolk

IP6 8NZ

Development Management Planning Office

Mid Suffolk District Council Offices,

131, High Street

Needham Market

Ipswich, Suffolk

IP6 8DL

30<sup>th</sup> January 2016

Dear Rebecca Biggs (DMP Officer)

**Proposal: Demolition of existing house and erection of 11 flats for affordable rent**

**with associated vehicular access and external works 3779/15**

**Location: Lion Barn House, Maitland Road, Needham Market, IP6 8NZ**

I am writing to you formerly following our telephone conversation this week in which I informed you that the businesses listed below all have major concerns, with the potential impact to their business if this proposal is passed. We do appreciate that you have met your legal responsibility of displaying the planning notice outside this property on 28<sup>th</sup> October 2015, plus you had sent letters to adjacent domestic properties, but made no written consideration to the neighbouring industrial properties that are a vital part of the local economy and employment. Consultation with us is paramount with any planning consideration that you would make.

We are under no misapprehension that the Planning committee have a difficult job in balancing the Government pressures to encourage housing schemes from 'Housing Associations' in meeting the 'Affordable Housing' needs in the town while meeting with objections from neighbouring properties. However, an important aspect of your responsibility is also in considering any new proposed development is sustainable, which must also meet the required test in economic, social and environment terms not only of the proposed site, but also the impact on its surrounding properties.

It was stressed by yourself that we should not use economics as a reason for objection to this proposed site but there is a contradiction in terms when you are proposing and supporting 'Affordable Housing' which is to do with economics. Also, with this particular site, how the defined boundary between domestic and industrial development was breached.

Historically this proposed site was part of a parcel of industrial land to its north, which was all owned by the council and a house was built (now proposed for demolition) to act as a caretakers house so effectively covered by a restricted section 106. When the council sold the council yard for industrial units to be developed, the house was also sold at the preferential Council House discounted figure to the council worker (now deceased). During the occupation of this council worker there was no adverse impact to industrial neighbours because there was no requirement to park off his own property and his previous occupation was for industrial reasons.

We feel there was a lost opportunity at this stage by the council to have put a restricted planning condition prior to disposal of dwelling which would have protected both its industrial neighbours and the public purse. However that opportunity appears to have been missed and we are now very concerned that this historical domestic /industrial divide having been breached, now being made untenable by this proposal for the following reasons.

- 1) Parking nationally runs at 2.2 vehicles per dwelling and you are proposing 12 car park spaces for 11 dwellings, this being only one extra space. Even with 'Affordable Housing' they might only have one vehicle but they are likely to have visitors who will have to park somewhere. If it was Maitland Road, which is an un-adopted road, there is no parking restriction for the public although the industrial unit deeds do impose a parking restriction, thus keeping the Industrial Estate Road clear and safe. It would be totally unacceptable that overspill vehicles from this proposed development would potentially cause restrictions on Heavy Lorry movements conducting collection/deliveries from these Industrial Premises on the estate which is a necessity to maintain a flourishing Industrial area which, from your own admission, Mid Suffolk Council always value!!
- 2) Domestic/Industrial divide is always preferable to mitigate confrontation that invariably happens, but due to historical ineptness or greed, this was not identified and protected against. However this certainly does not set a precedent that this committee should not take its responsibility seriously when considering the impact that not one dwelling but 11 on its thriving Industrial Estate which creates wealth and employment for Mid Suffolk District Council.
- 3) The proposed development will be situated on a dry island within a flood plain, so even though it will be relatively protected against flooding itself, the increased runoff water that will be created by additional roof and hard stand area will adversely affect an already fragile drainage system.

In conclusion you must consider all proposals for 'Affordable Housing' as it is a social responsibility but not at the detriment of businesses that also help your community in creating wealth and employment, potentially reducing the necessity for so many 'Affordable Houses'.

Yours Faithfully

  
M C Ribbons (MD)

Brockford Accident Repair Centre Ltd.

Countersigned:-

- 1) **Key & Pell** - Trevor Gardiner C/O Jonathan French ( MD)

Maitland Road, Lion Barn Indust,Est, Needham Market, Ipswich, Suffolk

- 2) **Hi Spec Powder Coatings Ltd** - Simon Garrett ( Manager)

Unit 3A, Maitland Road, Lion barn Indust,Est, Needham Market, Ipswich, Suffolk

- 3) **Needham Market Fabrications Ltd** - Kevin McCarthy (MD)

Plot 10, Lion Barn Indust Est, Needham Market, Ipswich, Suffolk

- 4) **RSA Geotechnics** - Andy Symis ( Operations Director)

Ashbourne House, 1 Maitland Rod, Needham Market, Ipswich, Suffolk

- 5) **The Lion (Public House** - Martin Hockham ( Owner)

44, Ipswich Road, Needham Market, Ipswich, Suffolk

- 6) **BTS Group Ltd** - Steve Hood ( Fleet Operations Manager)

Maitland Road, Lion Barn Indust, Est, Needham Market, Ipswich, Suffolk

- 7) **J S Page Motor Engineers** - John Page (Owner)

Unit 8, Lion Lane, Needham Market, Ipswich, Suffolk. IP6 8NT

- 8) **CH Air & Pump Services Ltd** - Jerry Cross ( Sales & Administration Manager)

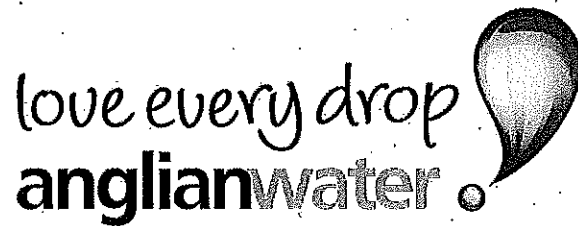
Unit 10, Lion Lane, Needham Market, Ipswich, Suffolk. IP6 8NT

- 9) **Maintain Power Services Ltd** - Richard Jupp (MD)

Unit 7, Lion Lane, Needham Market, Ipswich, Suffolk. IP6 8NT

10) Cooler Sense Ltd - Mark Phipps ( Managing Director)

Unit 1, Lion Lane, Needham Market, Ipswich, Suffolk. IP6 8NT



**Planning Applications – Suggested Informative  
Statements and Conditions Report**

AW Reference: 00010979  
Local Planning Authority: Mid Suffolk District  
Site: Lion Barn House, Maitland Road, Needham  
Market, Barking  
Proposal: Creation of 11 X C3 Dwellings  
Planning Application: 3779/15

**Prepared by Mark Rhodes**

**Date 01 February 2016**

If you would like to discuss any of the points in this document please  
contact me on 01733 414690 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

## ASSETS

### Section 1 – Assets Affected

- 1.1 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

*"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."*

## WASTEWATER SERVICES

### Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Needham Market Water Recycling Centre that will have available capacity for these flows.

### Section 3 – Foul Sewerage Network

- 3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

### Section 4 – Surface Water Disposal

- 4.1 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA).



We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

**Section 5 – Trade Effluent**

5.1 Not applicable

**Section 6 – Suggested Planning Conditions**

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

**Surface Water Disposal (Section 4)**

**CONDITION**

*No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.*

**REASON**

*To prevent environmental and amenity problems arising from flooding.*

**Rebecca Biggs**

---

**From:** Kyle Porter  
**Sent:** 02 February 2016 14:01  
**To:** Rebecca Biggs  
**Subject:** RE: 3779-15  
**Attachments:** ms-3779-15.docx

Hello,

The bin presentation/ refuse collection issue cannot be improved upon what is being proposed on Drawing Number: 8 Revision: A. With the bin presentation area being situated near the access onto Maitland Road, it is obvious that the refuse collection would be on Maitland Road also.

So there would be no refuse collection on Lion Lane which is what we were trying to avoid.

And as this issue has been addressed I would suggest that the conditions stipulated on the updated response be applied as I now feel that the refuse collection issue has been resolved.

Thanks,

Kyle

Your Ref: MS/3779/15  
 Our Ref: 570\CON\3376\15  
 Date: 02/02/2016  
 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:** Rebecca Biggs

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3779/15**

**PROPOSAL:** Demolition of existing house and erection of 11 flats for affordable rent with associated vehicular access and external works

**LOCATION:** Lion Barn House, Maitland Road, Needham Market, Ipswich, Suffolk

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 AL 5**

Condition: No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DM03; and with an entrance width of 4.5m. Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

**2 P 1**

Condition: The use shall not commence until the area(s) within the site shown on Drwg No: 8 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.

**3 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