

Public Document Pack



COMMITTEE:	DEVELOPMENT CONTROL COMMITTEE A
DATE:	WEDNESDAY, 17 MARCH 2021 9.30 AM
VENUE:	VIRTUAL TEAMS VIDEO MEETING

Councillors	
<u>Conservative and Independent Group</u> Matthew Hicks (Chair) Richard Meyer Dave Muller (Vice-Chair) Timothy Passmore	<u>Green and Liberal Democrat Group</u> Rachel Eburne John Field Sarah Mansel John Matthissen

This meeting will be broadcast live to Youtube and will be capable of repeated viewing. The entirety of the meeting will be filmed except for confidential or exempt items. If you attend the meeting in person and make a representation you will be deemed to have consented to being filmed and that the images and sound recordings could be used for webcasting/ training purposes.

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.

AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

- 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 **NA/20/11 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 17 FEBRUARY 2021** 7 - 16
- 6 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

- 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 Referrals 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.

Date and Time of next meeting

Please note that the next meeting is scheduled for Wednesday, 14 April 2021 at 9.30 am.

Webcasting/ Live Streaming

The Webcast of the meeting will be available to view on the Councils Youtube page:
https://www.youtube.com/channel/UCSWf_0D13zmegAf5Qv_aZSg

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Robert Carmichael - committees@babberghmidsuffolk.gov.uk - 01449 724930

Introduction to Public Meetings

Babergh/Mid Suffolk District Councils are committed to Open Government. The proceedings of this meeting are open to the public, apart from any confidential or exempt items which may have to be considered in the absence of the press and public.

Domestic Arrangements:

- Toilets are situated opposite the meeting room.
- Cold water is also available outside opposite the room.
- Please switch off all mobile phones or turn them to silent.

Evacuating the building in an emergency: Information for Visitors:

If you hear the alarm:

1. Leave the building immediately via a Fire Exit and make your way to the Assembly Point (Ipswich Town Football Ground).
2. Follow the signs directing you to the Fire Exits at each end of the floor.
3. Do not enter the Atrium (Ground Floor area and walkways). If you are in the Atrium at the time of the Alarm, follow the signs to the nearest Fire Exit.
4. Use the stairs, not the lifts.
5. Do not re-enter the building until told it is safe to do so.

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 2016 – 2020

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

2. Housing

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

3. Strong and Healthy Communities

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

Strategic Outcomes

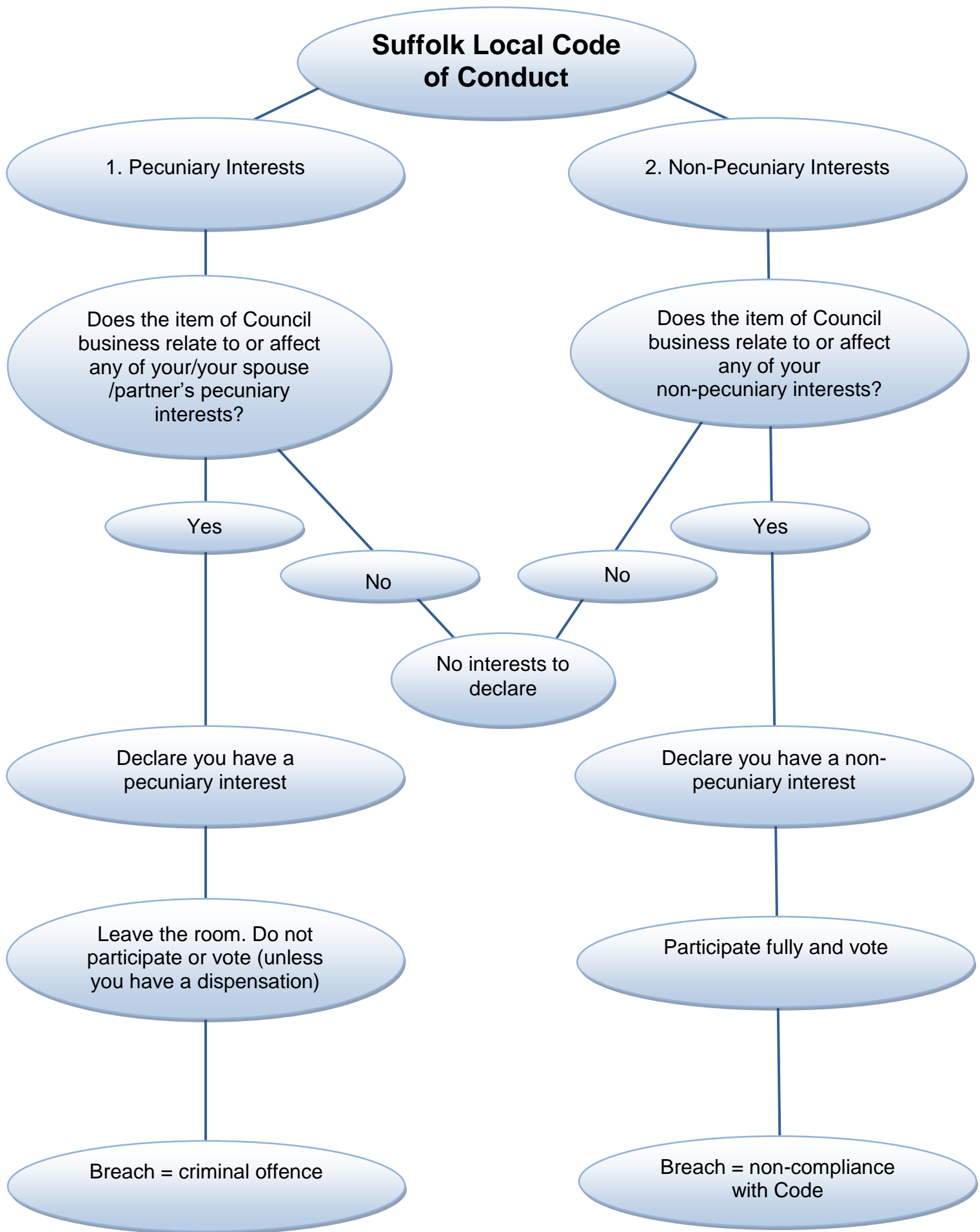
Housing Delivery – More of the right type of homes, of the right tenure in the right place

Business growth and increased productivity – Encourage development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity

Community capacity building and engagement – All communities are thriving, growing, healthy, active and self-sufficient

An enabled and efficient organisation – The right people, doing the right things, in the right way, at the right time, for the right reasons

Assets and investment – Improved achievement of strategic priorities and greater income generation through use of new and existing assets ('Profit for Purpose')



None declared.

50 NA/20/9 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 20 JANUARY 2021

It was resolved that the minutes of the meeting held on 20 January 2021 be confirmed as a true record. The minutes would be signed at the next practicable opportunity.

51 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME

None received.

52 NA/20/10 SCHEDULE OF PLANNING APPLICATIONS

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

Application Number:	Representations:
DC/20/03704	Steven Bates (Objector) Laura Dudley-Smith (Agent) Sarah Cornwell (Applicant) Councillor John Whitehead (Ward Member) Councillor Tim Passmore (Ward Member)
DC/20/05046	Jason Parker (Agent) Cllr Mike Norris (Ward Member) Cllr Daniel Pratt (Ward Member via email)

53 DC/20/03704 LAND WEST OF OLD NORWICH ROAD, WHITTON, IPSWICH, SUFFOLK, IP1 6LQ

53.1 Item 7a

Application Proposal	DC/20/03704 Application for approval of reserved matters including Access, Layout, Scale, Appearance and Landscaping following outline planning application 1832/17 Allowed at Appeal APP/W3520/W/18/32000941 for residential development for up to 190 dwellings (Use Class C3) with public open space, vehicular access and associated infrastructure.
Site Location	WHITTON – Land West of Old Norwich Road, Whitton, Ipswich, Suffolk, IP1 6LQ
Applicant	Bellway Homes Ltd (Essex)

53.1 The Case Officer presented the application to the Committee, outlining the proposal before Members, the location and layout of the site, the contents of the tabled papers, the alterations made to the application following the previous deferral of the application, and the officer recommendation of approval.

53.2 The Case Officer, the Senior Development Management Engineer and the

Flood and Waste Engineer responded to Members' questions on issues including: the number of triple parking spaces on site prior to the amendments made, the proposed arrangements for cyclists using the roundabout, the proposed heating methods in the properties, drainage on site and possible future flooding, the location of the SUDS, and the location of the water course.

53.3 Members considered the representation from Steven Bates who spoke as an objector.

53.4 The objector, the Senior Development Management Engineer and the Flood and Waste Engineer responded to Members' questions on issues including: recent flooding issues effecting neighbouring properties, the speed limit of the main road, and the culverts under the Old Norwich Road.

53.5 Members considered the representation from Laura Dudley-Smith who spoke as the agent.

53.6 The Agent, Sarah Cornwell from Bellway Homes Ltd (Essex) and the Flood and Waste Engineer responded to Members' question on issues including the proposed types of heating to be installed in the properties, any grants available to new build owners in respect of low energy heating systems, orientation of the plots on site, SUDS and flooding issues.

53.7 Members considered the representations from Councillor John Whitehead and Councillor Tim Passmore who spoke as Ward Members.

53.8 Members debated the application on issues including: the proposed heating systems.

53.9 A short comfort break was taken between 11:10-11:20.

53.10 Following a question from Councillor Mansel, the Area Planning Manager provided clarification of whether CIL monies could be used towards the improvements in transport infrastructure and drainage systems.

53.11 Members continued to debated the application on issues including: the proposed heating system, potential flooding in the area, the roundabout at the entrance to the site and the implications on the cycle route, and drainage systems.

53.12 Councillor Hicks proposed that the application be approved subject to an informative note being added to the recommendation.

53.13 Councillor Muller seconded the proposal for approval.

53.14 The Case Officer and the Area Planning Manager responded to further questions from Members on issues including: biodegradable tree guards, the bus gate, and the inclusion of sustainability issues.

53.15 Break from 11:58 until 12:05.

53.16 Following the break the Chief Planning Officer read out the following wording for the informative note and additional conditions that were confirmed by the proposer and seconder:

- Condition for biodegradable treeguards

Informative note:

- The Committee, in approving these Reserved Matters, noted the significant concerns of adjacent residents regarding surface water flooding risks and in particular the need to ensure that surface water drainage is not impeded by Old Norwich Road.

The Committee expects the applicant to work with the local planning authority and the lead flood authority to ensure that any surface water drainage arrangements for SuDS do not have any adverse impact upon surface water flooding in the locality.

The Committee requests Officer of the local planning authority to work with local highway authority to [a] establish whether any culvert under Old Norwich Road exists and requires management or maintenance in order to prevent the backing up of surface water and related surface water flooding risks or whether such a culvert should be provided [b] establish whether cycle crossing and shared cycle / footway provision can be made at the roundabout and estate road junction [c] the provision of ANPR infrastructure for the busgate.

The Committee moreover notes the approach to the sustainability of the design taken by the applicant and strongly encourages the applicant to take account of the councils direction of travel for this set out in the draft policy LP25 of the draft Joint Local Plan and its expectations that all applicants will recognise the importance of improving sustainability measures in new house design in future applications.

53.17 By 6 votes to 1

53.18 **RESOLVED**

That the reserved matters are APPROVED subject to the following conditions:-

- **Reserved matters permission given in accordance with the terms of the outline planning permission relating to this site and the conditions attached thereto remain in force, except where discharged or superseded by the reserved matters approval.**
- **Approved Plans (Plans submitted and as subsequently amended that form this application)**
- **Approval of final details for boundary treatments and external hard surfaces**
- **Vehicle parking, cycle parking and bin collection points to be provided in accordance with the detailed plans provided and thereafter retained as such**

- **Submission of a Sustainability and Energy Strategy**
- **Details of a Biodiversity Enhancement Layout to be submitted**
- **Submission of a detailed landscaping scheme comprising of details for the landscaping proposals for the SuDS features**

Plus any further conditions as may be deemed necessary by the Chief Planning Officer And the following informative notes as summarised and those as may be deemed necessary:

- **Proactive working statement**
- **SCC Highways and LLFA notes**
- **Support for sustainable development principles**

Additional condition:

- **Condition for biodegradeable treeguards**

Additional informative note:

Informative note:

- **The Committee, in approving these Reserved Matters, noted the significant concerns of adjacent residents regarding surface water flooding risks and in particular the need to ensure that surface water drainage is not impeded by Old Norwich Road.**

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The Committee moreover notes the approach to the sustainability of the design taken by the applicant and strongly encourages the applicant to take account of the councils direction of travel for this set out in the draft policy LP25 of the draft Joint Local Plan and its expectations that all applicants will recognise the importance of improving sustainability measures in new house design in future applications.

54 DC/20/05046 LAND ON THE NORTH WEST SIDE OF, BARKING ROAD, NEEDHAM MARKET, SUFFOLK

54.1 Item 7b

Application: DC/20/05046
Proposal: Application for Outline Planning Permission (some matters reserved, access to be considered). Town and Country Planning Act 1990. – Erection of 279 No. dwellings (including 100 affordable dwellings) and access.
Site Location: **NEEDHAM MARKET** – Land on the North West Side of, Barking Road, Needham Market, Suffolk
Applicant: Mr David Willis, Mrs Marlene Parry and Mr Michael Watson

54.2 The Case Officer presented the application to the Committee, outlining the application before Members, the location and layout of the site, potential flood issues, and the officer recommendation of refusal.

54.3 The Case Officer responded to questions from Members on issues including: the location of the site in relation to the special landscape area, previous applications on the site, the emerging Needham Market Neighbourhood Plan, the proposed access to the site, what the CIL contribution of the site would be, and that no pre-application advice had been sought.

54.4 Members considered the representation from Jason Parker who spoke as the Agent.

54.5 Councillor Rachel Eburne declared that she had been lobbied on application DC/20/05046.

54.6 The Agent responded to Members' questions on issues including: why the application was pursued with the issues identified on site.

54.7 The Strategic Projects and Delivery Manager advised Members that this application had been evaluated with regard to the current planning policy context and as such there would be some differences in policy context since the previous application of the site had been before Members.

54.8 Members considered the representation from Councillor Mike Norris who spoke as the Ward Member who spoke against the application.

54.9 The Ward Member responded to Members' questions on issues including: the current status of the Needham Market Neighbourhood Plan.

54.10 Members considered the email representation from the Ward Member, Councillor Daniel Pratt which was read out by the Chair.

54.11 Members debated the application on the issues including: the requirement for

a second access.

54.12 Councillor John Field proposed that the application be refused as detailed in the officer recommendation. Councillor Dave Muller seconded the proposal.

54.13 Members continued to debate the application on the issues including: the viability of the proposal, the officer recommendation, the status of the Needham Market Neighbourhood Plan.

54.14 By a unanimous vote.

54.15 **RESOLVED**

1) That Members resolve to: refuse planning permission, for the following reasons:

- i) The proposal strictly conflicts with Mid Suffolk's Core Strategy policies CS1 and CS2 and Local Plan policy H7, as it is located outside of the settlement boundary for Needham Market and is within the countryside. The development does not accord with the exceptional circumstances tests applied under policies CS2 and H7 and is not considered a countryside compatible development. The proposal would extend the urban edge of Needham Market into a sensitive countryside landscape gap, which would represent an incongruous and discordant growth on the western edge of Needham Market which would not be well integrated and would have minimal relationship with the existing settlement, contrary to Core Strategy policy CS5.**
- ii) There is a single main access into the site along the southern boundary, which is inadequate to serve 279 dwellings and runs through an area at a high risk from pluvial and fluvial flooding. In the event of flooding there would be no means of suitable access in or out of the site. The development would be significantly affected by flooding and is thus contrary to Core Strategy policy CS4. The proposed emergency access onto The Drift (bridleway) north is wholly inappropriate for both irregular and regular or widespread use and would pose a danger to and discourage users of the bridleway. Notwithstanding its unsuitability, insufficient information has been submitted relating to the emergency access and the site location plan does not show how this access point connects onto the highway. Moreover, the bridleway would need to be upgraded to a byway in order to be used by vehicles, for which separate consent is required prior to determination and this has not been resolved. Furthermore, insufficient information has been submitted in respect of sustainable transport means through the provision of a suitable travel plan. The existing footway and cycleway network, together with the proposed 3-metre-wide southerly connection has not been coherently and holistically integrated in the proposal, resulting in poor connectivity from the site into Needham Market, whilst**

simultaneously acting as a deterrent to active and sustainable travel and increasing dangers to pedestrians walking along the southern boundary of the site. The Transport Assessment inadequately addresses and accounts for both committed development and planned growth within the area. The impacts on the highway network for existing and future occupants on the site and within the locality would be significant and unacceptable, contrary to Local Plan policies T10, T11, T12 and RT12 and paragraphs 98, 102, 103, 108, 109, 111 and 127 of the NPPF.

iii) The landscape would be irreparably and detrimentally altered through its development. This area provides an important landscape buffer and gap between Needham Market and Barking, through the transition of an urban area to a rural area. The site slopes and is in a visually prominent and elevated position on the approach into Needham Market. The landscape quality of the area is notably sensitive providing a rural backdrop to Needham Market and its development would undermine the character and appreciation of the intrinsic value of the landscape in isolation and within its wider context. Development of the site would result in the loss of very good (Grade 2) agricultural land without adequate justification. The landscape harm arising from the proposal would stand in conflict with Core Strategy policy CS5, Local Plan policies CL2 and CL11 and paragraph 170 of the NPPF.

iv) Insufficient information has been submitted to demonstrate that the site could be safely developed from the perspective of flood risk. Therefore, it is not certain whether the development would be safe for its lifetime, nor whether it would increase flood risk elsewhere. This is contrary to Core Strategy policy CS4 and paragraphs 155, 163 and 165 of the NPPF.

iv) Insufficient information has been submitted to enable full and sufficient assessment of the ecology of the site, potential ecological impacts and the necessary mitigation required as a result of the development. This is contrary to Core Strategy policy CS5, Local Plan policy CL8 and paragraphs 170 and 175 of the NPPF.

v) Insufficient information has been submitted to ensure that there would be no adverse impact on air quality within the site and its surroundings, from significant vehicle movements as a result of the development. The proposal is therefore contrary to Core Strategy policy CS4, Local Plan policy H17 and paragraph 170 of the NPPF.

vi) Insufficient information has been submitted to demonstrate that existing noise and light pollution from Needham Market Football ground and training pitch would not detrimentally affect future occupants of the site on the basis of their location and proximity to the club. The proposal therefore conflicts with Local Plan policy H17 and paragraph 170 of the NPPF.

vii) Insufficient information has been submitted to determine what type of minerals are located on site and whether these minerals are economically viable and thus need to be extracted from the site. The proposal therefore conflicts with Suffolk Waste and Minerals Plan policy MP10 and paragraphs 203 and 204 of the NPPF.

The development conflicts with the development plan when taken as a whole and there are no material considerations which indicate that a decision should be taken other than in accordance with the development plan.

2) In the event that an appeal against the refusal of planning permission is received, delegate authority to the Chief Planning Officer to defend that appeal for the reasons set out under (1) above, being amended and/or varied as may be required.

55 SITE INSPECTION

None requested.

The business of the meeting was concluded at 1.05 pm.

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Chair

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Agenda Item 7

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A

17 March 2021

INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>SITE LOCATION</u>	<u>MEMBER/WARD</u>	<u>PRESENTING OFFICER</u>	<u>PAGE NO</u>
7A	DC/20/05912	Northfield View Phase 2B, Fuller Way, Stowmarket, Suffolk	Cllr Barry Humphreys & Cllr Oliver Amorowson / Chilton	Gemma Walker	23-154
7B	DC/21/00113	Sheltered Accommodation, Richer Close, Badwell Ash, Suffolk, IP31 3ET	Cllr Richard Meyer – Walsham Le Willows	Averil Goudy	155-182
7C	DC/21/00122	Common Room at, Victoria Gardens , Wattisfield, Suffolk	Cllr Richard Meyer – Walsham Le Willows	Averil Goudy	183-208
7D	DC/21/00101	8A School Close, Norton, Bury St Edmunds, Suffolk	Cllr Harry Richardson & Cllr Wendy Turner/ Thurston	Averil Goudy	209-232
7E	DC/20/05665	Barn at Little Meadows Farm, Banyards Green, Laxfield, IP13 8EU	Cllr Julie Flatman/ Stradbroke and Laxfield	Katherine Hale	233-276

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Important information that forms consideration for all applications being considered by this committee.

To avoid duplicate information being repeated in each report this information is centralised here.

Plans and Documents

The application, plans and documents submitted by the Applicant for all applications presented to committee can be viewed online at www.midsuffolk.gov.uk or www.babergh.gov.uk leading to the joint web site for the Councils.

Policies and Planning Consideration

All applications have been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Detailed assessment of policies in relation to the recommendation and issues highlighted in each case will be carried out within the assessments attached. From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to each case are set out. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded in the minutes for the meeting.

Note on National Planning Policy Framework 2019 (NPPF)

The National Planning Policy Framework (NPPF) contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.

The National Planning Policy Framework (NPPF) *"The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed."*

The NPPF also provides (para 38) that *"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."*

Note on Community Infrastructure Levy Regulations (CIL)

The Community Infrastructure Levy (CIL) is a fixed rate payment that councils can charge on new buildings in their area to off-set the impacts of additional homes and businesses on facilities such as roads, schools, open space and health centres (infrastructure) and to enable sustainable growth. Self Build and affordable housing are exempt from CIL. Section 106 legal agreements will be used alongside CIL to secure on-site infrastructure and obligations that are not infrastructure, such as affordable housing, when identified and recommended to fulfil the tests under the CIL Regulations.

Note on Obligations and Conditions

NPPF Paragraph 54 states *“Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.”*

For each recommendation, in accordance with the Community Infrastructure Levy Regulations, 2010, the obligations recommended to be secured shall only be recommended for consideration when considered necessary to make the Development acceptable in planning terms, directly related to the Development and fairly and reasonably relate in scale and kind to the Development.

For each recommendation, in accordance with the NPPF Paragraph 55 the conditions recommended to be secured shall only be recommended when considered necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The NPPF also provides planning conditions should be kept to a minimum.

Details of Financial Benefits / Implications (S155 Housing and Planning Act 2016)

Under Section 155 of the Housing and Planning Act 2016 it states, *“A local planning authority in England must make arrangements to ensure that the required financial benefits information is included in each report which is made by an officer or agent of the authority for the purposes of a non-delegated determination of an application for planning permission”*.

Financial benefits for new housing, businesses or extensions are generally as follows and are not considered to be material to the applications being determined: -

- Council Tax
- New Home Bonus
- Business Rates

Any further material or non-material benefits in addition to those listed above shall be specifically reported to members, including any interests on land owned by the Council. Community Infrastructure Levy and Section 106 obligations that may include financial benefit or adoption of land to the Council may also be sought and are considered to be material.

Statement Required By Article 35 Of The Town And Country Planning (Development Management Procedure) Order 2015.

When determining planning applications, The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain whether, and if so how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. This shall be detailed within the officer report and/or shall be detailed on any decision issued as necessary.

Note on Photos/Video Footage and other media

All sites are visited by the planning officer as part of their assessment. Officers will take photographs/video of the site for the purpose of explaining features of the site and providing context for members consideration of the proposal. These images are taken at random times and during normal working hours in accordance with the Council's lone working requirements. Photographs/Video are helpful, but it is accepted that they have limitations that may include showing appropriate scale, understanding levels and are on a snapshot in time of the local circumstances.

Protocol for Virtual Meetings

Live Streaming:

1. The meeting will be held on TEAMS and speakers will be able to join via invite only. Any person who wishes to speak at the meeting must contact Committee Services at: committees@babergmidsuffolk.gov.uk at least 24 hours before the start of the meeting.
2. The meeting will be live streamed and will be available to view on the Council's YouTube page as detailed below:
https://www.youtube.com/channel/UCSWf_0D13zmegAf5Qv_aZSg

Recording of proceedings:

1. Proceedings will be conducted in video format.
2. A Second Governance Officer will be present and will control the TEAMS call and Livestreaming.
3. Members should display the Corporate Background whilst in attendance at formal meetings; the working together logo should be used for joint meetings.
4. If you are experiencing slow refresh rates and intermittent audio you should turn off incoming video to improve your connection to the meeting (If this also does not work please turn off your own camera).

Roll Call:

1. A roll call of all Members present will be taken during the Apologies for Absence/Substitution to confirm all members are present at the meeting.

Disclosable Pecuniary Interests:

1. A Councillor declaring a disclosable pecuniary interest will not be permitted to participate further in the meeting or vote on the item. Where practicable the Councillor will leave the virtual meeting, including by moving to a 'lobby' space and be invited to re-join the meeting by the Committee Officer at the appropriate time. Where it is not practicable for the Councillor to leave the virtual meeting, the Committee Officer will ensure that the Councillor's microphone is muted for the duration of the item.

Questions and Debate:

1. Once an item has been introduced, the Chair will ask if there are any questions. Members of the Committee will be asked to use the "Hands Up" function within teams. The Chair will then ask Members to speak.
2. Any Councillors present who are not part of the Committee will then be invited to ask questions by using the "Hands up function" within teams. The Chair will then ask Members to speak.

3. At the end of the questions the Chair will ask Members whether they have any further questions before entering into debate.
4. In the instance where a Member of the Committee would like to formally make a proposal, they should raise their hand using the Hands Up function. At this point the Chair would go directly to them and take the proposal. Once the proposal has been made the Chair would immediately ask if there was a seconder to the Motion. If there is it would become the substantive Motion and the Chair would again continue down the list of Councillors until there is no further debate.
5. Upon completion of any debate the Chair will move to the vote.

Voting:

1. Once a substantive motion is put before the committee and there is no further debate then a vote will be taken.
2. Due to circumstances the current voting by a show of hands would be impractical - as such the Governance Officer will conduct the vote by roll call. The total votes for and against and abstentions will be recorded in the minutes not the individual votes of each Councillor. Except where a recorded vote is requested in accordance with the Rules of Procedure.
3. The governance officer will then read out the result for the Chair to confirm.
4. A Councillor will not be prevented from voting on an item if they have been disconnected from the virtual meeting due to technical issues for part of the deliberation. If a connection to a Councillor is lost during a regulatory meeting, the Chair will stop the meeting to enable the connection to be restored. If the connection cannot be restored within a reasonable time, the meeting will proceed, but the Councillor who was disconnected will not be able to vote on the matter under discussion as they would not have heard all the facts.

Confidential items:

1. The Public and Press may be Excluded from the meeting by resolution in accordance with normal procedural rules. The Committee Officer will ensure that any members of the public and press are disconnected from the meeting.

Agenda Item 7a

Committee Report

Item 7A

Reference: DC/20/05912

Case Officer: Gemma Walker

Ward: Chilton.

Ward Member/s: Cllr Oliver Amorowson. Cllr Barry Humphreys MBE.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Reserved Matters Application following approval of Outline Planning Permission 5007/16-Northfield View Phase 2b will be providing: 100No dwellings, including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway.

Location

Northfield View Phase 2B, Fuller Way, Stowmarket, Suffolk

Expiry Date: 31/03/2021

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Taylor Wimpey East Anglia

Agent: Mr James Bailey

Parish: Stowmarket

Site Area: 0.85ha

Density of Development: 24.2dph

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: Yes

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

It is a major application for in excess of 15 residential dwellings.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
FC03 – Supply of Employment Land
CS01 - Settlement Hierarchy
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix
SB2 - Development appropriate to its setting
GP01 - Design and layout of development
H2 - Housing Development in towns
HB14 - Ensuring archaeological remains are not destroyed
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
CL08 - Protecting wildlife habitats
T09 - Parking Standards
T10 - Highway Considerations in Development
RT04 - Amenity open space and play areas within residential development
RT12 - Footpaths and Bridleways

Stowmarket Area Action Plan:

Policy 4.1 – Presumption in Favour of Sustainable Development
Policy 4.2 – Providing a Landscape Setting for Stowmarket
Policy 6.1 – Housing and Waste Storage
Policy 6.2 – Land Adjoining Paupers Graves, Union Road, Stowmarket
Policy 6.5 – Allocation
Policy 6.7 – Paupers Graves
Policy 6.9 Transport – buses / cycle / walking
Policy 6.10 – Stowmarket High School / relocation of the Leisure Centre
Policy 6.11 – Other Site Issues
Policy 6.12 Infrastructure Delivery Programme
Policy 8.1 – Developer Contributions to a Sustainable Transport Network
Policy 8.2 - A14 Trunk Road
Policy 9.1 – Biodiversity Measures
Policy 9.5 – Historic Environment
Policy 10.2 Provision of Accessible Natural Green Space
Policy 10.3 – Improving the Quality of Open Spaces

Chilton Leys Development Brief (2013)

A requirement of the Stowmarket Area Action Plan was the preparation of Development Briefs to guide development across the allocated sites. The "Chilton Leys Development Brief" was adopted in December 2013.

The Development Brief sets out detailed guidance for Northfield View, including design parameters, principles, and the phasing strategy. The Development Brief also states the site will deliver approximately 800 new homes, approximately 1.33 hectares of employment land, a new primary school for up to 210 pupils, a new community centre and sports facilities.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Onehouse Parish Council

Councillors support the application but request that landscaping and trees are planted early to minimise the visual impact of the development.

National Consultee (Appendix 4)

Natural England

No comment

East Suffolk IDB

The site is near to the Internal Drainage District (100) of the East Suffolk Internal Drainage Board (IOB) and is within the Board's Watershed Catchment (meaning water from the site will eventually enter the 100). Maps are available on the Board's webpages showing the Internal Drainage District (https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf) as well as the wider watershed catchment (https://www.wlma.org.uk/uploads/ESIDB_Watershed.pdf).

I note that the applicant intends to discharge surface water to a watercourse within the watershed catchment of the Board's 100. We request that this discharge is facilitated in line with the Non-Statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 163 of the National Planning Policy Framework). For further information regarding the Board's involvement in the planning process please see our Planning and Byelaw Strategy, available online.

NHS

There are 2 GP practices within a 2km radius of the proposed development. These practices do not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via Cil processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Officer Note: NHS contribution for improvements to Stow Health were secured under the outline planning permission S106.

Suffolk Wildlife Trust

We have read the Ecological Impact Assessment (CSA Environmental, October 2016), Ecological Briefing Note (CSA Environmental, November 2020) and Ecological Enhancements Layout Plan (CSA Environmental, October 2020) and we are satisfied with the findings of the consultant. We request that the recommendations made within the Ecological Enhancements Plan are implemented in full, via a condition of planning consent, should permission be granted.

The Ecological Briefing Note states that a wildlife friendly lighting scheme is required for this site. As foraging and commuting bats have been identified as potentially using hedgerows onsite, then it is important that there is no light spill from external lighting and that dark corridors are retained around the site for the foraging and commuting bats. The lighting strategy should be in accordance with current guidelines.

County Council Responses (Appendix 5)

SCC Infrastructure

I refer to the proposal: reserved matters application following approval of outline planning permission 5007/16 - Northfield View Phase 28 will be providing: 100no. dwellings, including affordable housing, associated hard and soft landscaping and infrastructure, provision of public open space, footpath, and cycleway.

There is a planning obligation dated 05 July 2018 attached to the outline permission under reference 5007/16.

SCC Flood and Water

The following submitted documents have been reviewed and we recommend approval of this application.

- . Planning Layout Ref 20834/2B/PL/01
- . Flood Risk Assessment Ref CCE/J971/FRAP2-04

We would like to make the applicant aware of the following informatives.

- . Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- . Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- . Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution
- . Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
- . Any works to a main river may require an environmental permit

SCC Highways

I confirm that the submitted layout, Drawing Number 20834/2B/CPL/01, is acceptable in highway terms.

SCC Fire and Rescue

Could you please ensure that the Condition (10) for the installation of Fire Hydrants is carried forward to all phases of this development.

Officer Note: The condition on the outline requires this to be provided for each phase of development so no further conditions are required.

SCC Archaeology

We have looked at this proposal. Work has been completed here under the original application. Therefore no further comments.

SCC Travel Plan

Thank you for consulting me about the reserved matters application for Phase 2B of the Northfield View development in Stowmarket. On receiving notification of this application it has made Suffolk County Council aware that there has been no evidence of Travel Plan implementation submitted by the Applicant for the second phase of the Chilton Leys development. This was a legal requirement of the Applicant in the supporting Section 106 Agreement secured under application 5007/16. I have made separate requests to the Applicant for the progress of this Travel Plan, which I am yet to receive a response.

Therefore, I would recommend the determination of this application is delayed until Suffolk County Council receive an update by the Applicant on the progress of the Travel Plan for the second phase of the Northfield View development.

Officer Note: The provision of a Travel Plan for Phase 2 is being discussed by the applicant and SCC Highways in order to continue the travel plan programme for Phase 1 for the rest of the site. In the light of this and that the S106 requirements were not based on the submission of reserved matters it is considered that this is being addressed, and can be adequately controlled through S106 such that this need not affect the consideration and determination of this application.

Internal Consultee Responses (Appendix 6)

Strategic Housing

- . A development of 100 dwellings has been submitted as phase 2b
- . Outline planning permission has already been granted.
- . 20% affordable housing was approved by Planning Committee
- . The tenure split of the affordable dwellings was set out in the s106 on the outline application 5007/16

The proposed mix is acceptable but we would recommend on the next phase an increase in the number of one bedroom units of which 10% of the overall affordable housing mix is required as detailed in the s106. The highest need on the Councils housing register is for 1 and 2 bedroom units. If this has not yet been achieved on the existing phase or this phase we would expect to see the increase on the next phase. This will balance out the affordable homes across the site once fully completed. We would also welcome the inclusion of bungalows.

Since the pre-app layout and accommodation schedule, the applicant has made some changes to the location of the affordable homes in this phase. They were previously located around the centre of the site, adjacent to the proposed central roundabout off the main spine road into these phases of development. The changes are acceptable and going forward we ask that the affordable homes on the next phases are integrated and balanced out across the scheme and not clustered.

Waste Management

No objection

Environmental Health Land Contamination

No comments to the proposed development as land contamination was considered at the point of the outline permission.

Environmental Health Air Quality

No comments to make with respect to Local Air Quality Management

Environmental Health, Noise, Odour, Light

Updated Comments:

Thank you for the opportunity to comment on this. I am satisfied that the CEMS meets the requirements and is suitable. It shall need to be complied with throughout the development of the site.

Initial Comments:

Environmental Protection have no objections in principle to this application. However, the Construction management plan submitted is inadequate. Construction site activities have the potential to cause disruption to nearby existing residential premises.

Environmental Protection shall also require the following condition to be added to any permissions granted

1) ON GOING CONSTRUCTION -HOURS OF WORK

Noise Intrusive work during the construction of the development must only take place between the following hours:

Monday to Friday between 08:00hrs and 18:00hrs

Saturday between 09:00hrs and 13:00hrs

No work to be undertaken on Sunday, bank or public holidays

Note: The above restrictions shall also apply to site deliveries and collections.

Environmental Health, Sustainability

Many thanks for your request to comment on Sustainability/Climate Change related aspects in connection with this application.

I have viewed the applicant's documents, in particular the energy strategy, the indication that a fabric first response is important and is to be welcomed as the commitment to:

- . Energy-efficient building fabric and insulation to all heat loss floors, walls and roofs.
- . High-efficiency double-glazed windows throughout.
- . Quality of build will be confirmed by achieving good air-tightness results throughout.
- . Efficient-building services including high-efficiency heating systems.
- . Low-energy lighting throughout the building.
- . Taylor Wimpey Enhanced Psi Values.

There is no detail on the provision of electric vehicle charging.

I have no objection and if the planning department decided to set conditions on the application, I would recommend the following:

Prior to the commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and operational phases of the development shall be submitted to and approved, in writing, by the Local Planning Authority.

Public Realm

Public Realm support the treatment of the public open space associated with this phase of the wider development.

Heritage

This is the reserved matters application following approval of outline application 5007/16 for 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities. This element of the reserved matters refers to the erection of 100 dwellings, including affordable housing, associated hard and soft landscaping and infrastructure, provision of public open space, footpath and cycleway - associated to the earlier approved outline scheme.

The issues of the Heritage Team's concern relate to the potential impact of the proposals on the setting and subsequently the significance of nearby designated heritage assets. Previously, the Heritage Team raised various concerns - noting Stow Lodge Hospital, Starhouse Farmhouse and barn, and Shepherds Farmhouse, all which are Grade II listed - and the possible impact that would be caused by the outline scheme, which included a complete but illustrative site plan for all 600 dwellings etc.

The current aspect of the phased development relates to the reserved matters for a point largely central to the overall outline site area. Whilst this element of the proposal site arguably forms a part of the wider rural setting of the listed buildings, it is unlikely to affect the significance of the designated heritage assets noted earlier when read in the context of the associated and intervening approved development to the north east and south. Appropriate and sensitive detailing of the scheme should be provided to those areas which would affect the listed buildings, but in this instance, no heritage specific conditions are necessary.

I therefore consider the proposal would cause no harm to the significance of the designated heritage assets. It would accord with National and Local Planning Policies and it is for these reasons that I raise no objection.

Ecology

No objection subject to securing ecological mitigation and enhancement measures

We are still satisfied with the details contained within the ecological assessments, which provides certainty to the LPA of the likely impacts on Protected and Priority species/habitats. As a result, the development can be made acceptable subject to the appropriate mitigation measures being secured and implemented in full.

In addition, we still support the proposed soft landscape plans (Dwg ref: CSA/5227/100-101-102) and The Ecological Enhancements Layout Plan, which recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170[d] & 175[d] of the National Planning Policy Framework 2019. However, we still note that a Landscape Management Plan is required prior to occupation to support this application, as required under condition 14 (Landscape Management Plan) of the outline consent.

In terms of the Street Lighting Layout, we are satisfied that a wildlife sensitive design has been delivered, which will ensure that minimal lighting will be delivered upon the Public Open Space and boundary hedgerows. The lighting will include low energy LED lights with neutral white bulbs (4000k) and will be directed downwards. In addition, lighting columns will be short at 6m, which will reduce horizontal spill and any ecological impact.

Therefore, the Street Lighting Layout follows ILP Guidelines¹ and will allow Mid Suffolk District Council demonstrate that impacts will be minimised to roosting, foraging and commuting bats, which will allow compliance with their statutory duties.

Landscape

Updated Comments:

We welcome the revised drawings and can see that most of our recommendations have been applied. The only outstanding comment relates to the surface treatment of parking courts; we would advise that all parking courts are treated with block paving, rather than bitumen macadam.

Initial Comments:

- We recommend that *Viburnum tinus* spp. is removed from the planting palette. The species can be severely damaged by Viburnum beetle and often produces an unpleasant smell particularly when the foliage is wet.
- The *Fagus sylvatica* 'Purpurea' is a feature tree at the centre of the proposed roundabout. To provide visual impact from the outset, we would recommend the tree is larger (16- 18cm girth) to distinguish this tree from the others on site.
- We would expect all parking courts to be treated with block paving, rather than bitumen macadam.
- We would advise a soft engineered approach to inlets, outlets and headwalls within SuDS features is considered. Although planting can screen these features in certain periods of the year, we would still like more innovative approaches to SuDS assets to be explored.
- There are large areas of amenity grass and turf proposed. Where possible, we would recommend that flowering lawn mixes are explored as an alternative. They provide visual interest, improve biodiversity value, establish quickly and are easy to maintain long-term.

Furthermore, amenity grass can be described as a "green desert" but does provide some carbon sequestration. Some specific grass varieties sequester 13t/Ha/Pa, produce 45% less clippings and are wear tolerant. For example, deep rooting grass mixes are more drought resistant, reduce need for irrigation, increase rainwater infiltration, reduce surface runoff and improve performance of sustainable drainage schemes. From a management point of view, this means a reduction in mowing costs and time, savings on fuel usage and emissions, reductions in green waste resulting in reduced environmental impact and significant less maintenance are all beneficial.

Rigby Taylor have been working on carbon sequestering grasses and doing some very comprehensive trials, We would therefore advise that these seed mixes are explored as an alternative to the standard amenity grass and turf options for residential plots and verges.

We would also expect a landscape management plan to be submitted, either as part of this application or condition. This should cover a minimum period of 10 years and include new and existing planting, street furniture, hard landscape assets and SuDS features.

B: Representations

At the time of writing this report at least 2 letters/emails/online comments have been received. It is the officer opinion that this represents 2 objections, 0 support and 0 general comment. A verbal update shall be provided as necessary.

Views are summarised below:-

- Unsustainable growth
- Insufficient GP and school capacity
- Carbon output of new houses
- Landscaping to boundaries

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY

REF: DC/18/00788	Discharge of Conditions Application for 5005/16 - Part of Condition 3 (Archaeological Works)	DECISION: GTD 28.06.2018
REF: DC/18/04761	Discharge of Conditions Application for 5007/16 - Condition 5 (Archaeological Works), Condition 8 (Construction Management to Be Agreed), Condition 12 (Landscape Protection) and 19 (Foul Water Drainage Details)	DECISION: GTD 14.01.2019
REF: DC/19/02588	Modification of Section 106 Planning Obligations relating to planning permission 5007/16. Amendments primarily to the non-affordable housing obligations.	DECISION: GTD 12.11.2020
REF: DC/19/02933	Application under Section 73 of the Town and Country Planning Act - Variation of Condition 6 (Archaeological Works) of Outline Permission 5007/16 erection of 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities. (All Matters Reserved); to allow post excavation reporting to be completed 6 months after first occupation	DECISION: GTD 13.09.2019
REF: DC/20/03757	Discharge of Conditions Application for 5007/16 - Condition 10 (Fire Hydrants - Phase 2A)	DECISION: GTD 23.10.2020
REF: 5007/16	Application for Outline Planning Permission for erection of 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities. (All Matters Reserved).	DECISION: GTD 05.07.2018
REF: 5005/16	Application for full planning permission for highway and utilities infrastructure, including: main spine road, emergency access, drainage and attenuation, a pumping station, electricity substations and other utilities.	DECISION: GTD 03.07.2017
REF: 4304/16	Request for Screening Opinion under Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) Chilton Leys, Stowmarket - Infrastructure Development,(Full Application) and Wider Site, (Outline Application)	DECISION: EAN 09.11.2016

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

1.1 Chilton Leys, the Taylor Wimpey Northfield Development, is situated to the north and west of the existing Chilton Hall Housing Estate and Chilton Fields Sports Club and extends from Shepherds Lane to the north, essentially encompassing the adjacent housing estate and extending southwards to Union Road.

1.2 In respect of the overall site the northern boundary is marked in part by Shepherds Lane, a private drive with a public footpath (FP35) running along the edge of the field that serves Shepherds Farm (Listed Building) and Woodfield Farm situated a little further beyond the site. The same boundary is then existing hedgerow as you go westward and is adjacent to further fields. The rear of two detached properties that front Union Road form the further southern boundary of the site. Paupers Graves site, a VIOS designation, also forms part of the southern boundary of the site. There is no access to Union Road from the site, however, there is a public footpath between Chilton Meadows Residential and Nursing Home and Chilton Fields Sports Club that leads from the site to Chilton Way.

1.3 An initial hybrid application (2722/13) brought forward Phase 1 of the development for 215 dwellings and the provision of a 1.3ha site for a primary school in April 2015. Full planning permission (5005/16) for highways and utilities infrastructure was granted planning permission in July 2017. An Outline application for the remaining 600 new dwellings, local centre, sports pavilion, and open space and recreation facilities was granted consent in July 2018 (5007/16 amended DC/19/02933). A Reserved Matters (DC/18/03111) application for 175 dwellings, Phase 2a, was then approved November 2018.

1.4 Of the overall site this application forms Phase 2b, with existing/consented phases to the north, and areas yet to be subject to reserved matters to the south. The eastern boundary abuts the Chilton Fields Sports Club.

2. The Proposal

2.1. Planning permissions 5007/16 and DC/19/02933 provide outline consent for 600 dwellings across 17.55ha, this reserved matters proposal is for 100 of those dwellings, including 20 affordable homes. This will consist of a one bed, 13 two bed, 64 three bed and 22 four bedroom dwellings.

2.2. Each 2 and 3 bedroom house has 2 parking spaces, some of which are provided as a garage space. Each 4 bedroom property has three parking spaces, predominantly provided as two spaces and a garage. In addition, 35 visitor spaces are proposed.

2.3. The density of the proposed dwellings is 100 dwellings over 4.12ha, equating to 24.2 dwellings per hectare.

2.4. The proposed dwellings are predominantly 2 storey in scale with some 2.5 storey properties as the Braxton house type.

2.5. Each dwelling has a private garden and where the proposed dwelling does not have a garage the garden includes a shed sufficient to provide cycle parking.

2.6. Phase 2b includes public open space, predominantly to the west of the site, as a buffer from the countryside setting beyond, which adjoins existing open space on the wider site development. There is also a buffer of open space to the eastern boundary, abutting the sports club.

2.7. Materials proposed are bricks in Hansom Clumber Red and Worcestershire Red Multi, Ibstock Sandringham Buff and Balmoral Red. Roof tiles in Redland Richmond Slate Grey, Pantile Farmhouse Red, Duoplain Rustic Red, and Plain Tile Rustic Red. Weatherboarding proposed is black, with render in ivory, limestone or brick red.

3. The Principle Of Development

3.1. The starting point for any planning decision is the development plan, as identified in Section 38(6) of the Planning and Compulsory Purchase Act 2004. Determination of any application must be made in accordance with the plan unless material considerations indicate otherwise. A key material consideration regarding the principle of development is the National Planning Policy Framework (NPPF) 2019.

3.2 For the purposes of the application at hand, the following documents are considered to form the adopted Development Plan:

- National Planning Policy Framework (NPPF) (2019)
- Mid Suffolk Core Strategy Focussed Review (2012)
- Mid Suffolk Core Strategy (2008)
- Saved Policies of the Mid Suffolk Local Plan (1998)

3.3 Mid Suffolk currently benefits from a housing land supply in excess of five-years, as set out in the Council's Housing Land Supply Position Statement and Joint Annual Monitoring Report, both published in October 2020. There is, therefore, no requirement for the Council to determine what weight to attach to all the relevant development plan policies in the context of the tilted balance test, whether they are policies for the supply of housing or restrictive 'counterpart' policies, such as countryside protection policies. This said, there is a need for Council to determine whether relevant development policies generally conform to the NPPF. Where they do not, they will carry less statutory weight.

3.4 The NPPF requires the approval of proposals that accord with an up to date development plan without delay, or where there are no policies, or the policies which are most important are out of date, granting permission unless the NPPF policies provide a clear reason for refusal, or adverse impacts of doing so would demonstrably outweigh the benefits. The age of policies itself does not cause them to cease to be part of the development plan or become "out of date" as identified in paragraph 213 of the NPPF. Significant weight should be given to the general public interest in having plan-led decisions even if the particular policies in a development plan may be old, and weight can be attributed to policies based on their compliance with the requirements of the NPPF.

3.5 Policy CS1 of the Core Strategy, and saved Policy H2 of the Local Plan are policies most important for determining the application. Policy CS1 identifies a settlement hierarchy as to sequentially direct development, forming part of a strategy to provide for a sustainable level of growth. The Policy identifies categories of settlement within the district, with Towns representing the most preferable location for development, followed by the Key Service Centres, Primary then Secondary Villages. Local Plan Policy H2 seeks to control development with regards to scale, character, landscape setting. The SAAP as part of the development plan should be read in conjunction with the Core Strategy and allows in principle for the development of Chilton Leys.

3.6 The principle of development is established for this application under the SAAP, Core Strategy and its review and the adopted SPD for Chilton Leys. Essentially the allocation itself has accepted the expansion of Stowmarket in the form proposed, and the outline application (5007/16 and DC/19/02933) continues in this regard, also accepting the principle of development on this site.

3.7 In light of all of the above the principle of the development is established, and the consideration of this application relates to the appearance, layout, landscaping and scale of the proposed development.

4. Nearby Services and Connections Assessment Of Proposal

4.1 The site is adjacent to the town and is an allocated site. As a result, there are good connections in terms of footways and the outline permission secured a new bus route to loop around the development, providing access into Stowmarket along with upgrades to and new footway links.

5. Site Access, Parking And Highway Safety Considerations

5.1 As per the outline permission the site is accessed through the wider Northfield site, whilst the main internal road on the site has also been commenced. The detailed design keeps the main internal road predominantly clear from access to individual parking spaces, with these being accessed via side roads.

5.2 The internal access roads to the individual houses are considered to reflect the existing design on the earlier phases of development and provides landmark properties to support easy navigation through the site. The design also provides properties looking out onto the open space areas as well as street frontages.

5.3 Parking is proposed in compliance with the requirements of Suffolk Parking Guidance in respect of numbers. Limited triple parking provision is proposed to some of the 4 bedroom properties, with two parking spaces in front of a garage. However, these properties are located away from the main internal road through the site, and are only on small areas of private driveway, wherein manoeuvring would not have an unacceptable impact on highway safety or the flow of traffic and additional visitor parking is available. SCC Highways have not raised an objection to the proposal and confirm that the proposal is acceptable in respect of highways matters. Suffolk Parking Guidance notes that whilst triple parking is not acceptable in general, it can be acceptable on private streets. This is the case with regards to this proposal, and triple parking layouts are limited to private driveway areas, where manoeuvring would have a limited impact.

6. Design And Layout

6.1. The reserved matters proposal relates to the layout, appearance, scale and landscaping proposed. However, the main estate road was essentially fixed at outline stage due to the traffic and emergency considerations and full application for the road (5005/16).

6.2 The layout of the proposed dwellings respects the design and layout of the road as approved, maintaining this as the main road through the development, predominantly avoiding driveways onto this road, and keeping parking separate, discouraging on street parking on this road. Furthermore, space is retained between phases, and to the site boundaries, providing landscaping in these areas.

6.3 With regards to the detailed design of the proposed dwellings, the house types proposed are Canford, Gosford, Easdale, Yewdale, Braxton, Midford, Rossdale, Trusdale, Waysdale, Manford and Marford. These are all two storey with the exception of Braxton. The Braxton house types are only located along the main road through the site, providing landmarks for navigation and differentiating the main access from side roads. Several of the house types are as already consented on previous phases of development.

6.4 The site is divided into character areas with designs and materials used across character areas. On entering the site the northern character area is Northfield Woodland View, along the main road is Central Spine, divided into Main Central and Diamond Parade at the roundabout, the central areas is the Inner Link character area, whilst to the eastern boundary is Neighbourhood Edge character area, and to the western boundary the Haughley Church View area.

6.5 Northfield Woodland view character area continues the character from the neighbouring phase of development. Materials are buff brick with red roof and pale render. Properties include chimneys at gateway points.

6.6 The Central Spine area is designed to follow the main spine through this part of the development. The design alternates plain red and multi bricks, with predominantly grey roof material, with focal buildings using render and red roof materials.

6.7 The Diamond Parade area is central around the roundabout and uses dwellings situated at an angle, in rows, to create space in this area. The design also includes a 2.5 storey dwelling with render to the centre of the rows. This not only supports navigation of the overall site but a sense of space and place as a result of the design.

6.8 The Inner Link area is the central residential character area, with smaller properties situated here. The materials proposed are predominantly red brick and pantiles, with focal points identified by the use of pale render.

6.9 The Neighbourhood Edge abuts the open space on site and is adjacent to the Chilton Fields Sports Club. Materials are red and multi brick, with different roof materials of grey slate and farmhouse red.

6.10 The Haughley Church View area has dwellings which front onto the open space. Dwellings will be predominantly red brick, with render used to create transition points.

6.11 The proposed character areas reflect the existing development on site, and create different areas within the site, using design and materials to punctuate the streetscene and provide a sense of place. At the same time the design and materials extend from the existing and consented development on the wider site.

7. Landscape Impact, Trees, Ecology, Biodiversity And Protected Species

7.1. Policy CS5 of the Core Strategy seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encouraging development that is consistent with conserving its overall character.

7.2 Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.

7.3 The proposal follows outline consent, which considered the landscape impact in principle. The design, layout, appearance and landscaping are considered to give due regard to the landscape impact, with dwellings predominantly 2 storey and significant landscape buffers provided.

7.4 The landscape scheme has been amended during the course of the application in line with the consultation response from Place Services Landscape. The amendments addressed all but one of the points, relating to the surface treatment of the parking courts. However, following discussion with the

applicant it is noted that they would prefer to follow the same approach as agreed and implemented for previous phases. Given that this has not previously been considered unacceptable, and would maintain the surfacing through the wider development this is not considered to be unacceptable.

7.5 Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) requires all 'competent authorities' (public bodies) to 'have regard to the Habitats Directive in the exercise of its functions.' For a Local Planning Authority to comply with regulation 9(5) it must 'engage' with the provisions of the Habitats Directive.

7.6 Paragraph 118 of the NPPF requires planning authorities, when determining planning applications, to seek the conservation and enhancement of biodiversity by ensuring significant harm resulting from a development is avoided (through locating on an alternative site with less harmful impacts), or where not possible to be adequately mitigated, or, as a last resort, compensated for, and if this cannot be secured then planning permission should be refused.

7.7 The ecological impact of the proposed residential development was considered at outline stage, and mitigation measures secured including skylark measures within the S106 agreement.

7.8 Ecological advice has been sought in respect of this application, and our consultant has confirmed that the details provide certainty over the likely impacts, and that the development can be made acceptable subject to the appropriate mitigation measures being secured and implemented in full. Soft landscape plans and ecological enhancement layout plans are proposed and which provide for enhancement measures and can be secured by means of condition.

8. Land Contamination, Flood Risk, Drainage and Waste

8.1. There is no objection to the proposal in respect of Environmental Health Contaminated Land, and no changes to the proposal relative to the outline which would affect this consideration.

8.2 No objection was raised in regard to surface water drainage or flooding in respect of the outline application and details submitted with this reserved matters application have been considered by SCC Flood and Water Management and considered to be acceptable.

9. Heritage Issues

9.1 Policy HB1 of the Local Plan seeks to protect the character and appearance of buildings of architectural or historic interest, particularly protecting the settings of Listed Buildings. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Listed Building or its setting.

9.2 The site is not in, adjoining, or near any Conservation Area, nor does it contain any listed buildings. As part of the wide site, it does however surround the Grade II listed Shepherd's Farm on three sides.

9.3 The Council's Heritage Team has considered the proposal and concerns relate to the potential impact on the setting and significance of nearby heritage assets. Previously the Heritage Team raised various concerns, noting Stow Lodge Hospital, Starhouse Farmhouse and barn, and Shepherds Farmhouse, all which are Grade II listed, and the possible impact that would be caused by the outline scheme.

9.4 The current proposal is not considered by the Heritage Team to be likely to affect the significance of Heritage Assets, and will be read in conjunction with the existing development. It is considered that the proposal would cause no harm to the significance of the designated heritage assets.

10. Impact On Residential Amenity

10.1. The application site is separated from existing consented development on the wider site by an area of public open space including community orchard and Local Equipped Area for Play, such that the proposal is not considered to have a detrimental impact in this regard. To the east of the site is Chilton Fields Sports Ground, which again is appropriately separated from the site by landscaping.

10.2 With regards to the proposed development itself the proposed dwellings are located so as to provide private garden areas without overlooking.

11. Planning Obligations

11.1. The outline consent secured obligations for the development of the site including with regards to affordable housing, skylark mitigation, school provision, provision of open space including play equipment and areas, public transport, rights of way, travel plan, NHS and library contributions. This proposal as a reserved matters application forming part of that permission would be subject to these and is not considered to require any further obligations.

PART FOUR – CONCLUSION

12. Planning Balance and Conclusion

12.1 This proposal follows outline consent for the residential development of a wider site for 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities such that the principle of residential development on the site has been considered acceptable. The reserved matters relate to layout, appearance, scale and landscape.

12.2 This proposal relates to a central section of this site, described as Phase 2b. The proposed design and layout is in keeping with the existing development on the site and creates a cohesive design across the wider site. The scale remains predominantly 2 storey, with some 2.5 storey used to punctuate the design, which is considered to be acceptable. The landscaping provides buffers to neighbouring properties and the countryside, as expected in the outline proposal.

12.3 Overall the proposal is considered to be acceptable, not to result in harm, and with impacts adequately mitigated, subject to conditions.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to GRANT planning permission, subject to conditions.

(1) That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Approved Plans (Plans submitted that form this application)
- Ecological enhancements to be implemented
- Landscape implementation
- Street lighting scheme as approved

- Garages to be used only for parking of vehicles/storage of household items
- Construction Plan implemented
- Construction hours of operation
- Water, energy and resource efficiency measures to be agreed
- Electric Vehicle Charging Scheme to be agreed
- Provision of roads and footpaths prior to occupation

(2) And the following informative notes as summarised and those as may be deemed necessary:

- Pro active working statement
- SCC Highways notes
- Support for sustainable development principles
- Suds Informative

By way of clarification, the following conditions were imposed at Outline and do not need to be repeated on this application:

- . Time limit
 - . Phasing
 - . Archaeology
 - . Flood risk
 - . Construction management
 - . Rainwater harvesting
 - . Provision of fire hydrants
 - . Removal of permitted development rights
 - . Tree protection
 - . Materials
 - . Landscape management
 - . Foul water drainage
 - . Super-fast broadband
- Also included and not relevant to this phase:
- . Restriction of operating times
 - . Restriction of open air storage
 - . Illumination
 - . Use class restriction



Application No: DC/20/05912

Location: Northfield View Phase 2B, Fuller Way, Stowmarket

Appendix 1: Call In Request	<i>N/a</i>	
Appendix 2: Details of Previous Decision	<i>5007/16, DC/18/03111</i>	
Appendix 3: Town/Parish Council/s	<i>Onehouse Parish Council</i>	
Appendix 4: National Consultee Responses	<i>Natural England East Suffolk IDB NHS Suffolk Wildlife Trust</i>	
Appendix 5: County Council Responses	<i>Infrastructure Flood and Water Highways Fire and Rescue Archaeology Travel Plan</i>	
Appendix 6: Internal Consultee Responses	<i>Strategic Housing Waste Management Environmental Health Land Contamination Environmental Health Air Quality Environmental Health, Noise, Odour, Light Environmental Health, Sustainability</i>	



Babergh and Mid Suffolk District Councils



	<i>Public Realm</i> <i>Heritage</i> <i>Ecology</i> <i>Landscape</i>	
Appendix 7: Any other consultee responses	<i>N/a</i>	
Appendix 8: Application Site Location Plan	<i>Yes</i>	
Appendix 9: Application Plans and Docs	<i>Yes</i>	
Appendix 10: Further information	<i>No</i>	

The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.



Consultee Comments for Planning Application DC/20/05912

Application Summary

Application Number: DC/20/05912

Address: Northfield View Phase 2B Fuller Way Stowmarket Suffolk

Proposal: Reserved Matters Application following approval of Outline Planning Permission 5007/16- Northfield View Phase 2b will be providing: 100No dwellings , including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway.

Case Officer: Gemma Walker

Consultee Details

Name: Mrs Peggy Fuller

Address: 86 Forest Road, Onehouse, Stowmarket, Suffolk IP14 3HJ

Email: Not Available

On Behalf Of: Onehouse Parish Clerk

Comments

Councillors support the application but request that landscaping and trees are planted early to minimise the visual impact of the development.

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 06 January 2021 08:13
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/20/05912 NE Response

FAO Gemma Walker

Dear Ms Walker,

Application ref: DC/20/05912
Our ref: 338660

Natural England has no comments to make on this reserved matters application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

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. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours sincerely,

Ben Jones

Operations Delivery
Consultations Team
Natural England
Hornbeam House
Electra Way
Crewe
Cheshire
CW1 6GJ
Email: consultations@naturalengland.org.uk

www.gov.uk/natural-england

- During the current coronavirus situation, Natural England staff are working remotely and from some offices to provide our services and support our customers and stakeholders. Although some offices and our Mail Hub are now open, please continue to send any documents by email or contact us by phone to let us know how we can help you. See the latest news on the coronavirus at <http://www.gov.uk/coronavirus> and Natural England's regularly updated operational update at <https://www.gov.uk/government/news/operational-update-covid-19>.
- Wash hands. Cover face. Make space.

Our Ref: 20_03640_P
Your Ref: DC/20/05912

04/01/2020

Dear Sir/Madam

RE: Reserved Matters Application following approval of Outline Planning Permission 5007/16-Northfield View Phase 2b will be providing: 100No dwellings, including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway at Northfield View Phase 2B Fuller Way Stowmarket Suffolk

The site is near to the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and is within the Board's Watershed Catchment (meaning water from the site will eventually enter the IDD). Maps are available on the Board's webpages showing the Internal Drainage District (https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf) as well as the wider watershed catchment (https://www.wlma.org.uk/uploads/ESIDB_Watershed.pdf).

I note that the applicant intends to discharge surface water to a watercourse within the watershed catchment of the Board's IDD. We request that this discharge is facilitated in line with [the Non-Statutory technical standards for sustainable drainage systems](#) (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 163 of the [National Planning Policy Framework](#)). For further information regarding the Board's involvement in the planning process please see our [Planning and Byelaw Strategy](#), available online.

Kind Regards,

Emma

Emma Robertson
Sustainable Development Officer
Water Management Alliance



Jane Marson (Chairman) Michael Paul (Vice-Chairman)
Phil Camamile (Chief Executive)



Cert No. GB11990

Cert No. GB11991



**Ipswich and East Suffolk
Clinical Commissioning Group**

Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Email address: planning.apps@suffolk.nhs.uk
Telephone Number – 01473 770000

Your Ref: DC/20/05912

Our Ref: IESCCG/001220/STO

Planning Services
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
Suffolk, IP1 2BX

18/01/2021

Dear Sirs,

Proposal: Reserved Matters Application following approval of Outline Planning Permission 5007/16-Northfield View Phase 2b will be providing: 100No dwellings , including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway.

Location: Northfield View Phase 2B, Fuller Way, Stowmarket, Suffolk

1. I refer to your consultation letter on the above planning application and advise that, following a review of the applicants' submission the following comments are with regard to the primary healthcare provision on behalf of Ipswich & East Suffolk Clinical Commissioning Group (CCG).

Background

2. The proposal comprises a development of up to 100 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. The CCG would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application

3. There are 2 GP practices within a 2km radius of the proposed development. These practices do not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Healthcare Needs Arising From the Proposed Development

4. At the earliest stage in the planning process it is recommended that work is undertaken with Ipswich and East Suffolk CCG and Public Health England to understand the current and future dental needs of the development and surrounding areas giving consideration to the current dental provision, current oral health status of the area and predicted population growth to ensure that there is sufficient and appropriate dental services that are accessible to meet the needs of the development but also address existing gaps and inequalities.

Encourage oral health preventative advice at every opportunity when planning a development, ensuring that oral health is everybody's business, integrating this into the community and including this in the health hubs to encourage and enable residents to invest in their own oral healthcare at every stage of their life.

Health & Wellbeing Statement

As an Integrated Care System it is our ambition that every one of the one million people living in Suffolk and North East Essex is able to live as healthy a life as possible and has access to the help and treatment that they need in the right place, with good outcomes and experience of the care they receive.

Suffolk and North East Essex Integrated Care System, recognises and supports the role of planning to create healthy, inclusive communities and reduce health inequalities whilst supporting local strategies to improve health, social and cultural wellbeing for all aligned to the guidance in the NPPF section 91. The way health and care is being delivered is evolving, partly due to advances in digital technology and workforce challenges. Infrastructure changes and funds received as a result of this development may incorporate not only extensions, refurbishments, reconfigurations or new buildings but will also look to address workforce issues, allow for future digital innovations and support initiatives that prevent poor health or improve health and wellbeing.

The NHS Long term plan requires a move to increase investment in the wider health and care system and support reducing health inequalities in the population. This includes investment in primary medical, community health services, the voluntary and community sector and services provided by local authorities so to boost out of hospital care and dissolve the historic divide between primary and community health services. As such, a move to health hubs incorporating health and wellbeing teams delivering a number of primary and secondary care services including mental health professionals, are being developed. The Acute hospitals will be focussing on providing specialist treatments and will need to expand these services to cope with additional growth. Any services which do not need to be delivered in an acute setting will look to be delivered in the community, closer to people's homes.

The health impact assessment (HIA) submitted with the planning application will be used to assess the application. This HIA will be cross-referenced with local health evidence/needs assessments and commissioners/providers own strategies so to ensure that the proposal impacts positively on health and wellbeing whilst any unintended consequences arising are suitably mitigated against.

The primary healthcare services directly impacted by the proposed development and the current capacity position is shown in Table 1.

Table 1: Summary of capacity position for healthcare services closest to the proposed development.

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Stowhealth	18,548	1,487.70	21,696	216
Combs Ford Surgery	8,612	455.40	6,641	-135
Total	27,160	1,943.10	28,337	81

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
 2. Current Net Internal Area occupied by the Practice.
 3. Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the East DCO) Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
 4. Based on existing weighted list size.
5. This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore, a proportion of the required funding for the provision of increased capacity by way of extension, refurbishment or reconfiguration at Stowhealth or Combs Ford Surgery, servicing the residents of this development, would be sought from the CIL contributions collected by the District Council. *The figures shown for the current NIA at Stowhealth is under review.*
 6. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to extend the above mentioned surgery. Should the level of growth in this area prove this to be unviable, the relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community. Work is currently underway looking at development along the A14 corridor for the duration of the JLP and the impacts on health and how best to mitigate them. This work will inform future work on the IDP and therefore how CIL is spent in this area.

Developer Contribution required to meet the Cost of Additional Capital Funding for Health Service Provision Arising

7. In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, a financial contribution is sought.
8. Assuming the above is considered in conjunction with the current application process, Ipswich and East Suffolk CCG would not wish to raise an objection to the proposed development.
9. Ipswich and East Suffolk CCG is satisfied that the basis of a request for CIL contributions is consistent with the Position Statement produced by Babergh and Mid Suffolk District Councils

Ipswich and East Suffolk CCG look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Yours faithfully

Chris Crisell

Estates Project Manager

Ipswich and East Suffolk Clinical Commissioning Group



Suffolk Wildlife Trust

Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org



Gemma Walker
Planning Department
Babergh and Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich, IP1 2BX

20th January 2021

Dear Gemma,

RE: DC/20/05912 - Reserved Matters Application following approval of Outline Planning Permission 5007/16- Northfield View Phase 2b will be providing: 100No dwellings, including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway. Northfield View, Phase 2B, Fuller Way, Stowmarket

Thank you for sending us details of this application, we have the following comments:

We have read the Ecological Impact Assessment (CSA Environmental, October 2016), Ecological Briefing Note (CSA Environmental, November 2020) and Ecological Enhancements Layout Plan (CSA Environmental, October 2020) and we are satisfied with the findings of the consultant. We request that the recommendations made within the Ecological Enhancements Plan are implemented in full, via a condition of planning consent, should permission be granted.

The Ecological Briefing Note states that a wildlife friendly lighting scheme is required for this site. As foraging and commuting bats have been identified as potentially using hedgerows onsite, then it is important that there is no light spill from external lighting and that dark corridors are retained around the site for the foraging and commuting bats. The lighting strategy should be in accordance with current guidelines.¹

Please do not hesitate to contact us should you require anything further.

Yours sincerely

Jacob Devenney
Planning and Biodiversity Adviser

¹ ILP, 2018. Bat Conservation Trust Guidance Note 08/18: Bats and artificial lighting in the UK

Your ref: DC/20/05912
Our ref: Stowmarket – Northfield View Phase
2B, Fuller Way 43115
Date: 30 December 2020
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Gemma Walker,
Growth & Sustainable Planning,
Babergh and Mid Suffolk District Councils,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Dear Gemma,

Stowmarket: Northfield View Phase 2B, Fuller Way – reserved matters

I refer to the proposal: reserved matters application following approval of outline planning permission 5007/16 – Northfield View Phase 2B will be providing: 100no. dwellings, including affordable housing, associated hard and soft landscaping and infrastructure, provision of public open space, footpath, and cycleway.

There is a planning obligation dated 05 July 2018 attached to the outline permission under reference 5007/16.

I have no comments to make but various colleagues will deal with relevant service matters such as highways, floods planning, fire service, and archaeology.

Yours sincerely,

Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Growth, Highways & Infrastructure Directorate

cc Sam Harvey, SCC (highways)
Jason Skilton, SCC (LLFA)
Suffolk Archaeological Service
Angela Kempen, Suffolk Fire Service

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 11 January 2021 12:25
To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Cc: Gemma Walker <Gemma.Walker@babberghmidsuffolk.gov.uk>
Subject: 2021-01-11 JS reply Northfield View Phase 2B, Fuller Way, Stowmarket ref DC/20/05912 RMA

Dear Gemma Walker,

Subject: Northfield View Phase 2B, Fuller Way, Stowmarket ref DC/20/05912 Reserved Matter Application

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/20/05912.

The following submitted documents have been reviewed and we recommend **approval of this application**.

- Planning Layout Ref 20834/2B/PL/01
- Flood Risk Assessment Ref CCE/J971/FRAP2-04

We would like to make the applicant aware of the following informatives.

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
- Any works to a main river may require an environmental permit

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

****Note I am remote working for the time being****

-----Original Message-----

From: planningblue@babberghmidsuffolk.gov.uk <planningblue@babberghmidsuffolk.gov.uk>
Sent: 30 December 2020 08:29
To: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/20/05912

Please find attached planning consultation request letter relating to planning application - DC/20/05912 - Northfield View Phase 2B, Fuller Way, Stowmarket, Suffolk

Kind Regards

Planning Support Team

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Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

Your Ref:DC/20/05912
Our Ref: SCC/CON/5323/20
Date: 29 January 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Gemma Walker - MSDC

Dear Gemma Walker - MSDC

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/05912

PROPOSAL: Reserved Matters Application following approval of Outline Planning Permission 5007/16 - Northfield View Phase 2b will be providing: 100No dwellings , including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway.

LOCATION: Northfield View Phase 2B Fuller Way Stowmarket Suffolk

ROAD CLASS:

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

I confirm that the submitted layout, Drawing Number 20834/2B/CPL/01, is acceptable in highway terms.

Yours sincerely,

Martin Egan

Highways Development Management Engineer

Growth, Highways and Infrastructure

-----Original Message-----

From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>
Sent: 30 December 2020 10:40
To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Cc: Angela Kempen <Angela.Kempen@suffolk.gov.uk>
Subject: FW: MSDC Planning Consultation Request - DC/20/05912

Fire Ref.: F221364

FAO: Gemma Walker

Planning Application: DC/20/05912 (Original Planning Application: 5007/16)
Location: Northfield View, Phase 2B, Fuller Way, Stowmarket, Suffolk

Good Morning,

Thank you for your letter informing us of the Reserved Matters for DC/20/05912.

Could you please ensure that the Condition (10) for the installation of Fire Hydrants is carried forward to all phases of this development.

If you have any queries, please let us know.

Kind regards,
A Stordy
BSC
Admin to Water Officer
Engineering
Fire and Public Safety Directorate
Suffolk County Council
3rd Floor, Lime Block
Endeavour House
Russell Road
IP1 2BX

Tel.: 01473 260564
Team Mailbox: water.hydrants@suffolk.gov.uk

-----Original Message-----

From: Fire Business Support Team <Fire.BusinessSupport@suffolk.gov.uk>
Sent: 30 December 2020 09:10
To: Water Hydrants <Water.Hydrants@suffolk.gov.uk>
Subject: FW: MSDC Planning Consultation Request - DC/20/05912

-----Original Message-----

From: planningblue@baberghmidsuffolk.gov.uk <planningblue@baberghmidsuffolk.gov.uk>

Sent: 30 December 2020 08:29

To: Fire Business Support Team <Fire.BusinessSupport@suffolk.gov.uk>

Subject: MSDC Planning Consultation Request - DC/20/05912

Please find attached planning consultation request letter relating to planning application - DC/20/05912 - Northfield View Phase 2B, Fuller Way, Stowmarket, Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested.

For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

From: RM Archaeology Mailbox <archaeology@suffolk.gov.uk>
Sent: 19 January 2021 12:15
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: RE: DC/20/05912 - Northfield View Phase 2B, Fuller Way, Stowmarket

Good afternoon Paul,

We have looked at this proposal. Work has been completed here under the original application. Therefore no further comments.

Best regards

Lisa

Lisamaria De Pasquale

Assistant Archaeological Officer (Technical Support)
Suffolk County Council Archaeological Service
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk IP32 7AY
Tel.:01284 741230
M: 07523931041
Email: lisa.depasquale@suffolk.gov.uk

Website: <http://www.suffolk.gov.uk/archaeology>
Suffolk Heritage Explorer: <https://heritage.suffolk.gov.uk>
Follow us on Twitter: [@SCCArchaeology](https://twitter.com/SCCArchaeology)
Like us on Facebook: [@SCCArchaeologicalService](https://www.facebook.com/SCCArchaeologicalService)
Follow us on Instagram: [@SCCArchaeology](https://www.instagram.com/SCCArchaeology)

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 19 January 2021 12:07
To: Communities <communities@baberghmidsuffolk.gov.uk>;
distplanninghub4@ukpowernetworks.co.uk; wayleave-enquiries@ukpowernetworks.co.uk;
ecology.placeservices@essex.gov.uk; BMSDC Heritage Team Mailbox
<heritage@baberghmidsuffolk.gov.uk>; Landscape <Landscape@essex.gov.uk>;
planning.apps@suffolk.nhs.uk; RM Archaeology Mailbox <archaeology@suffolk.gov.uk>; GHI
Highways Development Control <Highways.DevelopmentControl@suffolk.gov.uk>; Town -
Stowmarket <davidb@stowmarket.org>; Strategic Housing
<Strategic.Housing@baberghmidsuffolk.gov.uk>; phil.kemp@suffolk.pnn.police.uk;
planning@suffolkwildlifetrust.org
Subject: DC/20/05912 - Northfield View Phase 2B, Fuller Way, Stowmarket

Good afternoon,

We would have sent yourself a consultation request for the above application on 30/12/2020. Your consultation request is due to expire on 20/01/2021.

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Regards

Paul Hankins
Planning Support Officer - Development Management
Sustainable Communities
Babergh and Mid Suffolk District Councils

Tel 0300 1234000 Option 5 Option 3
Email: planning@babberghmidsuffolk.gov.uk
Web: www.babergh.gov.uk & www.midsuffolk.gov.uk

Endeavour House, 8 Russell Road, Ipswich IP1 2BX.

We have two customer access points:

Stowmarket (54 Ipswich Street, IP14 1AD) Monday - Thursday, from 9.00am - 5.00pm, or Friday, from 9.00am - 4.30pm

Sudbury (Town Hall, Old Market Place, CO10 1TL) Monday - Thursday, from 9.00am - 12.30pm and from 1.30pm - 5.00pm, or Friday, from 9.00am - 12.30pm and from 1.30pm - 4.30pm.

Please be advised that any comments expressed in this email are offered as a informal professional opinion unless otherwise stated and are given without prejudice to any decision or action the Council may take in the future. Please check with the email's author if you are in any doubt about the status of the content of this email. Any personal information contained in correspondence shall be dealt with in accordance with Mid Suffolk and Babergh District Council's Data Protection policy and the provisions of the Data Protection Act as found on both Council's websites.

Thank you for contacting us

We are working hard to keep services running safely to support and protect our residents, businesses, communities and staff through this period and beyond.

We will respond to your query as soon as possible. In the meantime, you can find the latest council information, including our response to Covid-19, on our website.



From: Chris Ward <Chris.Ward@suffolk.gov.uk>
Sent: 18 January 2021 08:48
To: Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>; Sam Harvey <Sam.Harvey@suffolk.gov.uk>; Neil McManus <Neil.McManus@suffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/20/05912

Dear Gemma,

Thanks you for consulting me about the reserved matters application for Phase 2B of the Northfield View development in Stowmarket. On receiving notification of this application it has made Suffolk County Council aware that there has been no evidence of Travel Plan implementation submitted by the Applicant for the second phase of the Chilton Leys development. This was a legal requirement of the Applicant in the supporting Section 106 Agreement secured under application 5007/16. I have made separate requests to the Applicant for the progress of this Travel Plan, which I am yet to receive a response.

Therefore, I would recommend the determination of this application is delayed until Suffolk County Council receive an update by the Applicant on the progress of the Travel Plan for the second phase of the Northfield View development.

Kind regards

Chris Ward

Travel Plan Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

web : <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/>

MID SUFFOLK DISTRICT COUNCIL

To: Gemma Walker – Area Planning Manager

From: Louise Barker – Acting Strategic Housing Team Manager

Date: 21st January 2021

APPLICATION FOR RESERVED MATTERS - DC/20/05912

Proposal: Reserved Matters Application following approval of Outline Planning Permission 5007/16- Northfield View Phase 2b will be providing: 100No dwellings, including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway.

Location: Northfield View Phase 2B, Fuller Way, Stowmarket, Suffolk

Consultation Response on Affordable Housing Requirement and Open Market Mix

Key Points

1. Background Information

- A development of 100 dwellings has been submitted as phase 2b
- Outline planning permission has already been granted.
- 20% affordable housing was approved by Planning Committee
- The tenure split of the affordable dwellings was set out in the s106 on the outline application 5007/16

2. Affordable Housing Mix

2.1 The proposed mix is acceptable but we would recommend on the next phase an increase in the number of one bedroom units of which 10% of the overall affordable housing mix is required as detailed in the s106. The highest need on the Councils housing register is for 1 and 2 bedroom units. If this has not yet been achieved on the existing phase or this phase we would expect to see the increase on the next phase. This will balance out the affordable homes across the site once fully completed. We would also welcome the inclusion of bungalows.

2.2 Since the pre-app layout and accommodation schedule, the applicant has made some changes to the location of the affordable homes in this phase. They were previously located around the centre of the site, adjacent to the proposed central roundabout off the main spine road into these phases of development. The changes are acceptable and going forward we ask that the affordable homes on the next phases are integrated and balanced out across the scheme and not clustered.

2.3 We have noted that the majority of the affordable homes do not meet nationally described space standards, we would like clarification on this point, why the

standards have not been achieved. We would ideally like all the affordable homes to meet space standards but particularly the affordable rent units. The emerging Joint Local Plan will require NDSS on all affordable homes.

2.4 We would also ask the applicant to note that a Framework Affordable Housing Scheme is required by the s106.

3. Comments on the Open Market Mix proposed

3.1 The accommodation schedule accompanying the application shows a large number of three and four bedroom homes with a much smaller number of two bedroom homes. We would ask the applicant to ensure that across the phases that they note the requirements of the Strategic Housing Market Assessment (table below) to ensure that a balance is achieved over the whole site ensuring that the required number of smaller homes is met.

Table 4.4e Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

Size of home	Current size profile	Size profile 2036	Change	required	% of change required
One bedroom	707	1,221	515		7.2%
Two bedrooms	5,908	8,380	2,472		34.4%
Three bedrooms	13,680	15,784	2,104		29.3%
Four or + bedrooms	12,208	14,303	2,096		29.2%
Total	32,502	39,688	7,186		100.0%

3.2 The accommodation schedule does not show any bungalows on this phase, nor were there any included on the previous phases. With the ageing demographics within Mid Suffolk age-specific properties would be welcomed on this site. Whilst we understand this issue around land take for bungalows, the high demand for such dwellings means that there is a price premium for such properties.

3.3 We would welcome the inclusion of bungalows to provide a better mix and provide more choice for a range of purchasers across different age groups. If for any reason this is not possible – please confirm that a proportion of dwellings will meet Part M4 Category 2 of the Building Regulations to help future proof the dwellings for households to remain in their own homes as they age.

Conclusion

The proposals are broadly acceptable but we would like the above points taken into consideration and clarified.

Consultee Comments for Planning Application DC/20/05912

Application Summary

Application Number: DC/20/05912

Address: Northfield View Phase 2B Fuller Way Stowmarket Suffolk

Proposal: Reserved Matters Application following approval of Outline Planning Permission 5007/16- Northfield View Phase 2b will be providing: 100No dwellings , including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway.

Case Officer: Gemma Walker

Consultee Details

Name: Mr James Fadeyi

Address: Mid Suffolk District Council Depot, Creeting Road West, Stowmarket, Suffolk IP14 5AT

Email: Not Available

On Behalf Of: MSDC - Waste Manager (Major Developments)

Comments

Good Afternoon,

I have no objection to this application.

Kind regards,

James Fadeyi

Waste management Officer

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 05 January 2021 11:04
To: Gemma Walker <Gemma.Walker@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: DC/20/05912. Land Contamination

Dear Gemma

EP Reference : 285390
DC/20/05912. Land Contamination
Northfield View Phase 2B, Fuller Way, STOWMARKET, Suffolk.
Reserved Matters Application following approval of Outline Planning
Permission 5007/16- Northfield View Phase 2b will be providing: 100No
dwellings

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to the proposed development as land contamination was considered at the point of the outline permission.

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@babberghmidsuffolk.gov.uk
Work: 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk

Thank you for contacting us

We are working hard to keep services running safely to support and protect our residents, businesses, communities and staff through this period and beyond.

We will respond to your query as soon as possible. In the meantime, you can find the latest council information, including our response to Covid-19, on our website.



From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 05 January 2021 10:36
To: Gemma Walker <Gemma.Walker@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: DC/20/05912. Air Quality

Dear Gemma

EP Reference : 285387
DC/20/05912. Air Quality
Northfield View Phase 2B, Fuller Way, STOWMARKET, Suffolk.
Reserved Matters Application following approval of Outline Planning Permission
5007/16- Northfield View Phase 2b will be providing: 100No dwellings, including
affordable

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make with respect to Local Air Quality Management as these issues would have been considered at the outline application stage.

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@babberghmidsuffolk.gov.uk
Work: 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk

Thank you for contacting us

We are working hard to keep services running safely to support and protect our residents, businesses, communities and staff through this period and beyond.

We will respond to your query as soon as possible. In the meantime, you can find the latest council information, including our response to Covid-19, on our website.



From: Andy Rutson-Edwards <Andy.Rutson-Edwards@babberghmidsuffolk.gov.uk>

Sent: 23 February 2021 16:57

To: Gemma Walker <Gemma.Walker@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Subject: DC/20/05912

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/20/05912

Proposal: Reserved Matters Application following approval of Outline Planning Permission 5007/16- Northfield View Phase 2b will be providing: 100No dwellings , including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway.

Location: Northfield View Phase 2B, Fuller Way, Stowmarket, Suffolk

Reason(s) for re-consultation: Construction Environmental Management Plan submitted

Thank you for the opportunity to comment on this. I am satisfied that the CEMS meets the requirements and is suitable. It shall need to be complied with throughout the development of the site.

Regards

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@babberghmidsuffolk.gov.uk

www.babergh.gov.uk www.midsuffolk.gov.uk

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>

Sent: 31 December 2020 16:17

To: Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: DC/20/05912

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/20/05912

Proposal: Reserved Matters Application following approval of Outline Planning Permission 5007/16- Northfield View Phase 2b will be providing: 100No dwellings , including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway.

Location: Northfield View Phase 2B, Fuller Way, Stowmarket, Suffolk

Thank you for the opportunity to comment on this application.

Environmental Protection have no objections in principle to this application. However, the Construction management plan submitted is inadequate Construction site activities have the potential to cause disruption to nearby existing residential premises. As such I ask that the Construction Management plan is resubmitted to incorporate the following information:-

- a) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
- b) Details of how construction and worker traffic and parking shall be managed.
- c) Details of any protection measures for footpaths surrounding the site.
- d) Details of any means of access to the site during construction.
- e) Details of the scheduled timing/phasing of development for the overall construction period.
- f) Details of any wheel washing to be undertaken, management and location it is intended to take place.
- g) Details of the siting of any on site compounds and portalos.
- h) Details of the method of the recycling and disposal of said waste from site. (No waste to be burnt on site)

The plan shall be submitted in writing. The construction shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority.

Reason - To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development.

Environmental Protection shall also require the following condition to be added to any permissions granted

1) ON GOING CONSTRUCTION -HOURS OF WORK

Noise Intrusive work during the construction of the development must only take place between the following hours:

Monday to Friday between 08:00hrs and 18:00hrs

Saturday between 09:00hrs and 13:00hrs
No work to be undertaken on Sunday, bank or public holidays
Note: The above restrictions shall also apply to site deliveries and collections.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk

www.babergh.gov.uk www.midsuffolk.gov.uk

From: Peter Chisnall <Peter.Chisnall@babberghmidsuffolk.gov.uk>
Sent: 12 January 2021 17:33
To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: DC/20/05912

Dear Gemma,

APPLICATION FOR RESERVED MATTERS - DC/20/05912

Proposal: Reserved Matters Application following approval of Outline Planning Permission 5007/16- Northfield View Phase 2b will be providing: 100No dwellings , including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway.

Location: Northfield View Phase 2B, Fuller Way, Stowmarket, Suffolk

Many thanks for your request to comment on the Sustainability/Climate Change related aspects of this application.

Many thanks for your request to comment on Sustainability/Climate Change related aspects in connection with this application.

I have viewed the applicant's documents, in particular the energy strategy, The indication that a fabric first response is important and is to be welcomed as the commitment to:

- Energy-efficient building fabric and insulation to all heat loss floors, walls and roofs.
- High-efficiency double-glazed windows throughout.
- Quality of build will be confirmed by achieving good air-tightness results throughout.
- Efficient-building services including high-efficiency heating systems.
- Low-energy lighting throughout the building.
- Taylor Wimpey Enhanced Psi Values.

There is no detail on the provision of electric vehicle charging.

I have no objection and if the planning department decided to set conditions on the application, I would recommend the following.

Prior to the commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and operational phases of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed.

The Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation ((as per policy CS3, and NPPF)) including details on environmentally

friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day).

Babergh and Mid Suffolk Councils declared a Climate Emergency in 2019 and have an aspiration to be Carbon Neutral by 2030, this will include encouraging activities, developments and organisations in the district to adopt a similar policy. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability, taking into account the requirements to mitigate and adapt to future climate change.

With developments constructed with levels of insulation to just equal or slightly better the current building regulations' Part L requirements it is likely that they will need to be retrofitted within a few years to meet the National milestones and targets leading up to zero carbon emissions by 2050.

With all future Sustainability and Energy Strategy the Council is requiring the applicant to indicate the retrofit measures required and to include an estimate of the retrofit costs for the properties on the development to achieve net Zero Carbon emissions by 2050. It is also to include the percentage uplift to building cost if those measures are included now at the initial building stage. The applicant may wish to do this to inform future owners of the properties.

The document should clearly set out the unqualified commitments the applicant is willing to undertake on the topics of energy and water conservation, CO₂ reduction, resource conservation, use of sustainable materials and provision for electric vehicles.

Details as to the provision for electric vehicles should also be included please see the Suffolk Guidance for Parking, published on the SCC website on the link below:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/parking-guidance/>

Reason – To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

Guidance can be found at the following locations:

<https://www.midsuffolk.gov.uk/environment/environmentalmanagement/planningrequirements/>

Regards,

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH
Environmental Management Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724611

Email: peter.chisnall@baberghmidsuffolk.gov.uk

www.babergh.gov.uk www.midsuffolk.gov.uk

-----Original Message-----

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Sent: 04 January 2021 12:31
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/20/05912

Public Realm support the treatment of the public open space associated with this phase of the wider development.

Regards

Dave Hughes
Public Realm Officer

-----Original Message-----

From: planningblue@baberghmidsuffolk.gov.uk <planningblue@baberghmidsuffolk.gov.uk>
Sent: 30 December 2020 08:28
To: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Subject: MSDC Planning Consultation Request - DC/20/05912

Please find attached planning consultation request letter relating to planning application - DC/20/05912 - Northfield View Phase 2B, Fuller Way, Stowmarket, Suffolk

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

From: Tegan Chenery <Tegan.Chenery@baberghmidsuffolk.gov.uk>
Sent: 19 January 2021 17:07
To: Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/20/05912 - Heritage response

Hello Gemma,

DC/20/05912 – Northfield View Phase 2B, Fuller Way, Stowmarket

This is the reserved matters application following approval of outline application 5007/16 for 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities. This element of the reserved matters refers to the erection of 100 dwellings, including affordable housing, associated hard and soft landscaping and infrastructure, provision of public open space, footpath and cycleway – associated to the earlier approved outline scheme.

The issues of the Heritage Team's concern relate to the potential impact of the proposals on the setting and subsequently the significance of nearby designated heritage assets. Previously, the Heritage Team raised various concerns – noting Stow Lodge Hospital, Starhouse Farmhouse and barn, and Shepherds Farmhouse, all which are Grade II listed – and the possible impact that would be caused by the outline scheme, which included a complete but illustrative site plan for all 600 dwellings etc.

The current aspect of the phased development relates to the reserved matters for a point largely central to the overall outline site area. Whilst this element of the proposal site arguably forms a part of the wider rural setting of the listed buildings, it is unlikely to affect the significance of the designated heritage assets noted earlier when read in the context of the associated and intervening approved development to the north east and south. Appropriate and sensitive detailing of the scheme should be provided to those areas which would affect the listed buildings, but in this instance, no heritage specific conditions are necessary.

I therefore consider the proposal would cause *no harm* to the significance of the designated heritage assets. It would accord with National and Local Planning Policies and it is for these reasons that I raise no objection.

Tegan Chenery BA(Hons) MSt

Heritage and Design Officer

Babergh and Mid Suffolk District Councils - Working Together

tel: 01449 724677 | 07860 827107

email: tegan.chenery@baberghmidsuffolk.gov.uk

email: heritage@baberghmidsuffolk.gov.uk

web: www.babergh.gov.uk www.midsuffolk.gov.uk

For our latest Coronavirus response please visit our website via the following link:

<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>



16 February 2021

Gemma Walker
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Thank you for requesting advice on this re-application from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DC/20/05912
Location: Northfield View Phase 2B Fuller Way Stowmarket Suffolk
Proposal: Reserved Matters Application following approval of Outline Planning Permission 5007/16- Northfield View Phase 2b will be providing: 100No dwellings, including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway.

Dear Gemma,

Thank you for re-consulting Place Services on the above Reserved Matters application.

No objection subject to securing ecological mitigation and enhancement measures

Summary

We have reassessed the Ecological Impact Assessment (CSA Environmental Ltd, October 2016), Ecological Briefing Note (CSA Environmental Ltd, November 2020) and the Ecological Enhancements Layout Plan (CSA Environmental Ltd, October 2020), submitted by the applicant, relating to the likely impacts of the development upon designated sites, protected and Priority species & habitats.

In addition, we have reviewed the submitted Street Lighting Layout – Ref: 20834/121 (Approved by Suffolk County Council).

We are still satisfied with the details contained within the ecological assessments, which provides certainty to the LPA of the likely impacts on Protected and Priority species/habitats. As a result, the development can be made acceptable subject to the appropriate mitigation measures being secured and implemented in full.

In addition, we still support the proposed soft landscape plans (Dwg ref: CSA/5227/100-101-102) and The Ecological Enhancements Layout Plan, which recommended to secure measurable net gains for



biodiversity, as outlined under Paragraph 170[d] & 175[d] of the National Planning Policy Framework 2019. However, we still note that a Landscape Management Plan is required prior to occupation to support this application, as required under condition 14 (Landscape Management Plan) of the outline consent.

In terms of the Street Lighting Layout, we are satisfied that a wildlife sensitive design has been delivered, which will ensure that minimal lighting will be delivered upon the Public Open Space and boundary hedgerows. The lighting will include low energy LED lights with neutral white bulbs (4000k) and will be directed downwards. In addition, lighting columns will be short at 6m, which will reduce horizontal spill and any ecological impact.

Therefore, the Street Lighting Layout follows ILP Guidelines¹ and will allow Mid Suffolk District Council demonstrate that impacts will be minimised to roosting, foraging and commuting bats, which will allow compliance with their statutory duties.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

¹ ILP, 2018. Bat Conservation Trust Guidance Note 08/18: Bats and artificial lighting in the UK



22 January 2021

Gemma Walker
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Thank you for requesting advice on this re-application from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DC/20/05912
Location: Northfield View Phase 2B Fuller Way Stowmarket Suffolk
Proposal: Reserved Matters Application following approval of Outline Planning Permission 5007/16- Northfield View Phase 2b will be providing: 100No dwellings, including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway.

Dear Gemma,

Thank you for consulting Place Services on the above Reserved Matters application.

Summary

We have assessed the Ecological Impact Assessment (CSA Environmental Ltd, October 2016), Ecological Briefing Note (CSA Environmental Ltd, November 2020) and the Ecological Enhancements Layout Plan (CSA Environmental Ltd, October 2020), submitted by the applicant, relating to the likely impacts of the development upon designated sites, protected and Priority species & habitats.

Therefore, it is highlighted that we are satisfied with the details contained within the ecological assessments, which provides certainty to the LPA of the likely impacts on Protected and Priority species/habitats. As a result, the development can be made acceptable subject to the appropriate mitigation measures being secured and implemented in full.

In addition, we have reviewed the soft landscape plans (Dwg ref: CSA/5227/100-101-102), submitted by the applicant, relating to the proposed soft landscaping for the development.

We approve of the details contained the soft landscape plans. This includes the provision of suitable native species which will be appropriately implemented. Furthermore, we support the proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170[d] & 175[d] of the National Planning Policy



Framework 2019. The Ecological Enhancements Layout Plan outlines appropriate technical details, locations, heights and orientations for these ecological features.

However, we note that a Landscape Management Plan has been included within this application, as required under condition 14 (Landscape Management Plan) of the outline consent. Therefore, it is indicated that this document should cover a minimum period of 10 years and include management and aftercare recommendations of reasonable biodiversity enhancements (where relevant).

Furthermore, if street lighting is required for this phase of development it is recommend that a wildlife sensitive lighting strategy should be submitted to support this application, which follows ILP Guidelines¹, as outlined within the Ecological Briefing Note. Therefore, it is highlighted that the following measures should be implemented for the lighting design:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Environmentally Sensitive Zones should be established within the development via correspondence with a professional ecologist, where lighting could potentially impact important foraging and commuting routes for bats.
- Lux levels and horizontal lighting should be directed away from boundary edges and Environmentally Sensitive Zones and kept as low as possible. This should preferably demonstrate that the boundary features and Environmentally Sensitive Zones are not exposed to lighting levels of approximately 1 lux, which is the same lighting conditions as 'Twilight'.
- The correlated colour temperature of lighting should be no greater than 4000k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- Light columns should be as short as possible, as light at a low level reduces the ecological impact.
- The use of cowls, hoods, reflector skirts or shields should also be considered to prevent horizontal spill on Environmentally Sensitive Zones

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

¹ ILP, 2018. Bat Conservation Trust Guidance Note 08/18: Bats and artificial lighting in the UK

Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
T: 0333 013 6840
www.placeservices.co.uk
[@PlaceServices](https://twitter.com/PlaceServices)



Planning Services
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

26/02/2021

For the attention of: Gemma Walker

Ref: DC/20/05912; Northfield View Phase 2B, Fuller Way, Stowmarket, Suffolk

Thank you for re-consulting us on the reserved matters application following approval of Outline Planning Permission 5007/16- Northfield View Phase 2b will be providing: 100No dwellings , including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway.

This letter sets out our consultation response on the landscape and green infrastructure matters of the planning application and how the proposal relates and responds to the landscape setting and context of the site. As part of the submission, revised soft landscape plans (Dwg ref: CSA/5227/100-101-102 Rev A) and Landscape and Ecology Management Plan (LEMP) (Report No: CSA/5227/02) have been provided.

We welcome the revised drawings and can see that most of our recommendations have been applied. The only outstanding comment relates to the surface treatment of parking courts; we would advise that all parking courts are treated with block paving, rather than bitumen macadam.

If you have any queries regarding the matter raised above, please let me know.

Kind regards,

Ryan Mills BSc (Hons) MSc CMLI
Senior Landscape Consultant
Telephone: 03330320591
Email: ryan.mills@essex.gov.uk

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils.

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.



Planning Services
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

19/01/2021

For the attention of: Gemma Walker

Ref: DC/20/05912; Northfield View Phase 2B, Fuller Way, Stowmarket, Suffolk

Thank you for consulting us on the reserved matters application following approval of Outline Planning Permission 5007/16- Northfield View Phase 2b will be providing: 100No dwellings , including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway.

This letter sets out our consultation response on the landscape and green infrastructure matters of the planning application and how the proposal relates and responds to the landscape setting and context of the site. As part of the submission, a boundary treatment plan (Dwg ref: 20834/2B/BTP/01), hard surfacing layout (Dwg ref: 20834/2B/HS/01) and soft landscape plans (Dwg ref: CSA/5227/100-101-102) have been provided.

Recommendations

Before approval can be recommended we would advise the following amendments are considered:

- We recommend that *Viburnum tinus* spp. is removed from the planting palette. The species can be severely damaged by Viburnum beetle and often produces an unpleasant smell particularly when the foliage is wet.
- The *Fagus sylvatic* 'Purpurea' is a feature tree at the centre of the proposed roundabout. To provide visual impact from the outset, we would recommend the tree is larger (16-18cm girth) to distinguish this tree from the others on site.
- We would expect all parking courts to be treated with block paving, rather than bitumen macadam.
- We would advise a soft engineered approach to inlets, outlets and headwalls within SuDS features is considered. Although planting can screen these features in certain periods of the year, we would still like more innovative approaches to SuDS assets to be explored.
- There are large areas of amenity grass and turf proposed. Where possible, we would recommend that flowering lawn mixes are explored as an alternative. They provide visual interest, improve biodiversity value, establish quickly and are easy to maintain long-term.

Furthermore, amenity grass can be described as a "green desert" but does provide some carbon sequestration. Some specific grass varieties sequester 13t/Ha/Pa, produce 45% less clippings and are wear tolerant. For example, deep rooting grass mixes are more drought resistant, reduce need for irrigation, increase rainwater infiltration, reduce surface runoff and improve performance of sustainable drainage schemes. From a management point of view, this means a reduction in mowing costs and time, savings on fuel usage and emissions, reductions in green waste resulting in reduced environmental impact and significant less maintenance are all beneficial.

Rigby Taylor have been working on carbon sequestering grasses and doing some very comprehensive trials, see- Carbon4Grass https://www.rigbytaylor.com/wp-content/uploads/Fixing-the-Greenhouse-effect_Carbon4Grass.pdf We would therefore advise that these seed mixes are explored as an alternative to the standard amenity grass and turf options for residential plots and verges.

- We would also expect a landscape management plan to be submitted, either as part of this application or condition. This should cover a minimum period of 10 years and include new and existing planting, street furniture, hard landscape assets and SuDS features.

If you have any queries regarding the matter raised above, please let me know.

Kind regards,

Ryan Mills BSc (Hons) MSc CMLI
Senior Landscape Consultant
Telephone: 03330320591
Email: ryan.mills@essex.gov.uk

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils.

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

Philip Isbell - Corporate Manager
Growth & Sustainable Planning

Mid Suffolk District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:

Boyer Ltd
15 De Grey Square
De Grey Road
Colchester
C04 5YQ

Applicant:

C/O Agent

Date Application Received: 16-Dec-16

Application Reference: 5007/16

Date Registered: 12-Jan-17

Proposal & Location of Development:

Application for Outline Planning Permission for erection of 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities. (All Matters Reserved).

Land North Of Chilton Leys, Chilton Leys, Stowmarket,

Section A – Plans & Documents:

This decision refers to drawing no./entitled 102 REV F received 16/12/2016 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Drawing	16 Dec 2016	102 REV F	LAND USE PLAN	Public
Drawing	16 Dec 2016	104I REV I	ILLUSTRATIVE LAYOUT	Public
Drawing	16 Dec 2016	115 REV E	LANDSCAPE STRATEGY	Public
Drawing	16 Dec 2016	144 REV A	INDICATIVE SPORTS PAVILLION & MUGA	Public
Drawing	16 Dec 2016	20824/ABP (G)	BOUNDARY PLAN	Public
Drawing	16 Dec 2016	20824/ABP G	BOUNDARY PLAN	Public
Drawing	16 Dec 2016	CSA/2833/104 REV 1	ILLUSTRATIVE LAYOUT	

- Received

Defined Red Line Plan 102 REV F - Received 16/12/2016

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIME LIMIT FOR RESERVED MATTERS APPLICATION:**

Application for approval of reserved matters (or first phase) must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: PRE-COMMENCEMENT CONDITION: APPROVAL OF RESERVED MATTERS**

Before any development is commenced, approval of the details of the appearance, scale and layout of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority. Reserved Matters shall be in general conformity with the principles of the Illustrative layout and the adopted Development Brief.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

3. **APPROVED PLANS & DOCUMENTS**

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard.

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

4. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: PRE-COMMENCEMENT CONDITION: APPROVAL OF PHASING OF DEVELOPMENT**

Before any development is commenced, and concurrently with the submission of reserved matters, a scheme for the carrying out of the development in successive phases shall be submitted to the Local Planning Authority for approval. No development forming part of any phase other than the first, of any scheme subsequently approved in writing, shall be

commenced until 80% of the development in the preceding phase has been occupied. Submission of Structural Landscaping Reserved Matters in locality of Paupers Graves and Shepherds Farmhouse shall be submitted prior to the submission of any other Reserved Matter together with details of phased programme for delivery and management of those landscaped areas. Delivery of structural landscaping for these areas as agreed programme.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development provided in appropriate phases to ensure minimal detriment to residential amenity, the environment and highway safety prior to the commencement of such development.

5. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No development shall take place within each phase as agreed under condition 4; until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority for that phase. The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to archaeological and historic assets.

6. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No building shall be occupied for each phase until the site investigation and post investigation assessment has been completed for that phase, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under condition 5; and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.

7. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - FLOODRISK**

The development shall be carried out in accordance with Cannon Flood Risk Assessment Ref CCE/J971/FRAP2-04 October 2016 and all recommendations the report contains in its entirety and shall be thereafter maintained as approved.

Reason - To minimise the risk of flooding.

8. **ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: CONSTRUCTION MANAGEMENT TO BE AGREED**

Prior to the commencement of development details of the construction methodology that details resource efficiency measures during construction shall be submitted to and approved in writing by the Local Planning Authority and shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority.

Reason - In the interests of sustainable development.

9. **SPECIFIC RESTRICTION ON DEVELOPMENT: RAINWATER HARVESTING**

Prior to the first occupation of each dwelling a scheme of rainwater harvesting shall be installed for use for said dwelling.

Reason - In the interests of a sustainable development and reduction of surface water drainage.

10. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF FIRE HYDRANTS**

Prior to the commencement of each phase (as agreed under condition 4) hereby approved, details shall be submitted to the Local Planning Authority setting out the provision of fire hydrants within the site. The agreed details shall be implemented and made available prior to commencement of the dwellings they would serve and retained thereafter in accordance with the approved details.

Reason - In the interests of public safety and to ensure appropriate provision of facilities for fire and rescue services.

11. **SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS**

Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Classes A to E and H and Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):-

- no enlargement, improvement, insertion of new openings or other alteration of the front or side elevations and or rear elevations above ground floor including any new openings dwelling house(s) shall be carried out,
- no satellite dishes on any elevation that faces a highway,

except pursuant to the grant of planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

12. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE PROTECTION

No development shall be commencement until the existing tree/s on the site, agreed with the Local Planning Authority for inclusion in the scheme of landscaping as submitted under reserved matters, have been protected by the erection of temporary protective fences of a height, size and in positions which shall previously have been approved, in writing, with the Local Planning Authority prior to the commencement of development. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the tree/s to be protected. Any tree/s dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with a tree or trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be approved, in writing, with the Local Planning Authority up to first use or first occupation of the development, following the death of, or severe damage to the tree/s.

Reason - For the avoidance of damage to protected tree/s included within the landscaping scheme in the interests of visual amenity and the character and appearance of the area. This condition is required to be carried out prior to the commencement of any other development to ensure trees are protected early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to trees.

13. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction of that phase 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 and fully applied prior to the first use/occupation.

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

14. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: LANDSCAPE MANAGEMENT PLAN

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas for each phase, other than small, privately owned, domestic gardens, shall be submitted to and approved, in writing, by the Local Planning Authority prior to the first occupation of the development for

each phase. The landscape management plan shall be carried out entirely as approved in accordance with the details and timescales in the plan.

Reason - To ensure the proper management and maintenance of the approved landscaping in the interests of amenity and the character and appearance of the area.

15. **ON GOING REQUIREMENT OF DEVELOPMENT/USE: RESTRICTION ON OPERATION TIMES**

The hereby permitted commercial use/local centre prior to the commencement of use/s shall agree in writing opening and operational hours. The use/s shall only operate between the hours as may be agreed in writing by the Local Planning Authority. There shall be no deliveries to the development/use arranged for outside of these hours.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of residential amenity within close proximity.

16. **SPECIFIC RESTRICTION OF DEVELOPMENT: NO EXTERNAL OPEN AIR STORAGE**

No goods, products, raw materials, scrap material or other materials of any other sort shall be stored in the open air outside the confines of the commercial use/local centre building/s included in the red line site plan related to this permission, except as may be detailed in any reserved matters application or otherwise pursuant to the grant of separate planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of amenity.

17. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF ILLUMINATION**

Prior to the erection/installation of any floodlighting or other means of external lighting at the commercial/local centre site, details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be carried out and retained as may be approved. There shall be no other means of external lighting installed and/or operated on/at the commercial/local centre site.

Reason - In the interests of amenity of nearby residents.

18. **SPECIFIC RESTRICTION ON DEVELOPMENT: RESTRICTION ON CHANGES OF USE**

Notwithstanding the provisions of Article 3, Schedule 2 Part 3 of the Town & Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), the hereby approved commercial/local centre shall be used as A1, A2 use/s and for no other purpose including any other purpose in Class A; 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 and re-enacting that Order with or without modification).

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity.

19. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - FOUL WATER DRAINAGE DETAILS**

No development shall commence above slab level until full details of foul water drainage have been submitted to and approved, 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 water drainage has been fully installed for the dwelling it serves and is functionally available for use. The foul water drainage scheme shall be thereafter maintained as approved.

Reason - To safeguard the ground water environment.

20. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: SUPERFAST BROADBAND**

A scheme for the provision of superfast broadband shall be submitted concurrent with the submission of Reserved Matters for each phase.

Reason - To encourage homeworking and reduce traffic.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
CS01 - Settlement Hierarchy
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix
CL11 - Retaining high quality agricultural land
FC03 - Supply Of Employment Land
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
SAAP - Stowmarket Area Action Plan
GP01 - Design and layout of development
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
T10 - Highway Considerations in Development

NOTES:

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area.

In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

2. **Public Rights of Way Note**

The applicant/developer is advised that the application site is, or appears to be, affected by the existence of a public right of way. It is an offence to obstruct or divert a public right of way (or otherwise prevent free passage on it without the proper authority having been first obtained. The granting of planning permission does not authorise the undertaking of any work on a public right of way. Where it is necessary for a right of way to be stopped-up or diverted in order that development may take place, no work may take place upon the line of the right of way until an appropriate order has been made and confirmed. Where a private means of access coincides with a public right of way, the granting of planning permission cannot authorise the erection of gates across the line or the carrying out of any works on the surface of the right of way and that permission for any changes to the surface must be sought from the highway authority (Suffolk County Council).

3. **Committee Note**

Committee members would encourage the applicant to engage in constructive dialogue with the Parish Council and the Highway Authority to explore and address highway safety issues in Starhouse Lane.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: 5007/16

Signed: Philip Isbell

Dated: 5th July 2018

**Corporate Manager
Growth & Sustainable Planning**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.

Philip Isbell - Corporate Manager
Growth & Sustainable Planning

Mid Suffolk District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



APPROVAL OF RESERVED MATTERS

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:

Taylor Wimpey East Anglia
Castle House
Kempson Way
Bury St Edmunds
IP32 7AR

Applicant:

Taylor Wimpey East Anglia
Castle House
Kempson Way
Bury St Edmunds
IP32 7AR

Date Application Received: 09-Jul-18

Application Reference: DC/18/03111

Date Registered: 13-Jul-18

Proposal & Location of Development:

Submission of Details (First) under Outline Planning Permission 5007/16 for Appearance, Landscaping, Layout and Scale for 175 dwellings, including affordable housing, associated hard and soft landscaping and infrastructure, foul water pumping station, provision of new electricity sub-station and inclusion of layby parking for 12 spaces adjacent to the school site.

Land North Of Chilton Leys, Brooke Way, Stowmarket, IP14 1UH

Section A – Plans & Documents:

The plans and documents recorded below are those upon which this decision has been reached:

Plans - Proposed Housing distribution Layout 20824/HDL/PL1 B - Received 05/10/2018
Plans - Proposed Indicative street scenes 20824/SS C - Received 05/10/2018
Plans - Proposed House type brochure 20824/PH2/HTB/OI D - Received 05/10/2018
Defined Red Line Plan - Received 09/07/2018
Plans - Proposed Preliminary pump station details. 20820/260 - Received 09/07/2018
Plans - Proposed Soft landscaping proposals - sheet 1 of 4. CSA/2833/152 - Received 09/07/2018
Plans - Proposed Soft landscaping proposals - sheet 2 of 4. CSA/2833/153 - Received 09/07/2018
Plans - Proposed Soft landscaping proposals - sheet 3 of 4. CSA/2833/154 - Received 09/07/2018
Plans - Proposed Soft landscaping proposals - sheet 4 of 4. CSA/2833/155 - Received 09/07/2018
Plans - Proposed 20824/AHL/01 C - Received 10/10/2018

- Plans - Proposed 20824/AMP/01 C - Received 10/10/2018
- Plans - Proposed 20824/BTL/01 C - Received 10/10/2018
- Plans - Proposed 20824/CMP/01 C - Received 10/10/2018
- Plans - Proposed 20824/HDL/01 C - Received 10/10/2018
- Plans - Proposed 20824/MAT/01 D - Received 10/10/2018
- Plans - Proposed 20824/PCAP/01 C - Received 10/10/2018
- Plans - Proposed 20824/PL1 D - Received 10/10/2018
- Plans - Proposed 20824/RSL/01 D - Received 10/10/2018
- Plans - Proposed 20824/SHL/01 C - Received 10/10/2018
- Plans - Proposed 20824/CAL/01 B - Received 19/10/2018
- Plans - Proposed CSA/2833/156 A - Received 19/10/2018
- Plans - Proposed CSA/2833/157 C - Received 19/10/2018
- Plans - Proposed CSA/2833/158 C - Received 19/10/2018
- Plans - Proposed CSA/2833/159 C - Received 19/10/2018
- Plans - Proposed CSA/2833/160 C - Received 19/10/2018
- Plans - Proposed CSA/2833/161 C - Received 19/10/2018
- Plans - Proposed CSA/2833/162 C - Received 19/10/2018
- Plans - Proposed CSA/2833/163 C - Received 19/10/2018
- Plans - Proposed CSA/2833/164 C - Received 19/10/2018
- Plans - Proposed CSA/2833/165 C - Received 19/10/2018
- Plans - Proposed CSA/2833/156 A - Received 19/10/2018

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **RESERVED MATTERS HAVE BEEN APPROVED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard.

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

2. ELECTRIC CAR CHARGING POINTS

Prior to the occupation of each dwelling hereby approved, an electric car charging point shall be installed in the garage relevant to that dwelling (where garaging exists) and shall be retained as such at all times.

Reason: In the interests of promoting environmentally friendly forms of travel.

3. ECOLOGICAL ENHANCEMENTS

The development hereby approved shall comply with the ecological enhancements as submitted with this application and detailed in CSA/2833/165 REV C, dated October 2018.

Reason: In the interests of preserving and enhancing biodiversity in the area.

4. GARAGES

The garages hereby approved shall be used only for the parking of vehicles and storage of household items and no other purpose.

Reason: To encourage the use of garaging for its stated purpose so as to avoid nuisance parking on the carriageways and footways.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

CS01 - Settlement Hierarchy
CS05 - Mid Suffolk's Environment
CS09 - Density and Mix
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
GP01 - Design and layout of development
H04- Altered Policy H4
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics
SAAP - Stowmarket Area Action Plan
NPPF - National Planning Policy Framework
T10 - Highway Considerations in Development
HB01 - Protection of historic buildings

NOTES:

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about

your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:
[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on:
infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: DC/18/03111

Signed: Philip Isbell

Dated: 2nd November 2018

**Corporate Manager
Growth & Sustainable Planning**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

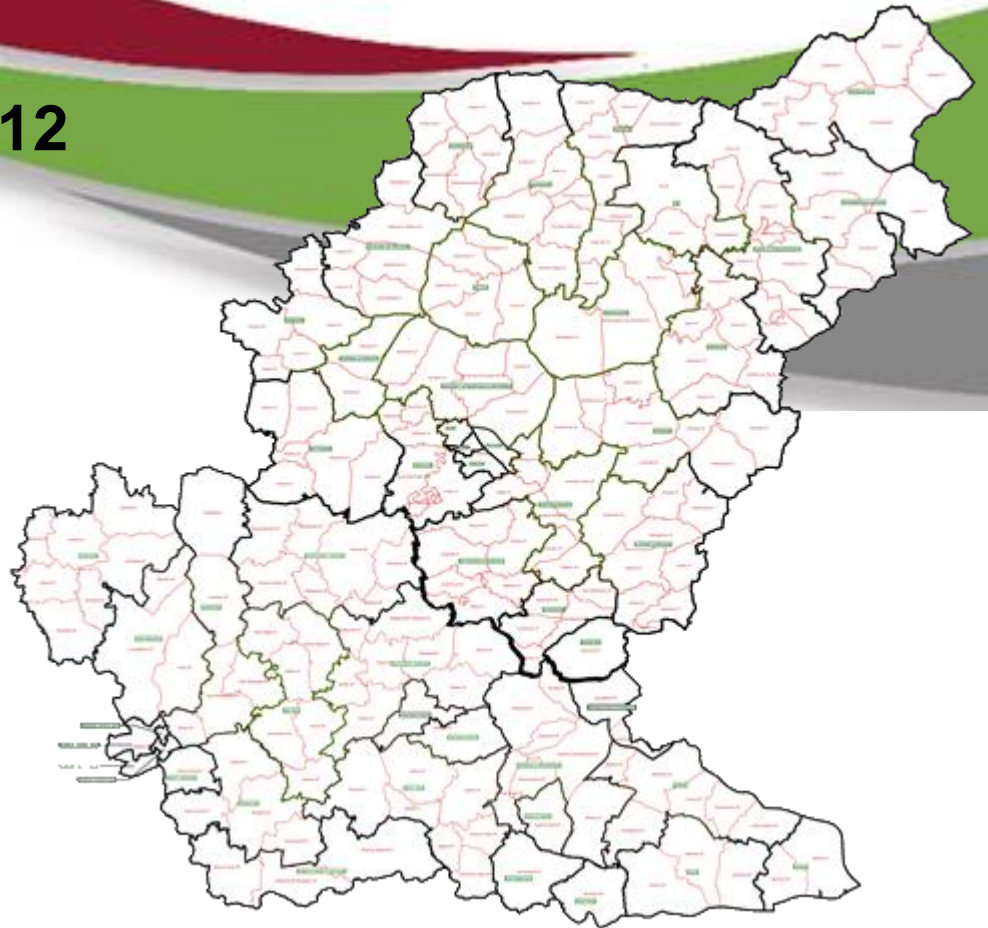
The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

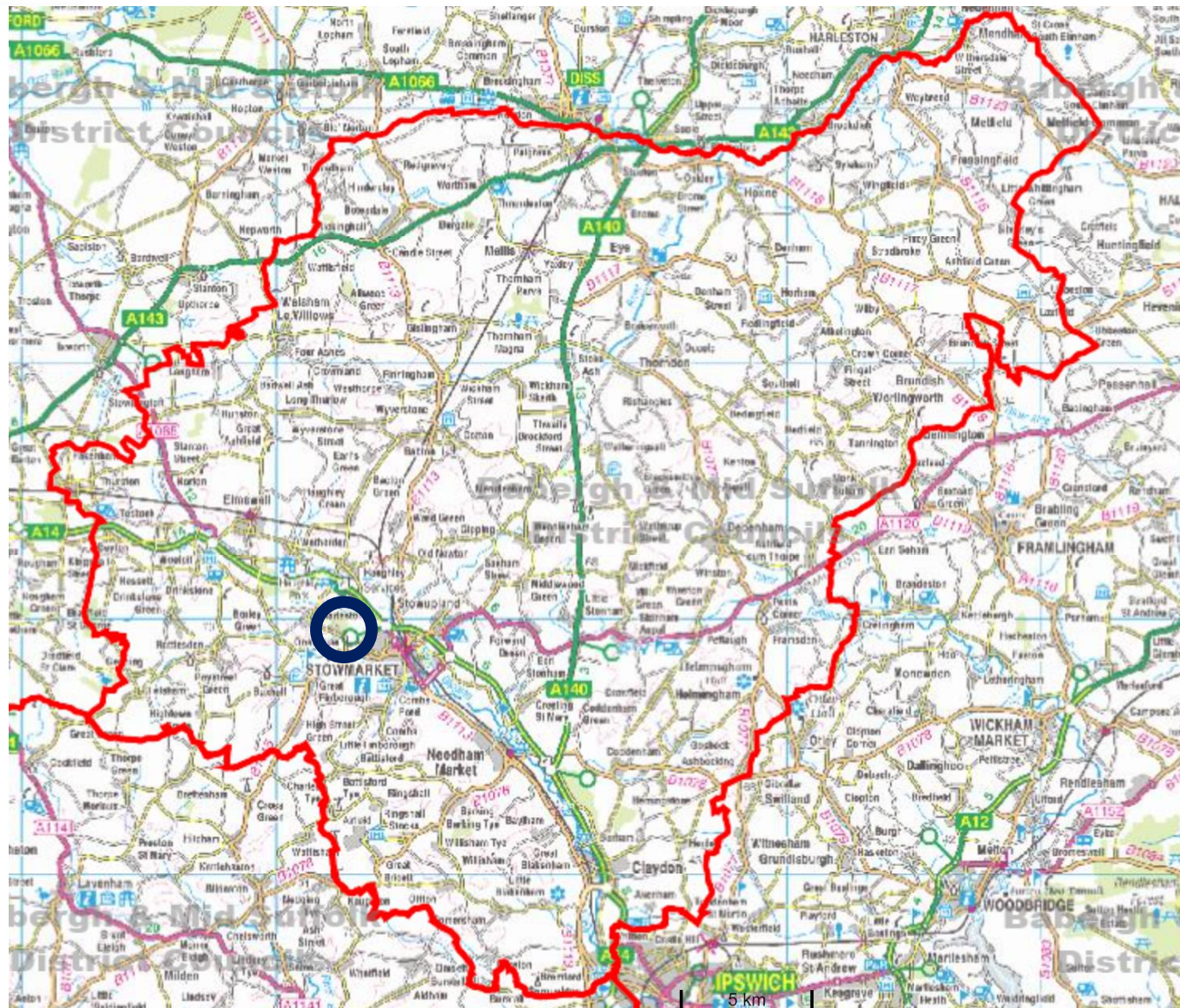
*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.

Application No: DC/20/05912

**Address: Northfield View
Phase 2B, Fuller Way,
Stowmarket**

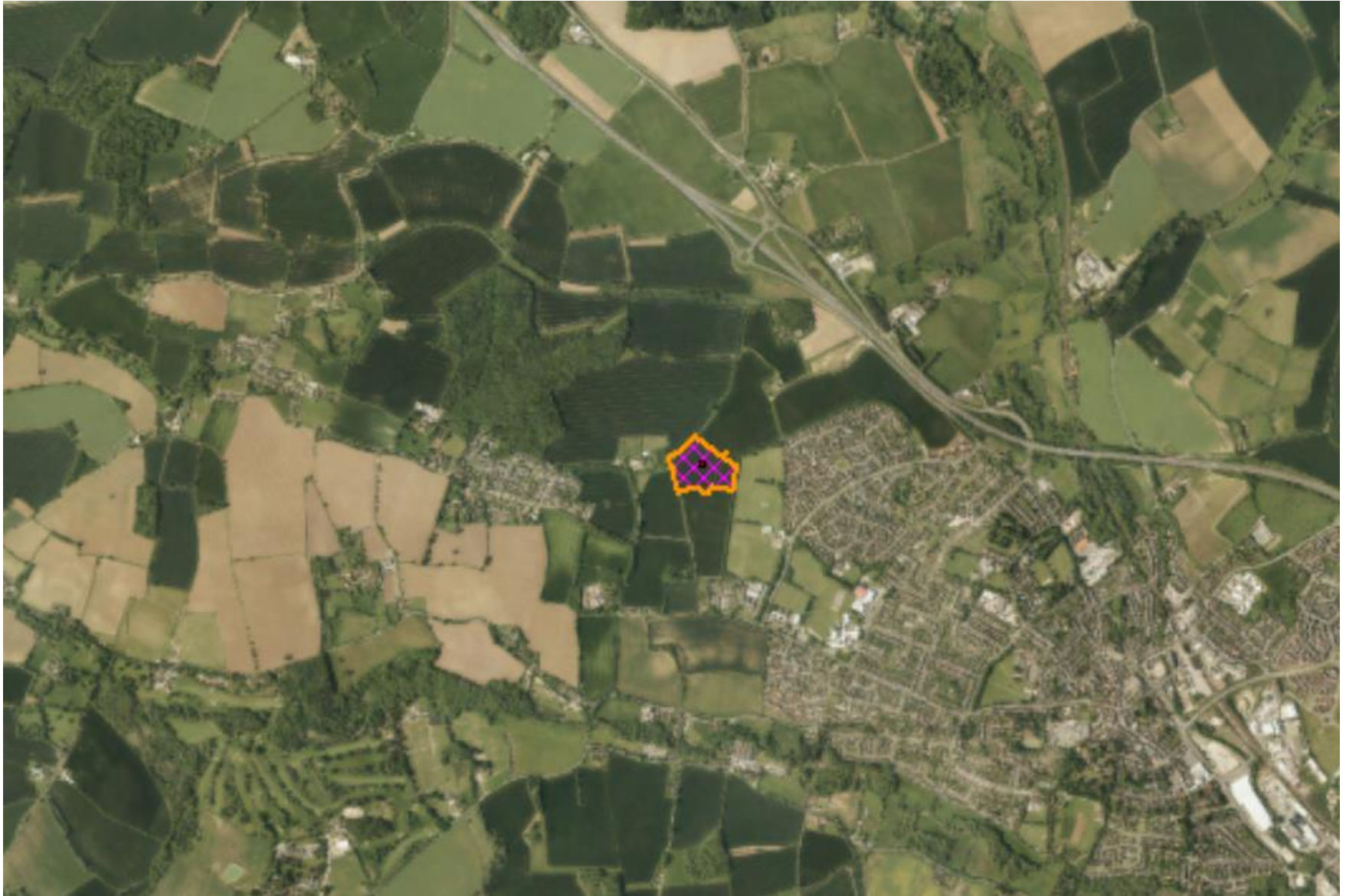


Stow
Market



Aerial Map – wider view

Slide 3



Aerial Map

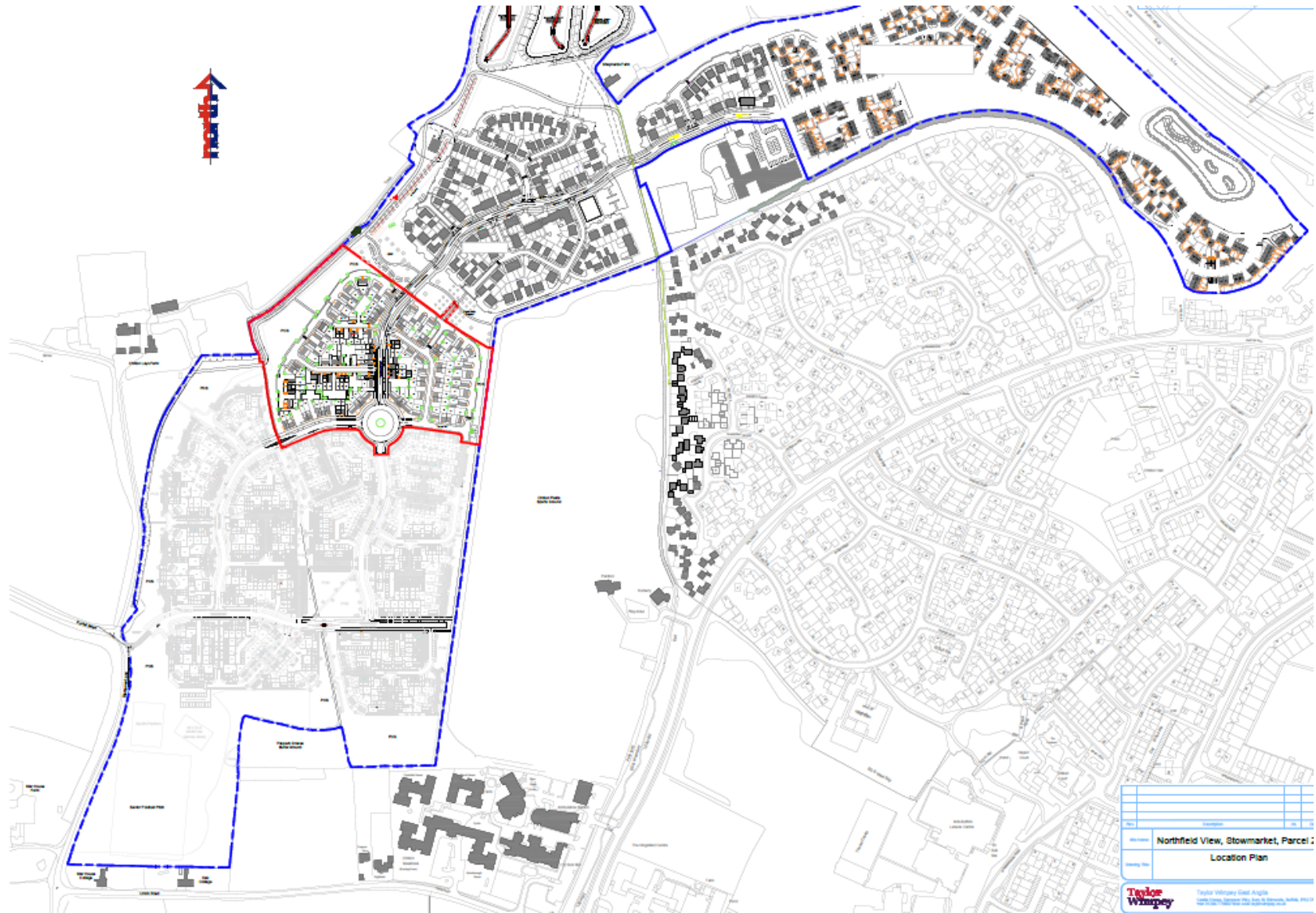
Slide 4



Site Location Plan

Slide 5

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Project Name	Northfield View, Stowmarket, Parcel 1
Project Type	Location Plan
Client	
Scale	
Date	
Author	
Checked	
Approved	


Taylor Wimpey
Taylor Wimpey Great Angles
Units 10/11, Parkway, The Grange, Bury St Edmunds, Suffolk, IP8 5JH

Constraints Map

Listed Buildings

Slide 6

 Built Up Area Boundaries

 Grade II



Layout Plan



Notes & Key



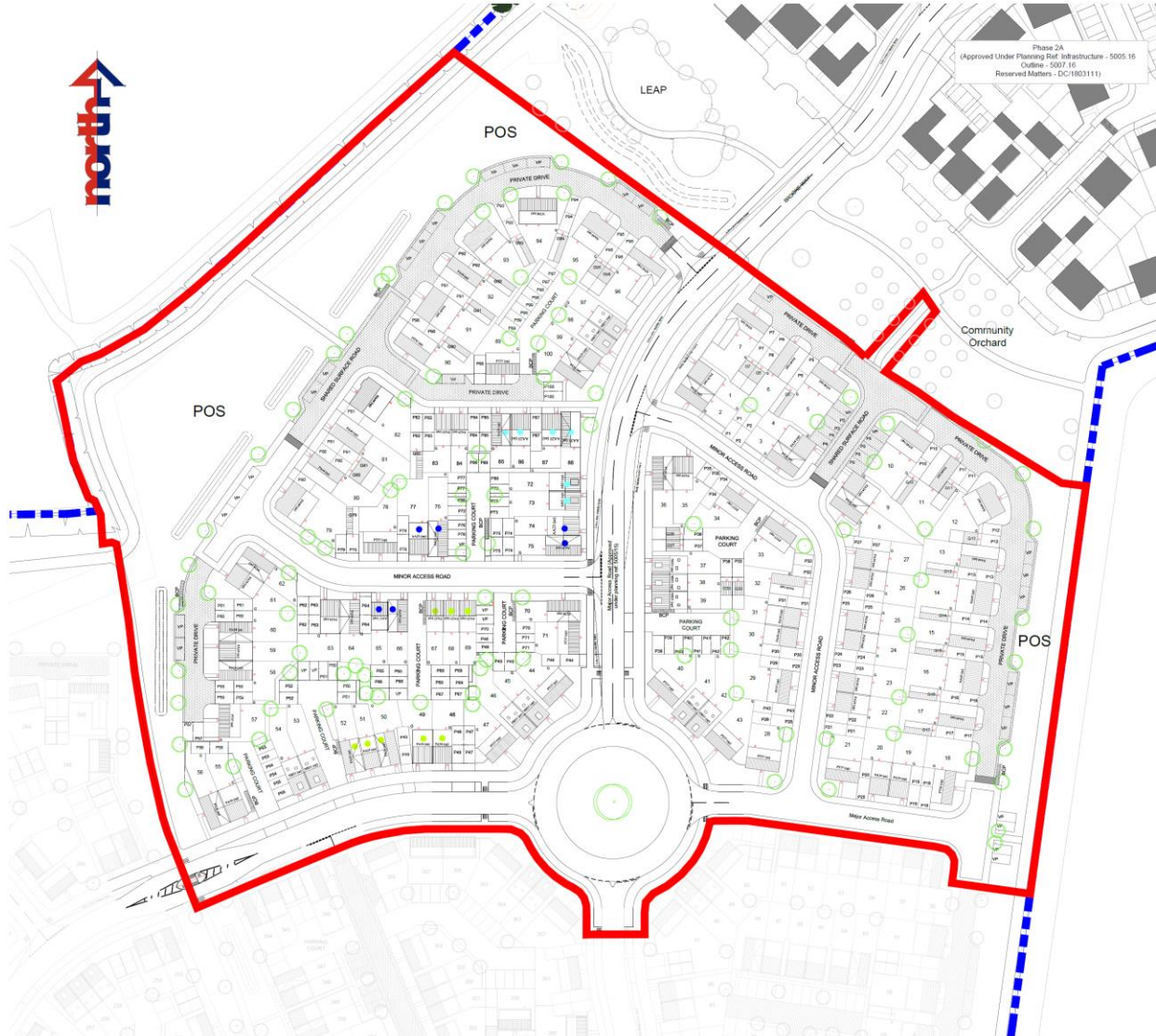
MASTER SCHEDULE			
SCHEDULE OF ACCOMMODATION (22.12.20)			
PRIVATE HOUSING			
CODE	HOUSE TYPE	DESCRIPTION	No
PA25	Canford	2 Bed 2 Storey House	3
PA25	Canford (DOMV)	2 Bed 2 Storey House	4
PA34	Goaford	3 Bed 2 Storey House	22
PA34	Goaford (DOMV)	3 Bed 2 Storey House	4
PT36	Easdale	3 Bed 2 Storey House	9
PT37	Yewdale	3 Bed 2.5 Storey House	13
NB31	Braxton	3 Bed 2.5 Storey House	11
PA44	Midford	4 Bed 2 Storey House	8
NT40	Rosdale	4 Bed 2 Storey House	3
NT41	Trusdale	4 Bed 2 Storey House	1
NT42	Waysdale	4 Bed 2 Storey House	2
NA44	Manford	4 Bed 2 Storey House	5
NA45	Marford	4 Bed 2 Storey House	3
TOTAL			88
AFFORDABLE HOUSING - SHARED OWNERSHIP (30%)			
CODE	HOUSE TYPE	DESCRIPTION	No
AA23		2 Bed 4 Person House	3
AB31		3 Bed 5 Person House	2
AA31		3 Bed 5 Person House	1
TOTAL			6
AFFORDABLE HOUSING - RENTED (30%)			
CODE	HOUSE TYPE	DESCRIPTION	No
AA11		1 Bed 2 Person House	1
AA23		2 Bed 4 Person House	3
AA31		3 Bed 5 Person House	2
TOTAL			6
DEVELOPMENT TOTAL:			100

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A		Revised to match planning layout	SGD	25.02.21
Site Name: Northfield View . Stowmarket . Parcel 2b Drawing Title: Planning Layout (coloured)				
		Taylor Wimpey East Anglia Castle House, Kempton Way, Bury St Edmunds, Suffolk, IP22 7AN Tel: 01284 773800 Web: www.taylorwimpey.co.uk		
Scale: 1:500 @ A1	Date: 26/08/20	Drawn by: AW	20834/2B/CPL/01 A	

Site Layout

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NOTES & KEY

SCHEDULE OF ACCOMMODATION (22.12.20)				
PRIVATE HOUSING				
CODE	HOUSE TYPE	DESCRIPTION	No	
PA23	Leisure	2 Bed 2 Storey House	3	
PA25	Camford (DOMY)	2 Bed 2 Storey House	4	
PA34	Camford	3 Bed 2 Storey House	22	
PA36	Camford (DOMY)	3 Bed 2 Storey House	4	
PT36	Leisure	3 Bed 2 Storey House	9	
PT37	Freemdale	3 Bed 2 Storey House	13	
NS11	Beacons	3 Bed 2.5 Storey House	11	
PA44	Mindford	4 Bed 2 Storey House	8	
NT40	Hoselade	4 Bed 2 Storey House	3	
NT41	Freemdale	4 Bed 2 Storey House	1	
NT42	Wraydale	4 Bed 2 Storey House	2	
MA44	Manford	4 Bed 2 Storey House	5	
MA45	Manford	4 Bed 2 Storey House	3	
TOTAL			88	
AFFORDABLE HOUSING - SHARED OWNERSHIP (30%)				
CODE	HOUSE TYPE	DESCRIPTION	No	
AA23		2 Bed 4 Person House	3	
AA31		2 Bed 5 Person House	2	
AA31		3 Bed 5 Person House	1	
TOTAL			6	
AFFORDABLE HOUSING - RENTED (30%)				
CODE	HOUSE TYPE	DESCRIPTION	No	
AA11		1 Bed 2 Person House	1	
AA23		2 Bed 4 Person House	3	
AA31		3 Bed 5 Person House	2	
TOTAL			6	
DEVELOPMENT TOTAL:			100	

AFFORDABLE HOUSING LEGEND:
 20% MINIMUM (20 NO.) OF THE TOTAL NUMBER OF DWELLINGS TO BE ALLOCATED FOR AFFORDABLE HOUSING - IN ACCORDANCE WITH THE S106 AGREEMENT - AS FOLLOWS:

SHARED OWNERSHIP HOUSING - 6 no (30%):
 2 BED = 3 (50%)
 3 BED = 3 (50%)

AFFORDABLE RENT HOUSING - 6 no (30%):
 1 BED = 1 (16%)
 2 BED = 3 (50%)
 3 BED = 2 (33%)

20% DISCOUNTED MARKET HOUSING - 8 no (40%):
 2 BED = 4 (50%)
 3 BED = 4 (50%)

TOTAL NUMBER OF AFFORDABLE DWELLINGS = 24

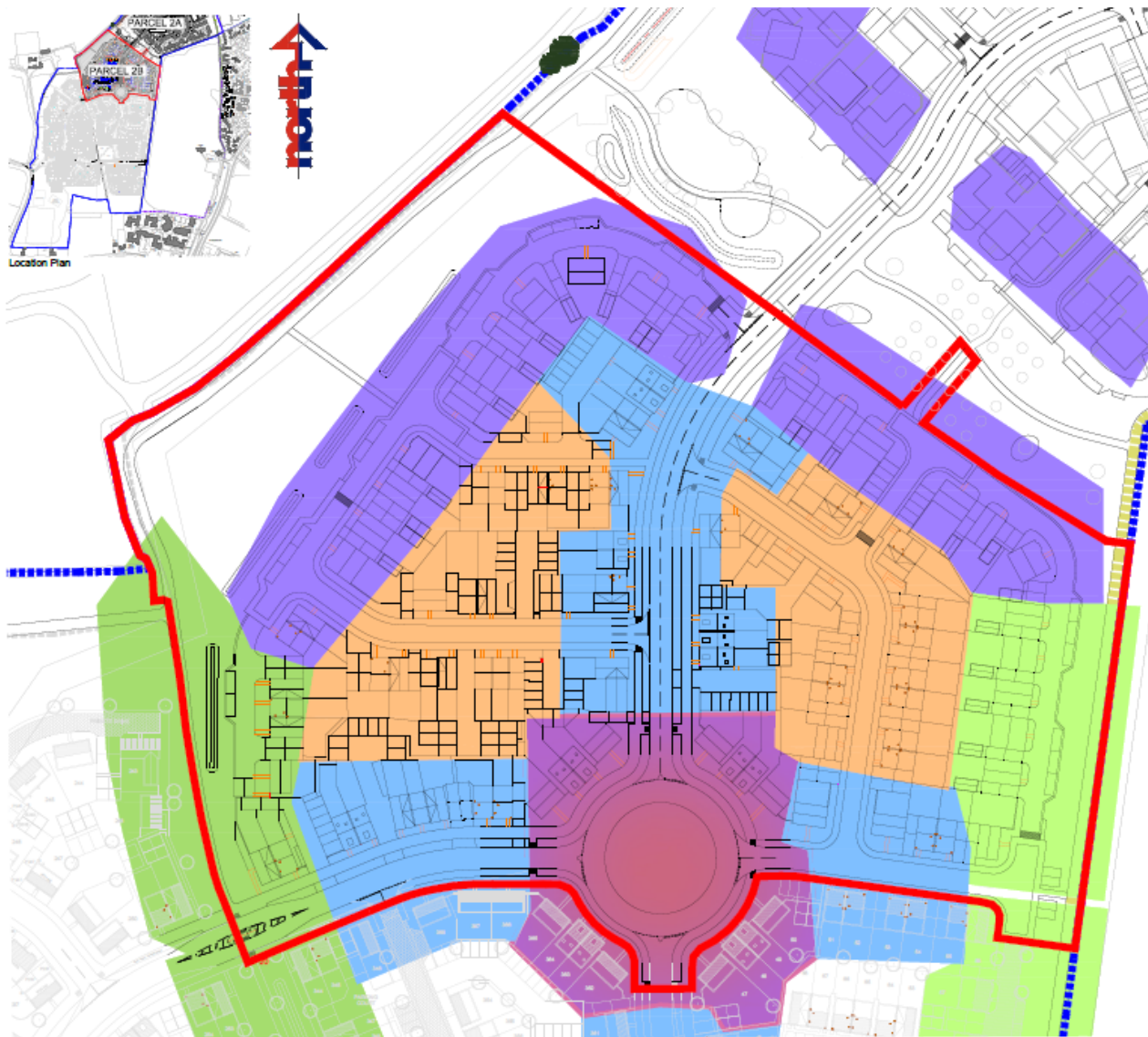
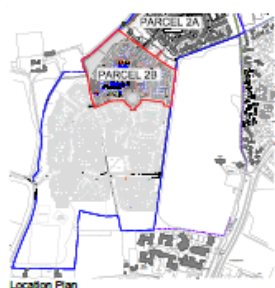








Additional site parking added to adapted tandem parking - Planning comments. BOD: 26.02.21


Site Name: Northfield View . Stowmarket . Parcel 2b
 Drawing Title: Planning Layout

Taylor Wimpey
 Taylor Wimpey East Anglia
 Castle House, Kempton Way, Bury St Edmunds, Suffolk, IP52 7AN
 Tel: 01204 773500 Web: www.taylorwimpey.co.uk

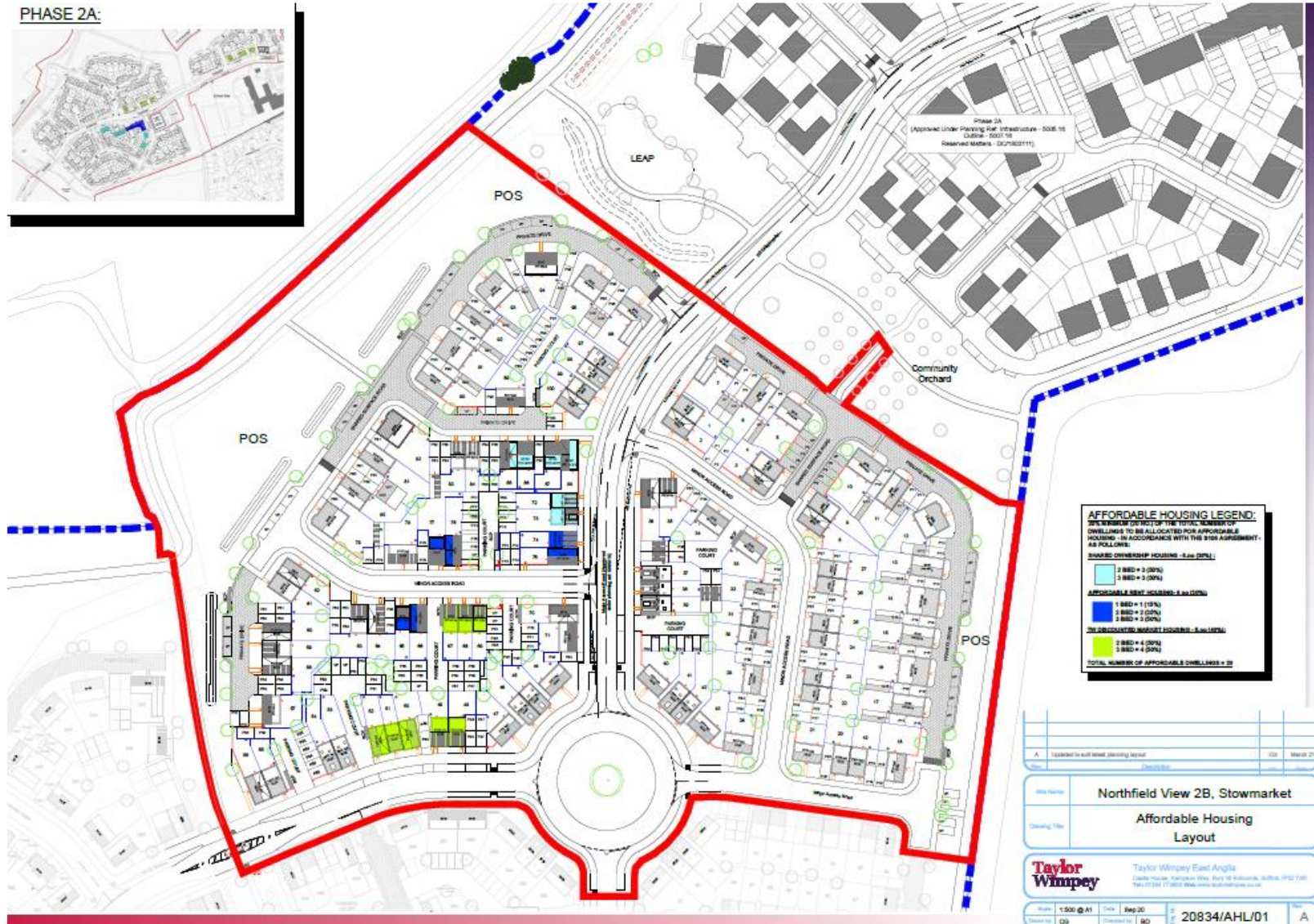
Scale: 1:500 @ A1 Date: 26/08/20
 Drawn by: ACB/BGD Checked by: AW
 No: 20834/2B/PL/01 Rev: A



- 
Haughley Church View (Green Lung)
 This character area, has dwellings fronting onto a swathe of public open space, with dwellings orientated towards the Haughley Church View. These dwellings will be detailed in red pantile for the roofs, with the use of red brick punctuated with render at transition points.
- 
Northfield Woodland View
 Material Treatments for this character area replicate those used within phase 1a. With dwellings opposite facing onto the POS, detailed in Buff brick frontage with grey. Gateway buildings include chimneys, red roofs, with pale render treatment.
- 
Neighbourhood Edge
 Material Treatments for this character area offer a continuation of the neighbourhood edge to parcel 2a, as this area fronts onto the Chilton Fields Sports Club. This includes the use of red and multi brick, alternating with different roof textures of grey slate and farmhouse red roofing treatments.
- 
Central Spine (Main Central)
 Material Treatments for this character area follow the main spine through the development as the Major Access Road. Alternating use of plain red, and multi bricks front the spine road, with a dominance of grey roofs, punctuated by focal buildings in contrast with the use of warm coloured render, and change in roof material in red. Use of chimneys to mark focal buildings, and side entrances to adjoining streets.
- 
Inner Links
 The character treatments for the Inner links, frontages that link the main infrastructure are framed by smaller dwellings, finished in red brick with red pantiles, and at focal points, corners, or points of transition the use of pale render and a change of roof material in plain tile grey or red, including a chimney.
- 
Diamond Parade
 The roundabout is enclosed by a formation of angled dwellings in rows, celebrating the arrival of the space with the use of 2.5 key buildings clad in render at the centre of the rows, with chimneys adding interest to the skyline. As focal buildings, these will be roofed in the rustic red plain tile, with chimneys in red brick adding visual interest to the roofline.

Site Name	Northfield View . Stowmarket . Parcel 2b
Drawing Title	Character Areas
 Taylor Wimpey East Anglia <small>Castle House, Kempe Way, Bay 01 Norwich, Norfolk, NR2 1AW Tel: 01263 710000 Web: www.taylorwimpey.co.uk</small>	
Scale	1:500 @ A1
Date	20/06/20
Drawn by	800
Checked by	AW
Project No	20834/2B/CA/01

PHASE 2A:



AFFORDABLE HOUSING LEGEND:
 20% PERCENT OF THE TOTAL NUMBER OF DWELLINGS TO BE ALLOCATED FOR AFFORDABLE HOUSING - IN ACCORDANCE WITH THE 50% AGREEMENT, AS FOLLOWS:

	2 BED = 3 (20%)
	3 BED = 3 (20%)
	1 BED = 1 (15%)
	2 BED = 2 (20%)
	3 BED = 2 (20%)
	2 BED = 4 (20%)
	3 BED = 4 (20%)
TOTAL NUMBER OF AFFORDABLE DWELLINGS = 20	

Updated to full town planning report

Northfield View 2B, Stowmarket
 Affordable Housing
 Layout

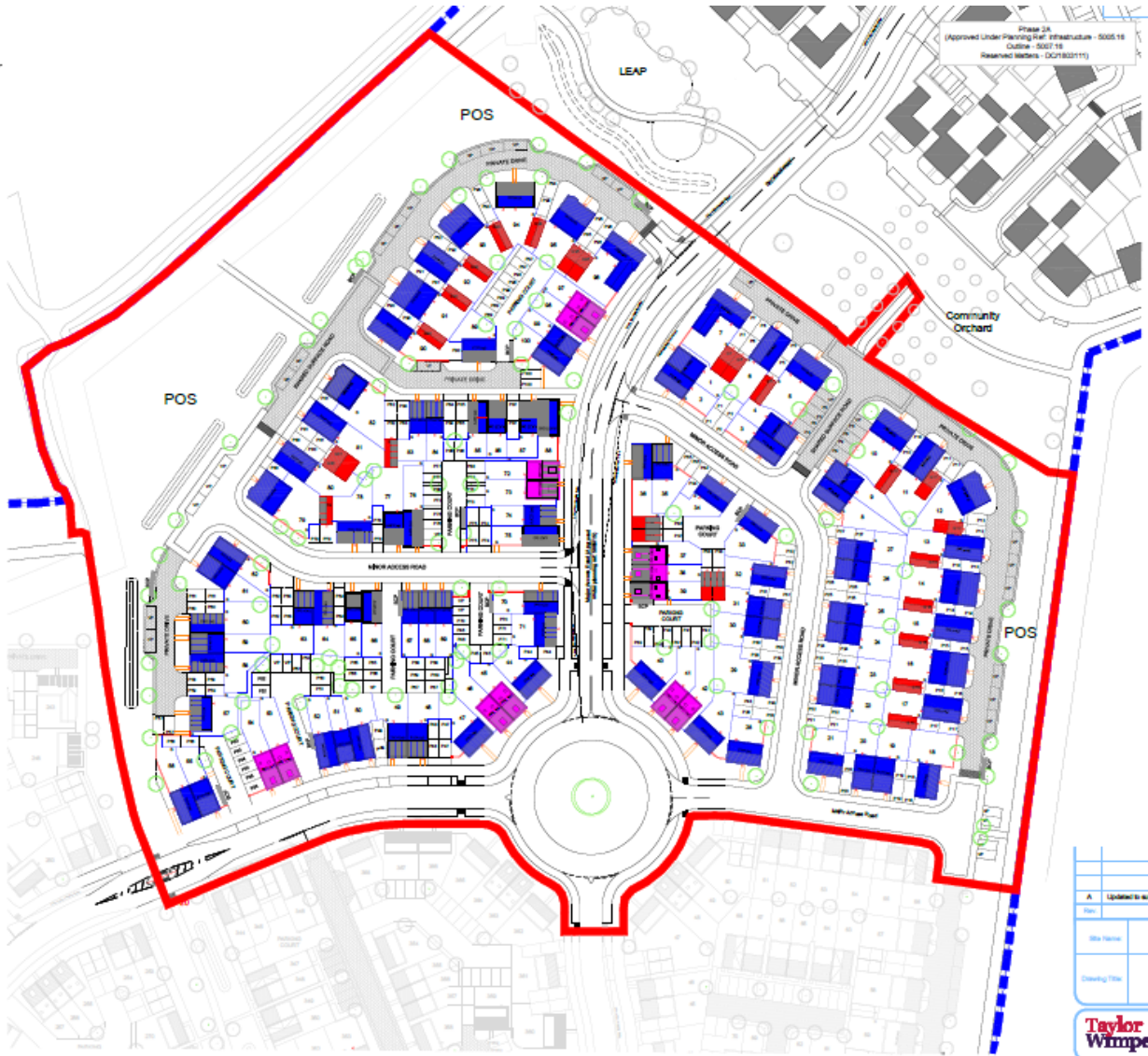
Taylor Wimpey
 Taylor Wimpey East Anglia
 Castle House, Eastgate Way, July 16, Stowmarket, Suffolk, IP21 7JF
 Tel: 01204 773622 Web: www.taylorwimpey.co.uk

Scale: 1:500 @ A1	Date: Aug 20	Sheet: 2	Project: 20834/AHL/01	Rev: A
Drawn by: DS	Checked by: WD			

Storey Heights



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STOREY HEIGHTS LEGEND:

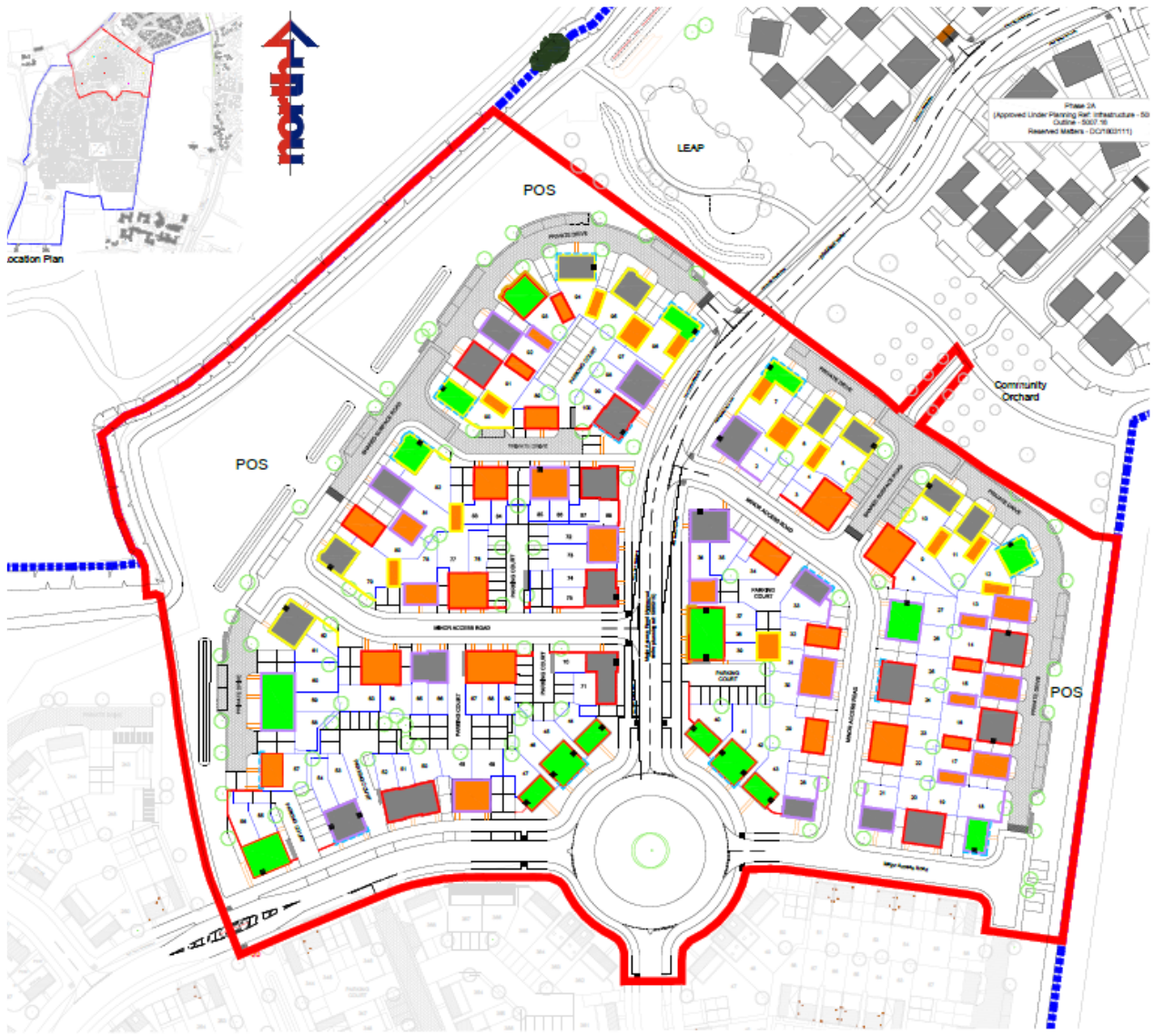
- - DENOTES 1 STOREY BUILDING
- - DENOTES 2 STOREY BUILDING
- - DENOTES 3.5 STOREY BUILDING
- - DENOTES 3 STOREY BUILDING

Rev	Description	By	Date
A	Updated to suit latest planning layout	CS	March 21

Site Name	Northfield View, Phase 2B
Drawing Title	Storey Heights Layout

		Taylor Wimpey East Angles Castle House, Kingdon Way, Bury St Edmunds, Suffolk, IP22 3NS Tel: 01284 778822 Web: www.taylorwimpey.co.uk	
Scale	1:500 @ A1	Sheet	30 of 30
Drawn by	CS	Checked by	SG
20834/SHL/01			A

Materials Layout



MATERIALS LEGEND:

BRICKWORK:

- R1 - HANSON - CLUMBER RED
- R2 - HANSON - WORCESTER/SHIRE RED MULTI
- R3 - BISTOCK - SANDRINGHAM BUFF

ROOF TILES:

- T1 - RELAND - RICHMOND - SLATS GREY
- T2 - RELAND - FAVITE - FARMHOUSE RED
- T3 - RELAND - DUOLAN TILE - RUSTIC RED

WEATHER-BOARDING (BY MARLEY ETERNIT):

- Black
- Grey

RENDER (BY MONOCOUCHE):

- Mow
- Limestone

DOOR COLOURS (BY IG DOORS):

ALL FRONT DOORS AND GARAGE DOORS TO BE BLACK.

STONework:

TO BE PORTLAND STONE WHERE ILLUSTRATED ON HOUSE TYPE WORKING DRAWINGS

CHIMNEYS:

- Denotes proposed chimney position (REFER TO HOUSE TYPE WORKING DRAWINGS MATERIAL TO MATCH MAIN HOUSE BRICK)

GENERAL NOTES:

METER BOXES: TO MATCH COLOUR OF BRICKWORK IF LOCATED ON PAVEMENT ELEVATION FACING THE MAIN HIGHWAY COLOUR WHITE IF UNSPECIFIED

WINDOW FRAMES: UPVC COLOUR WHITE REFER TO HOUSE TYPE WORKING DRAWINGS FOR INDIVIDUAL STYLES

BOUNDARY DETAILS: REFER TO SEPARATE DETAILS SHEET REFERENCE: 12/116/001 FOR SPECIFIC DETAILS AND FINISHES

RAINWATER GOODS: UPVC ROUND PROFILE COLOUR BLACK

ENTRANCE CANOPIES: GRP FINISH BY STORMWINDY COLOUR WHITE

DOWNERS: GRP FINISH BY STORMWINDY COLOUR LEAD EFFECT TO MAIN ROOF & SIDE CHIMNEYS COLOUR WHITE TO PARASOL ROOF TILES TO FITTED DOWNER ROOFS TO MATCH COLOUR OF MAIN ROOF

CHIMNEYS: NORFOLK STYLE BY STORMWINDY BRICKWORK COLOUR TO MATCH BRICKWORK ON MAIN DWELLING SIZE: 800mm x 800mm

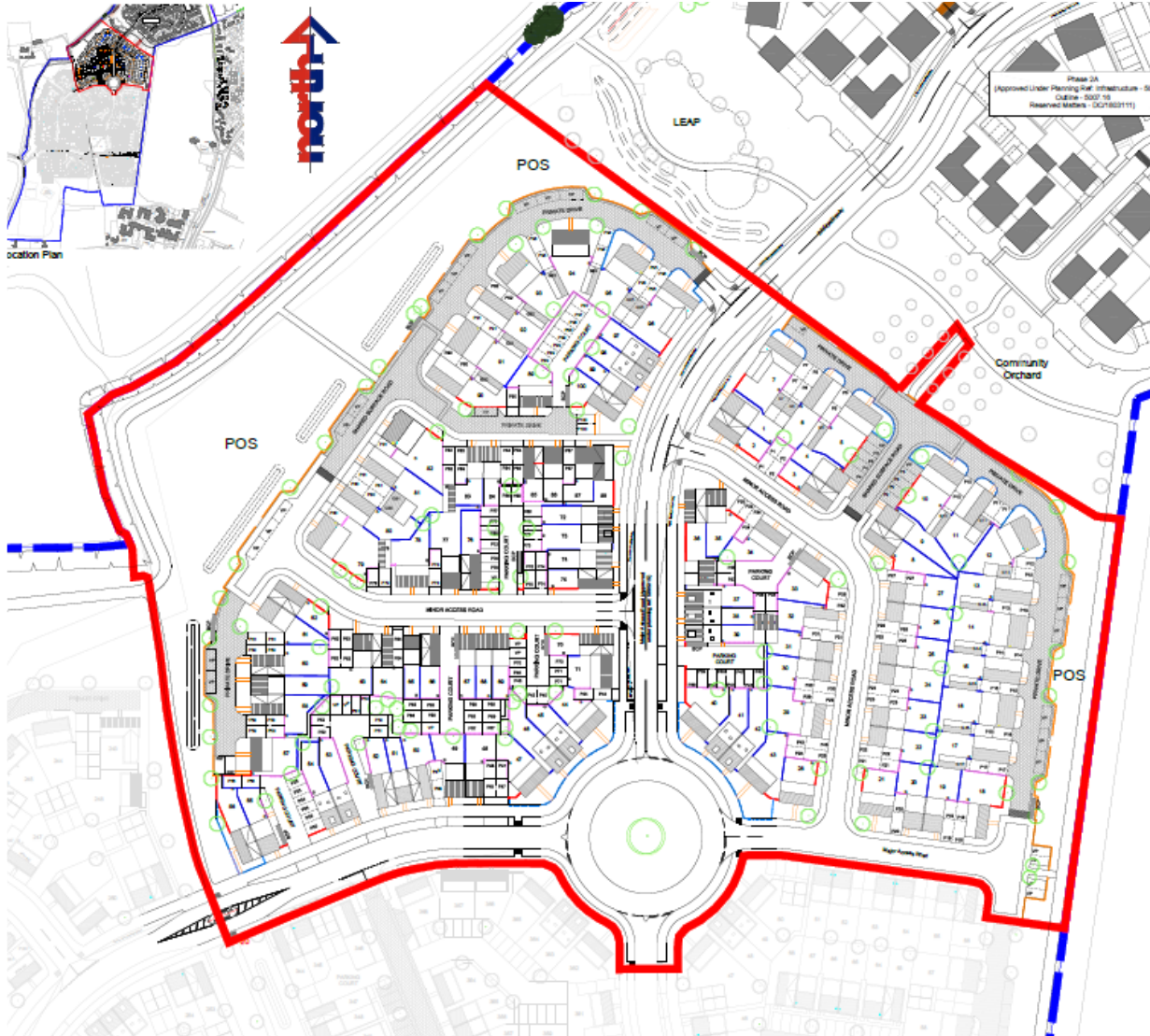
HEADS & CELLS: FINISH TO MATCH MAIN DWELLING BRICKWORK UNLESS OTHERWISE STATED ON HOUSE TYPE WORKING DRAWINGS REFER TO WORKING DRAWINGS FOR PLANT SPECIFIC STYLES

RENDER & WEATHER BOARDING: REFER TO PLAN OF SPECIFIC HOUSE TYPE WORKING DRAWINGS FOR PRECISE LOCATION AND DISTRIBUTION OF RENDER AND WEATHER BOARDING

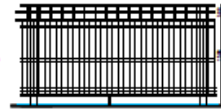
Page 106

A Updated to match planning layout		8/02/21
Rev	Description	Date
Site Name: Northfield View . Stowmarket . Phase 2t		
Drawing Title: Materials Layout		
Taylor Wimpey East Anglia Castle House, Sandringham Way, Day 19, Sandringham, Norfolk, IP20 1JH Tel: 01263 712000 Web: www.taylorwimpey.co.uk		
Scale: 1:500 @ A1	Date: 20/06/20	20834/2B/ML/01
Author: [Name]	Checked: [Name]	Rev: [Name]

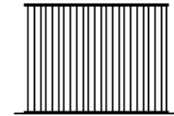
Boundary Treatment



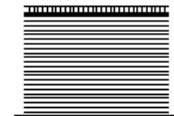
BOUNDARY TREATMENT KEY



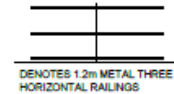
DENOTES 1.5m HIGH CLOSE BOARDED TIMBER FENCE WITH 0.3M HIGH TRELLIS ABOVE



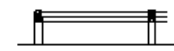
DENOTES 1.8m HIGH CLOSE BOARDED TIMBER FENCE



DENOTES 1.8m HIGH BRICK SCREEN WALL



DENOTES 1.2m METAL THREE BAR HORIZONTAL RAILINGS



DENOTES 0.4m HIGH TIMBER KNEE RAIL FENCE

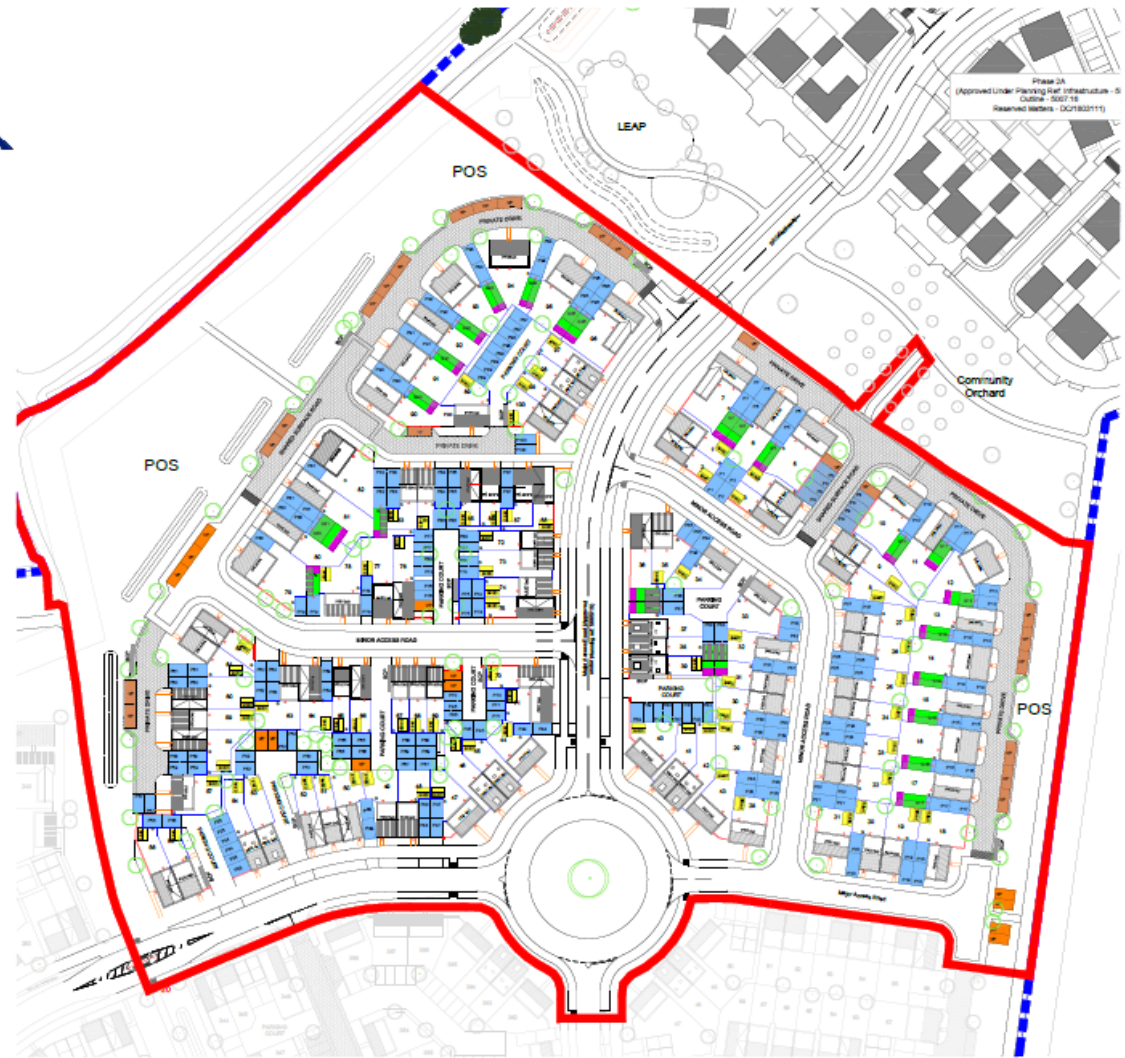
A	Updated to match planning permit	800	26.03.21
Rev	Description		

Site Name: Northfield View . Stowmarket . Parcel 2b
 Drawing Title: Boundary Treatment Plan
 Plots 1-100

Taylor Wimpey Taylor Wimpey East Angles
 Castle House, Northway Way, Ray (Stowmarket), Suffolk, IP12 1AR
 Tel: 01206 170800 Web: www.taylorwimpey.co.uk

Scale: 1:500 @ A1 Date: 19/09/20
 Drawn by: BGD Checked by: AW
 Project No: 20834/2B/BTP/01 A

Parking Allocation



PARKING ALLOCATION LEGEND:

	- DENOTES ALLOCATED PARKING SPACE	196
	- DENOTES ALLOCATED GARAGE	26
	- DENOTES VISITOR SPACE	35
		TOTAL: 257
AVERAGE PARKING SPACES PER DWELLING - 2.57		
	- DENOTES LOCKABLE CYCLE STORAGE FOR DWELLINGS WITHOUT A GARAGE, LOCATED IN GARDEN	
	- DENOTES CYCLE STORAGE LOCATED WITHIN A GARAGE.	

NOTE: PARKING / CYCLE PROVISION IN ACCORDANCE WITH THE ADOPTED SUFFOLK COUNTY COUNCIL PARKING & CYCLE STANDARDS, THIRD EDITION MAY 2019.

CURRENT MIX OF HOUSING FOR 1, 2, 3 AND 4 BEDS MEETS THE REQUIREMENT OF 223 TOTAL PARKING SPACES WITH AN ADDITIONAL SINGLE SPACE.

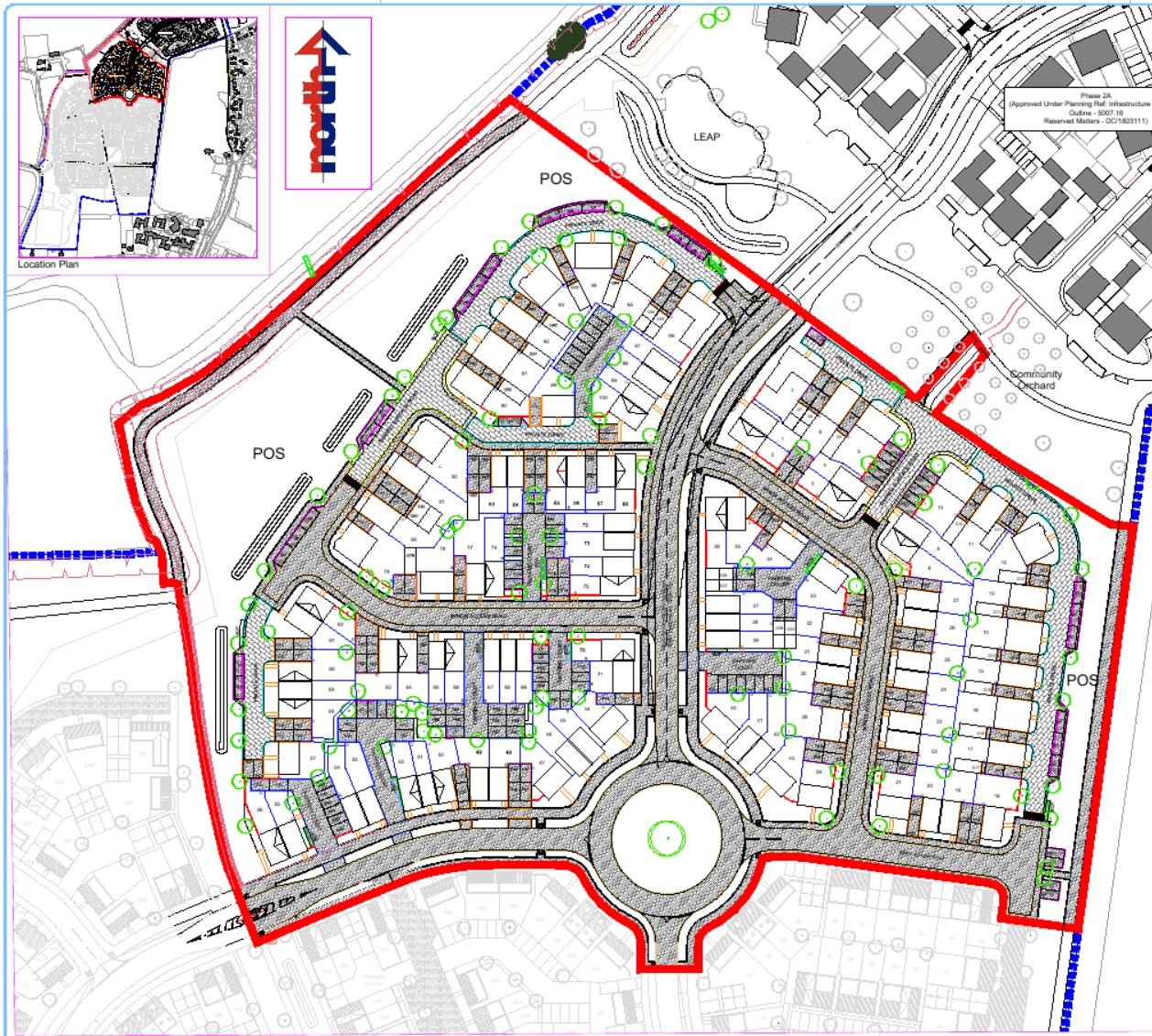
DELIVERY OF PARKING AT 0.25/DWELLING TOTALS 25 SPACES FOR THE DEVELOPMENT OF 200 DWELLINGS. THESE 25 SPACES ARE LOCATED WITHIN EASY ACCESS TO THE PUBLIC OPEN SPACE. THIS PARCEL HAS 10 ADDITIONAL SPACES LOCATED INTERNALLY WITHIN THE PARCEL.

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A Updated to suit latest planning layout		CS	March 2
Rev	Description	Iss	Date
Site Name: Northfield View 2B, Stowmarket			
Drawing Title: Parking Allocation & Cycle Storage Layout			
Taylor Wimpey East Angles		Taylor Wimpey East Angles	
Castle House, Parkgate Way, Bury St Edmunds, Suffolk, IP22 7AB		Tel: 01284 773820 Web: www.taylorwimpey.co.uk	
Scale: 1:500 @ A1	Date: Sep 20	Drawn by: CS	Checked by: JD
20834/PAL/01		A	

Hard Surface Plan

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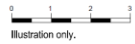
Notes & Key

HARD SURFACING key

- VISITOR PARKING SPACES**
COLOUR: Brindle (Red and Charcoal)
PATTERN: Herringbone
- BIN COLLECTION POINTS**
COLOUR: Brindle (Red and Charcoal)
PATTERN: Herringbone
- ADOPTED SHARED SURFACE**
COLOUR: Brindle (block paving)
PATTERN: Stretcher Bond
- ADOPTED PATH / CYCLEWAY**
MATERIAL: Bitumen Macadam
SPECIFICATION: Dense
- PRIVATE DRIVE (Block Paving)**
COLOUR: Autumn (Red, Buff and Brown)
PATTERN: STRETCHER BOND
- RUMBLE STRIPS**
MATERIAL: Granite sets
COLOUR: Grey
- PARKING COURTS**
MATERIAL: Bitumen Macadam
SPECIFICATION: Dense
- PRIVATE PARKING (On Plot)**
MATERIAL: Bitumen Macadam
SPECIFICATION: Dense
- PRIVATE PARKING (On Street)**
COLOUR: Grey (Block Paving)
PATTERN: Herringbone
- SPINE ROAD / MINOR ACCESS**
MATERIAL: Bitumen Macadam
SPECIFICATION: Dense
- BRIDLEPATH**
MATERIAL: Unbound
- DWELLING PATHS**
MATERIAL: Concrete Slabs (450 x 450mm)
COLOUR: Buff

A. Updated as per the planning layout.		BGD	27.02.21
Site Name:	Northfield View . Stowmarket . Parcel 2b		
Drawing Title:	Hard Surfacing Layout		
		Taylor Wimpey East Anglia <small>Castle House, Stowmarket, Suffolk, IP12 2AB Tel: 01204 773000 Web: www.taylorwimpey.co.uk</small>	
Scale:	1:500 @ A1	Date:	23/09/20
Drawn by:	BGD	Checked by:	AW
		20834/2B/HS/01	A

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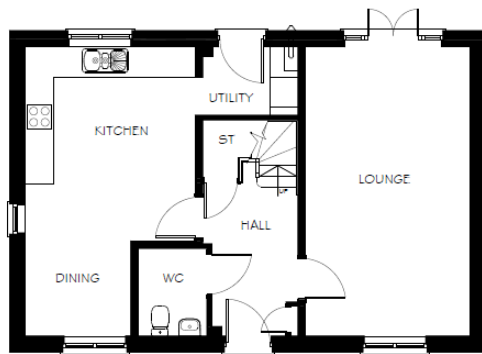




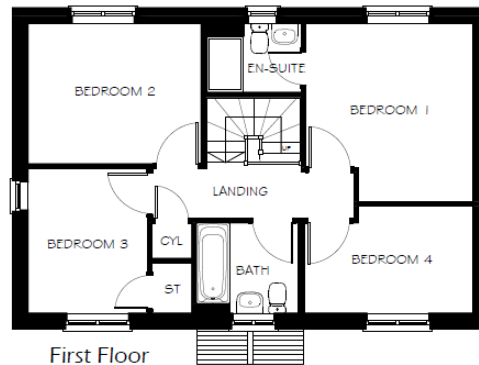
Front Elevation

Side Elevation

Rear Elevation



Ground Floor



First Floor



Side Elevation

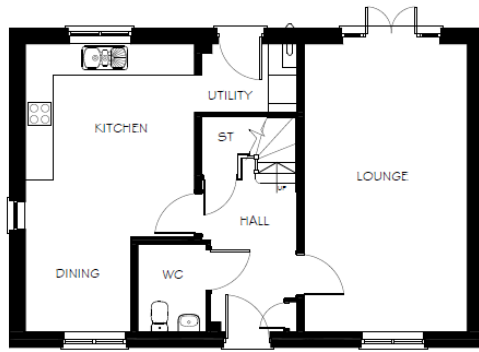
PLOT AS STANDARD: 5
PLOT HANDED: 10



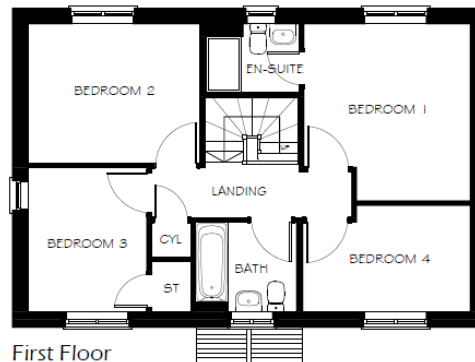
Front Elevation

Side Elevation

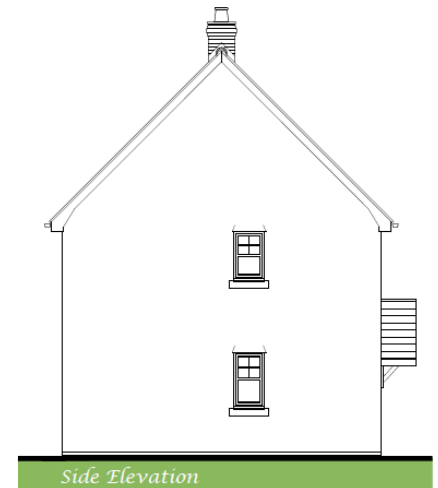
Rear Elevation



Ground Floor



First Floor



Side Elevation



Front Elevation

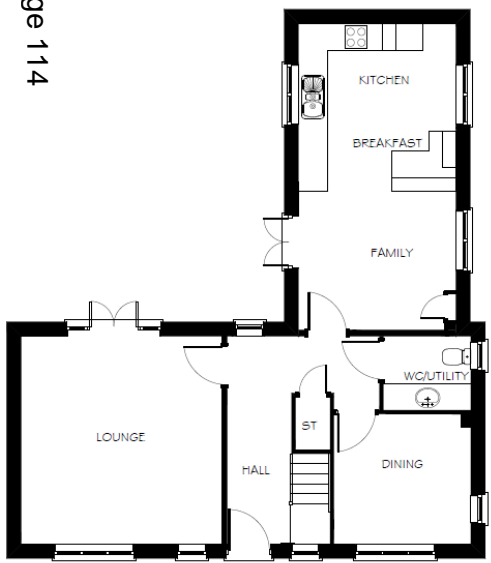


Side Elevation

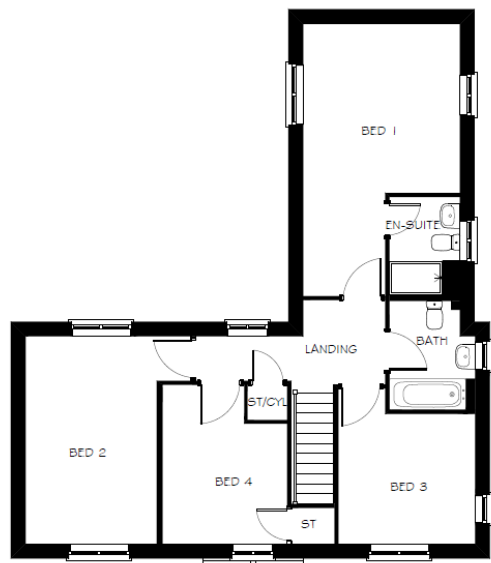


Rear Elevation

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Ground Floor



First Floor



Side Elevation

PLOT AS STANDARD: 7
PLOT HANDED: 96

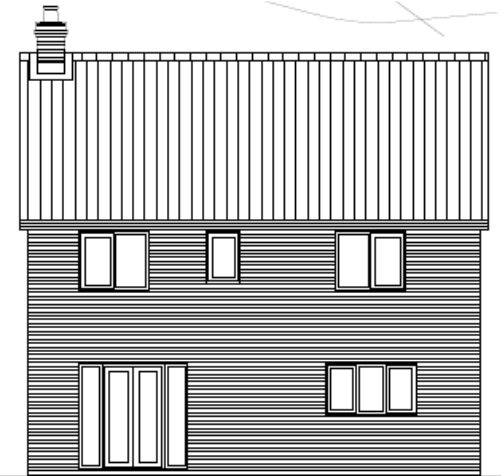


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Front Elevation



Side Elevation

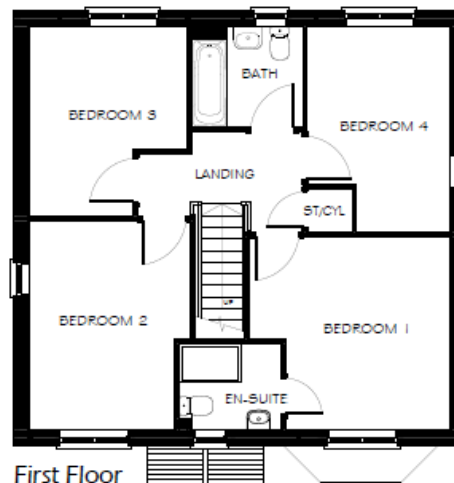


Rear Elevation



Ground Floor

WINDOW APPLICABLE TO PLOT 79 ONLY



First Floor

WINDOW APPLICABLE TO PLOT 79 ONLY

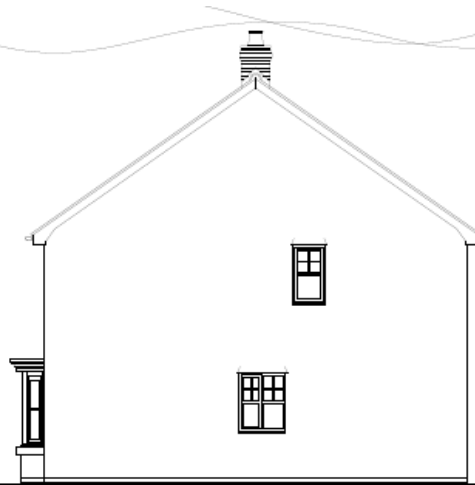


Side Elevation

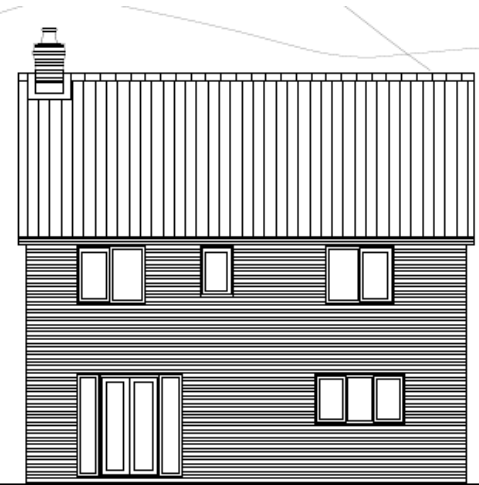
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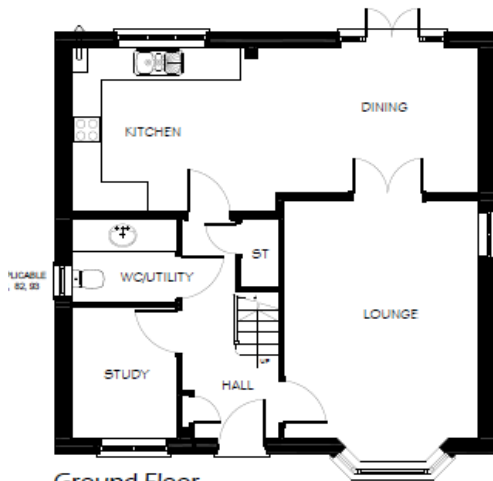
Front Elevation



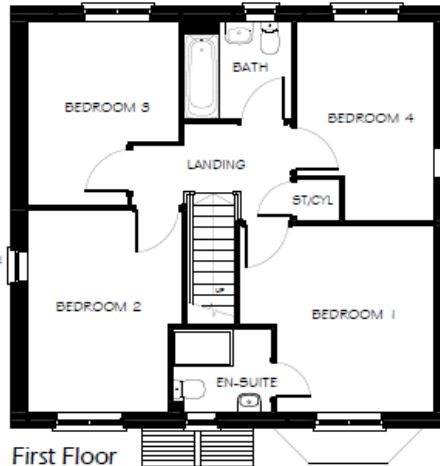
Side Elevation



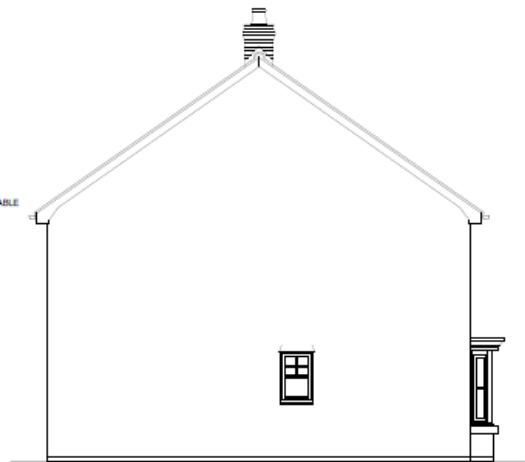
Rear Elevation



Ground Floor



First Floor



Side Elevation

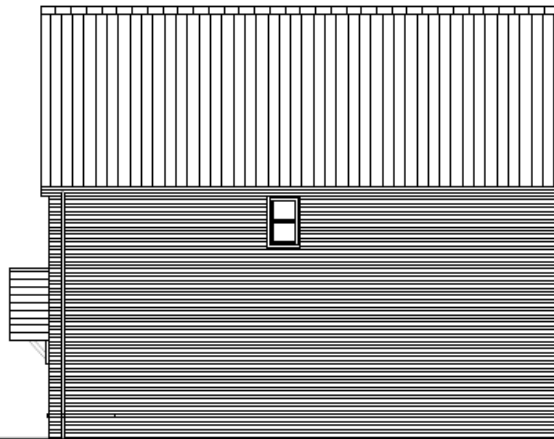
WINDOW APPLICABLE TO PLOTS 12, 82 ONLY

WINDOW APPLICABLE TO PLOTS 12 ONLY

WINDOW APPLICABLE TO PLOTS 12, 82 ONLY



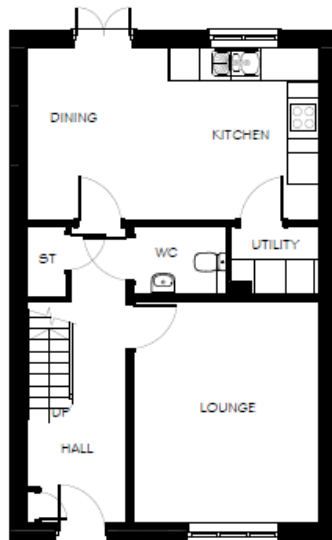
Front Elevation



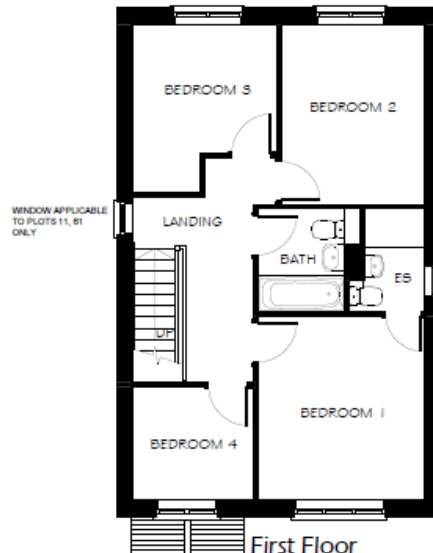
Side Elevation



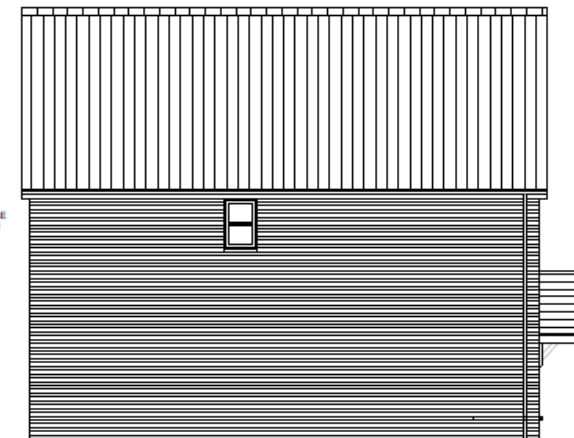
Rear Elevation



Ground Floor



First Floor

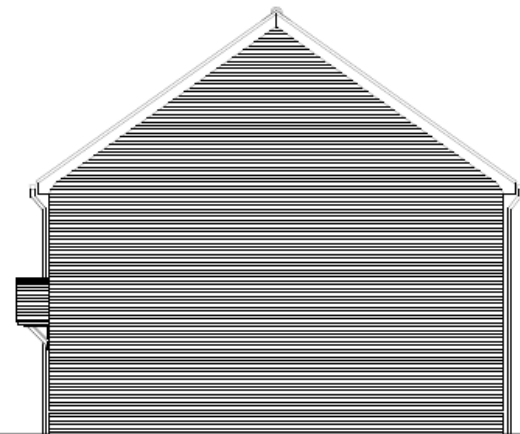


Side Elevation

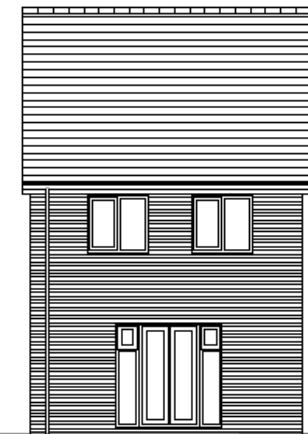
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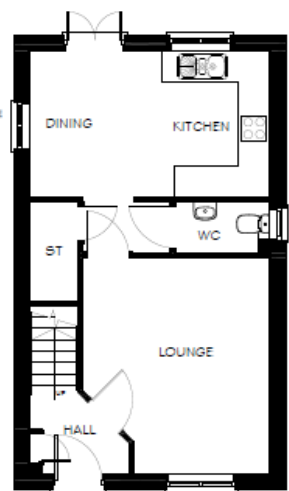
Front Elevation



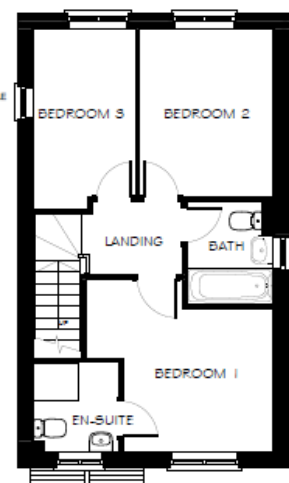
Side Elevation



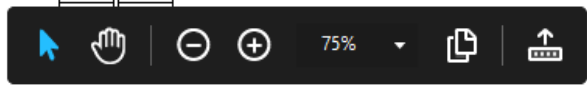
Rear Elevation



Ground Floor



Side Elevation



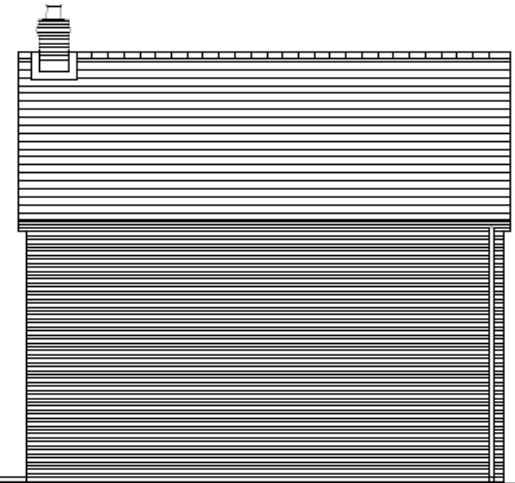
PLOT AS STANDARD: 61
PLOT HANDED: -



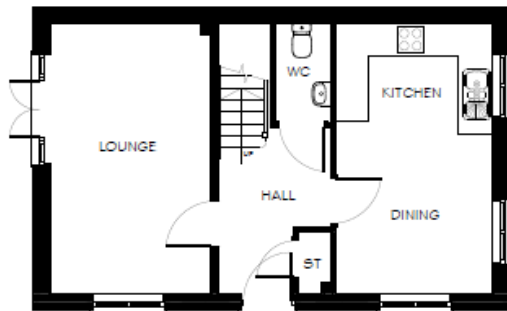
Front Elevation



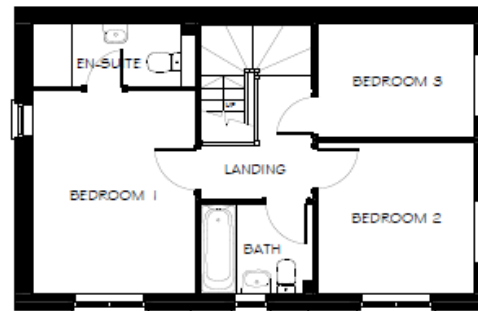
Side Elevation



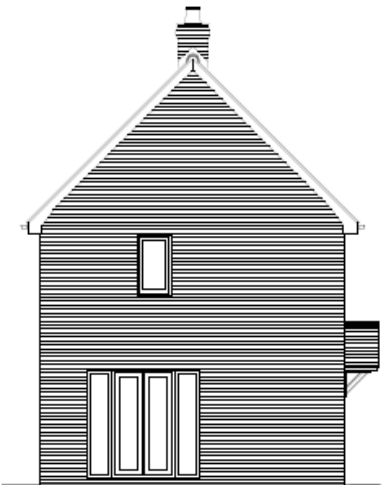
Rear Elevation



Ground Floor

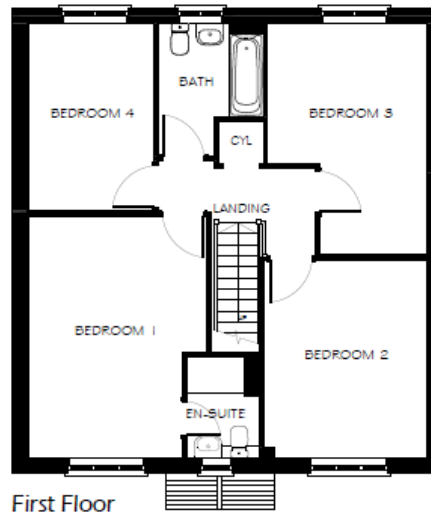
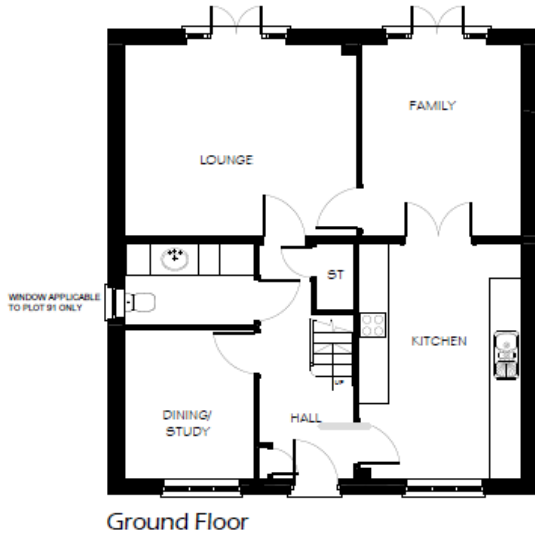
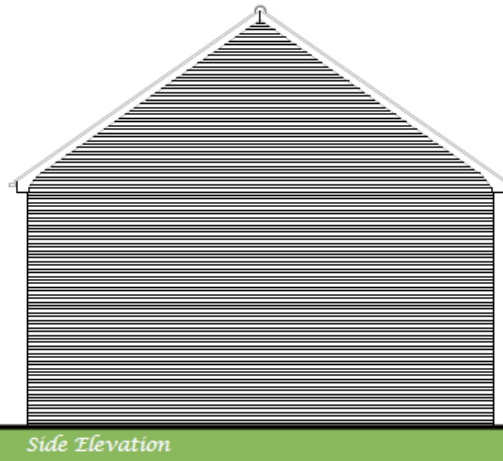
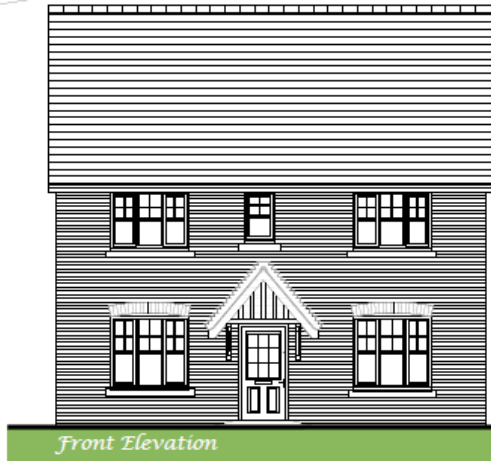


First Floor



Side Elevation

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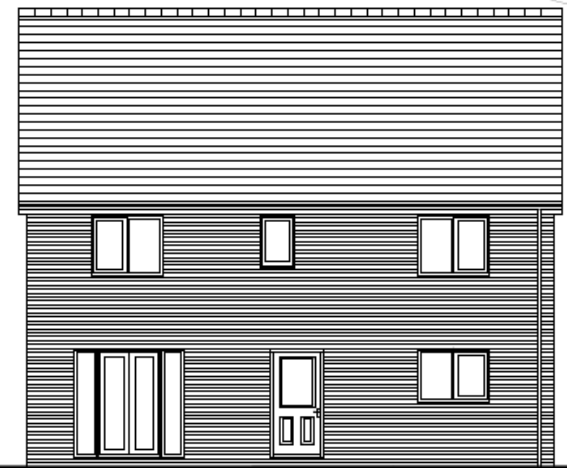
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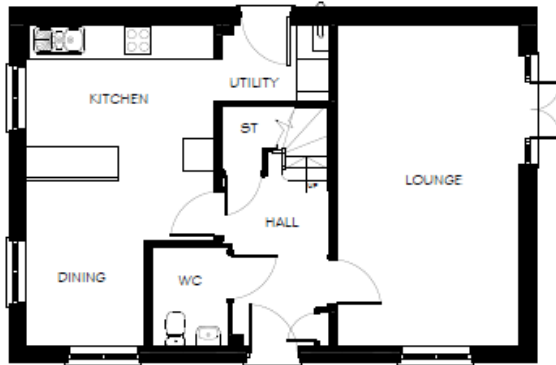
Front Elevation



Side Elevation



Rear Elevation



Ground Floor



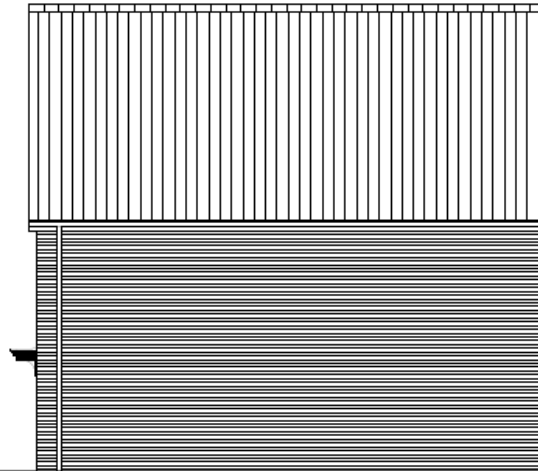
First Floor



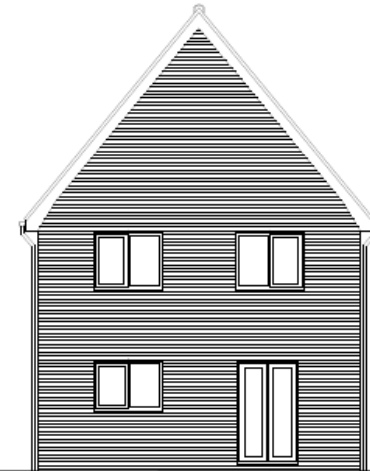
Side Elevation



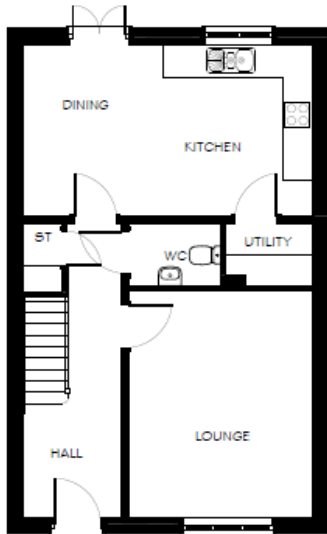
Front Elevation



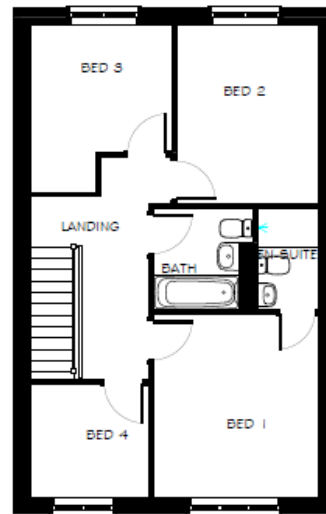
Side Elevation



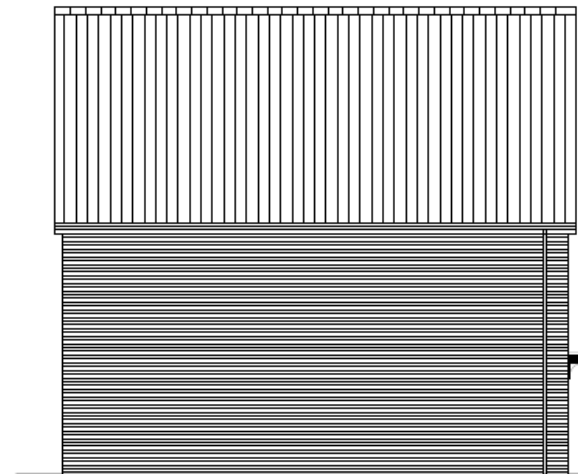
Rear Elevation



Ground Floor

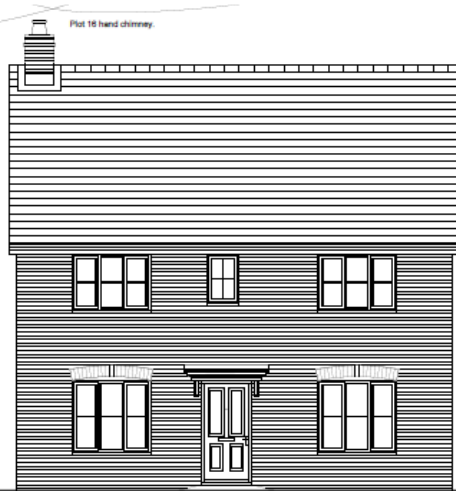


First Floor

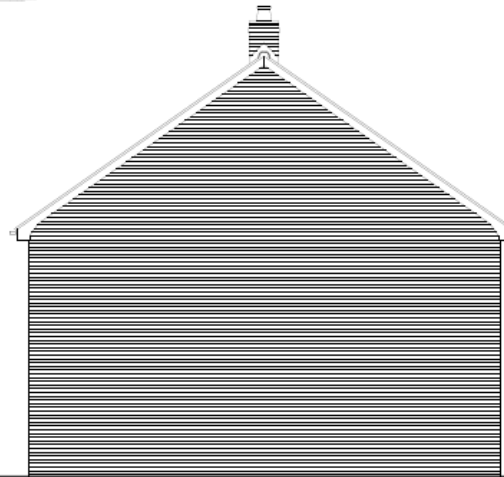


Side Elevation

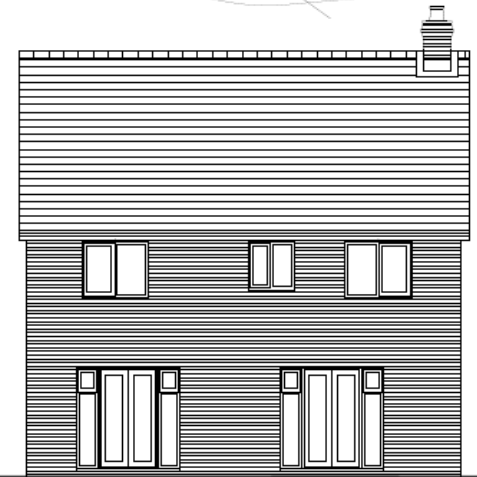
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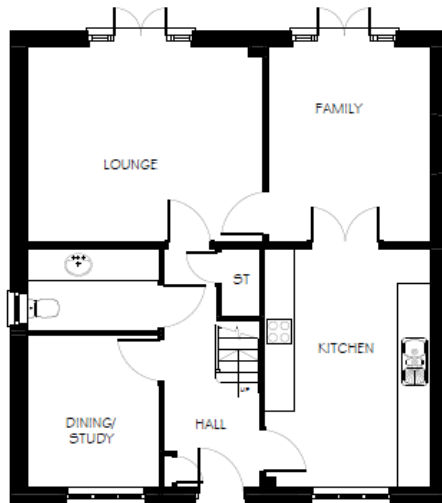
Front Elevation



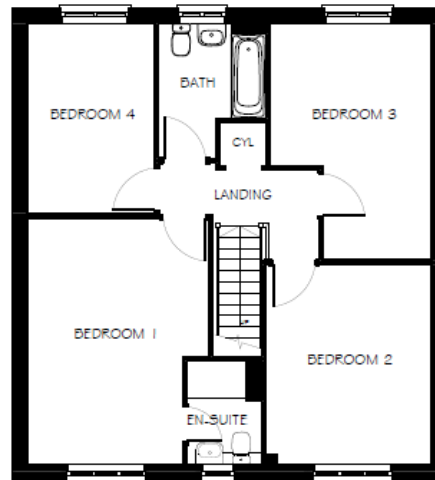
Side Elevation



Rear Elevation



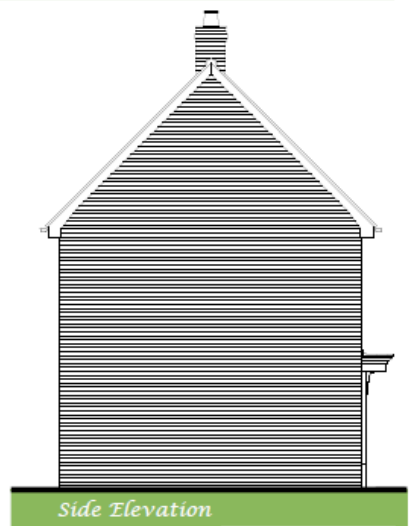
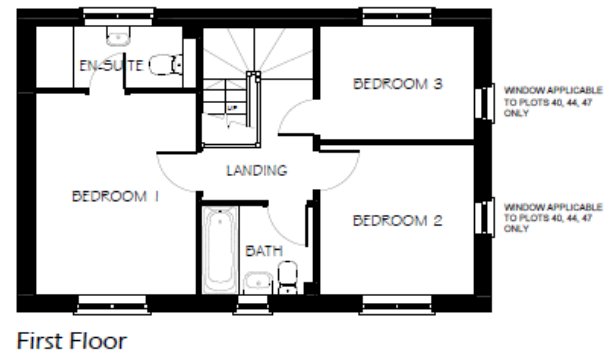
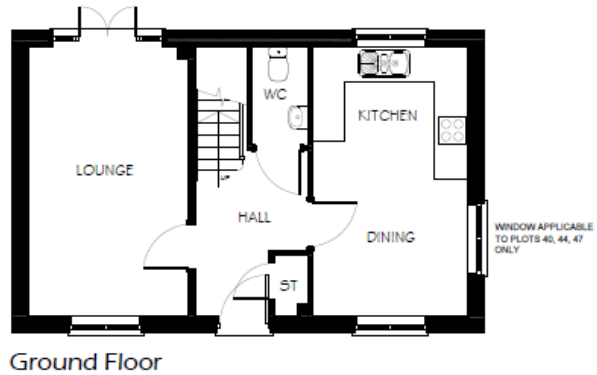
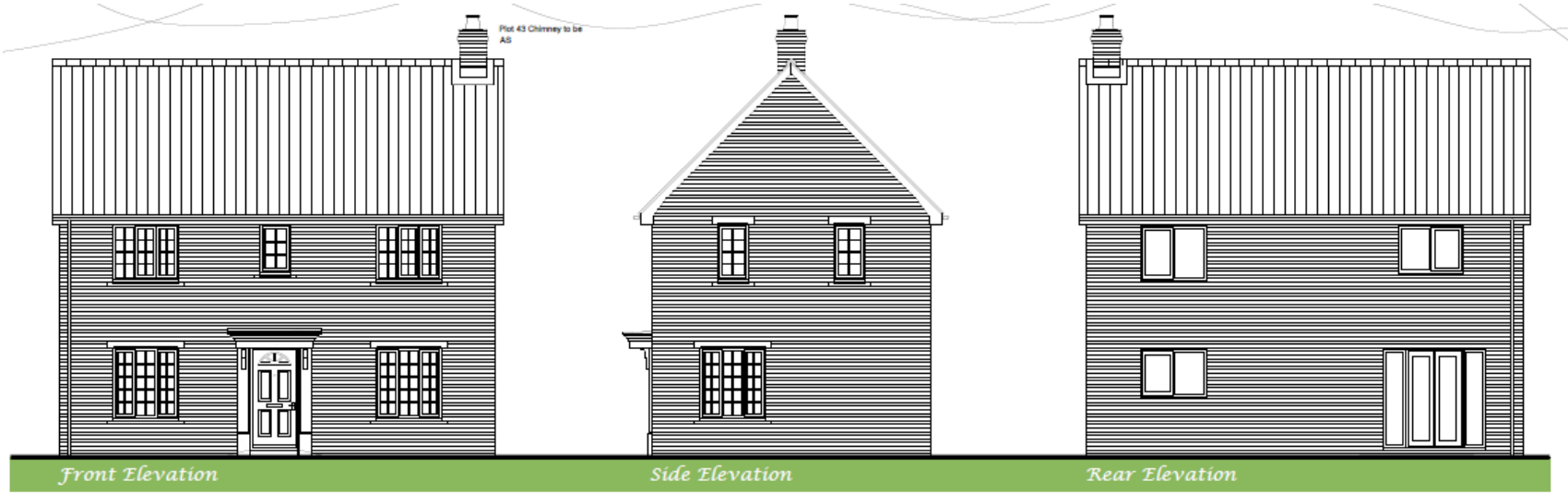
Ground Floor



First Floor

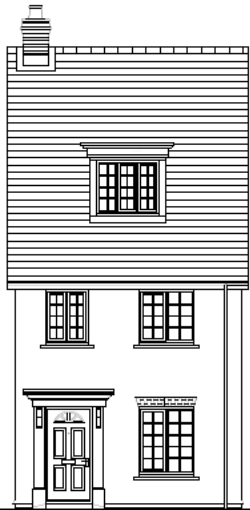


Side Elevation

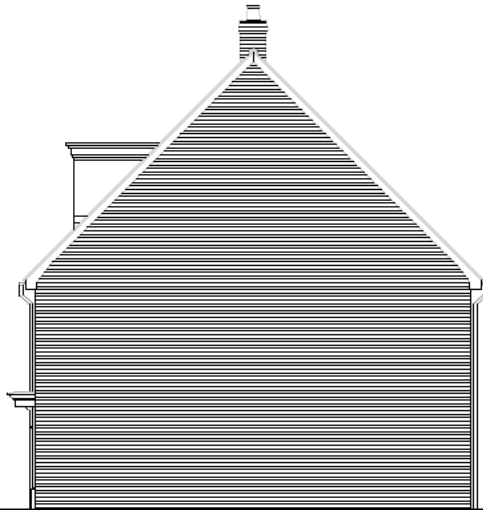


PLOT AS STANDARD: 44
PLOT HANDED: 40, 47, 43

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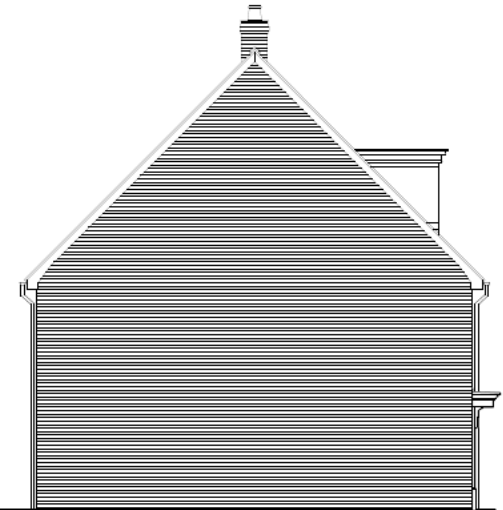
Front Elevation



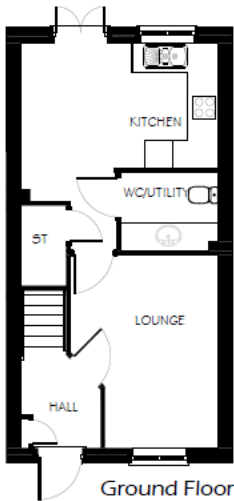
Side Elevation



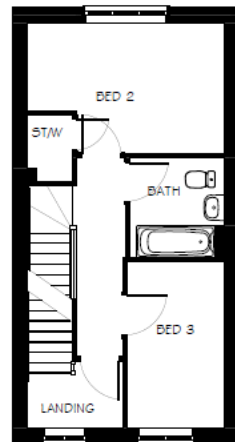
Rear Elevation



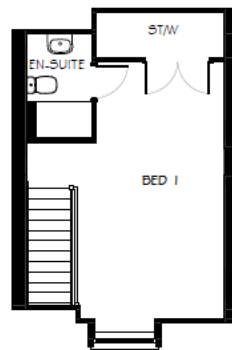
Side Elevation



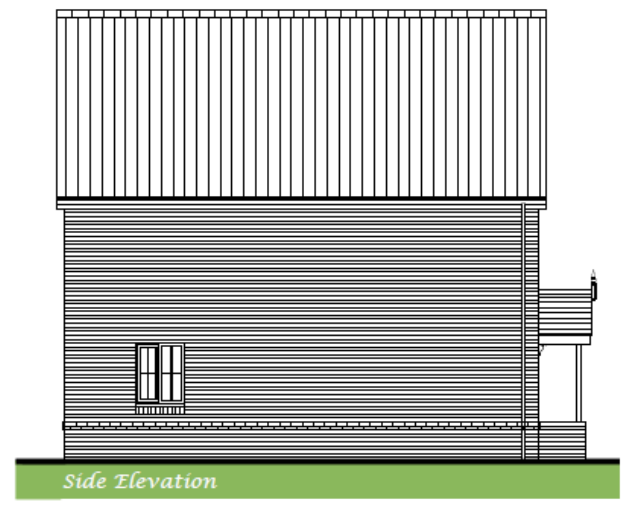
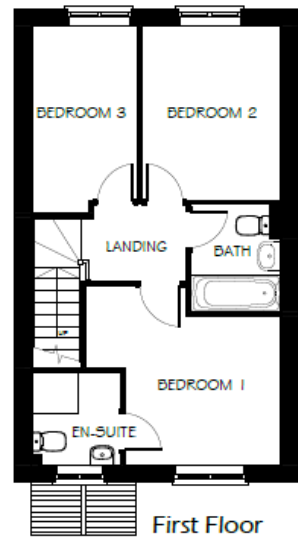
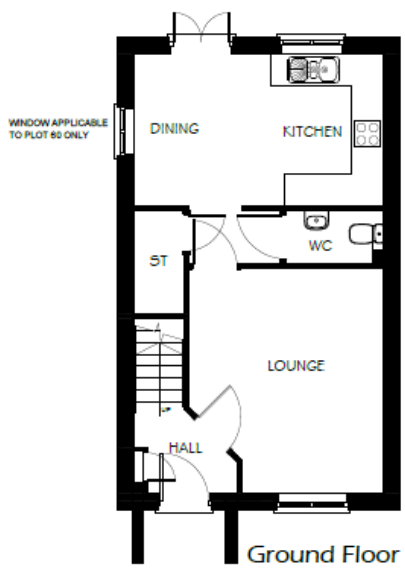
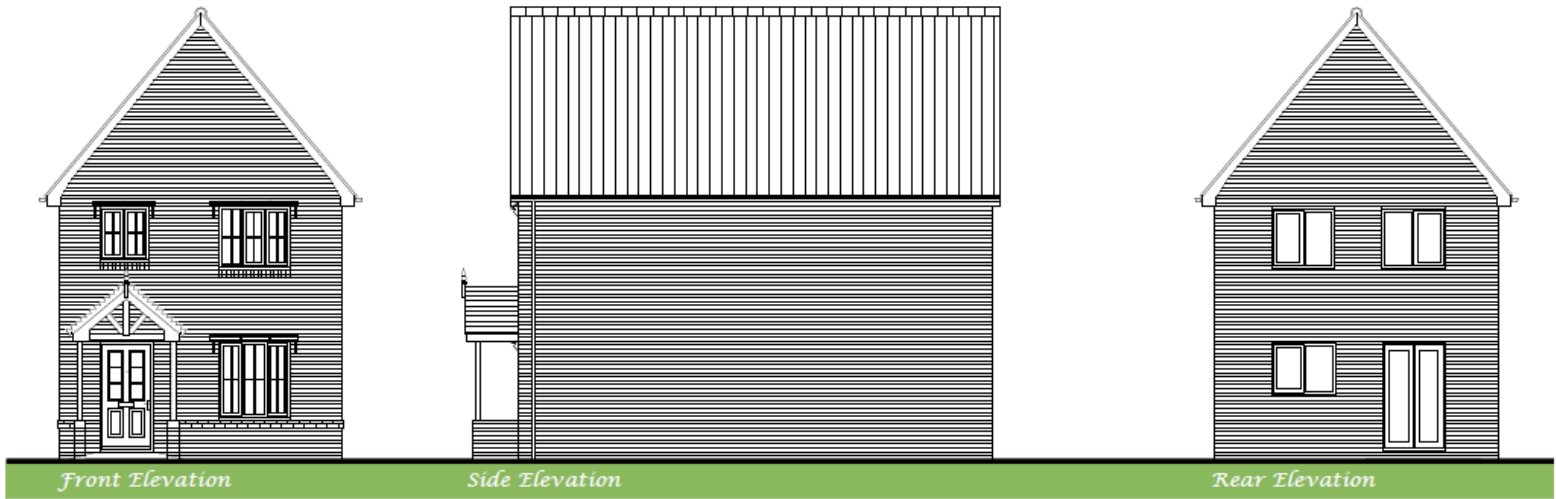
Ground Floor



First Floor



Second Floor



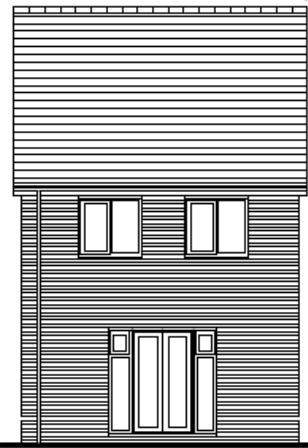
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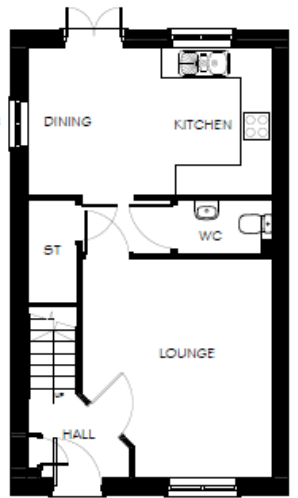
Front Elevation



Side Elevation

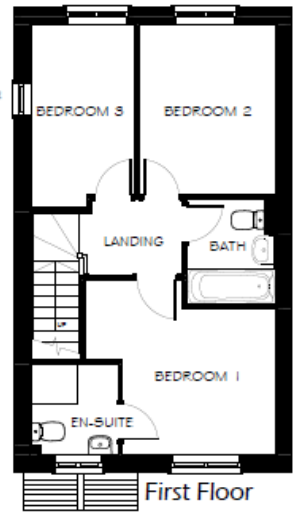


Rear Elevation



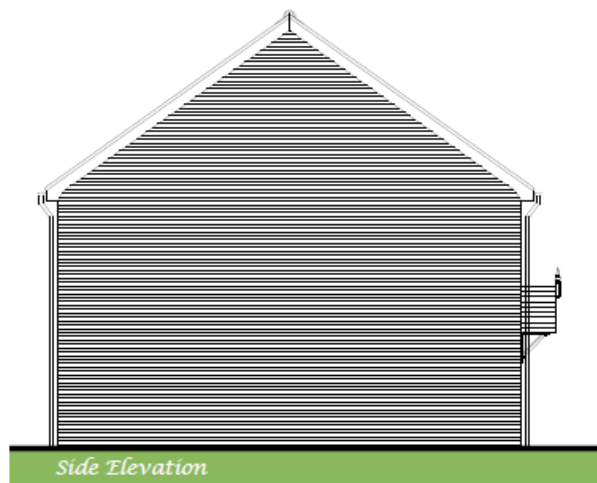
Ground Floor

WINDOW APPLICABLE TO PLOT 55 ONLY



First Floor

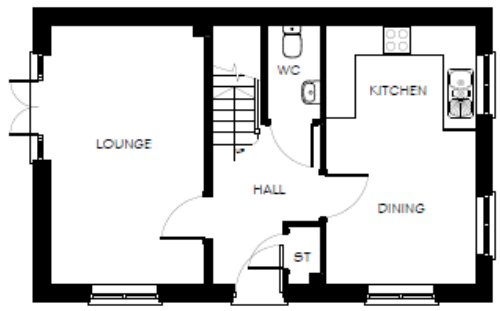
WINDOW APPLICABLE TO PLOT 55 ONLY



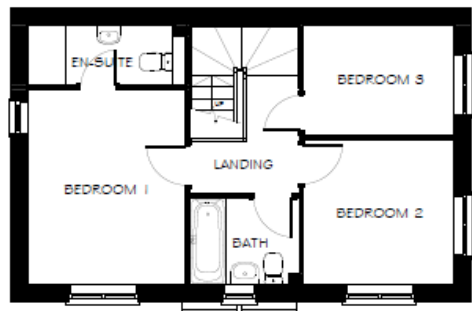
Side Elevation

PLOT AS STANDARD: 59
PLOT HANDED: 55

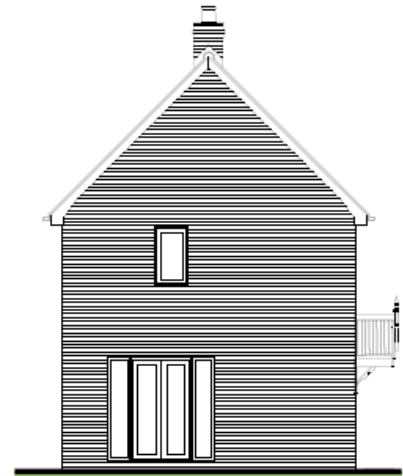
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Ground Floor



First Floor

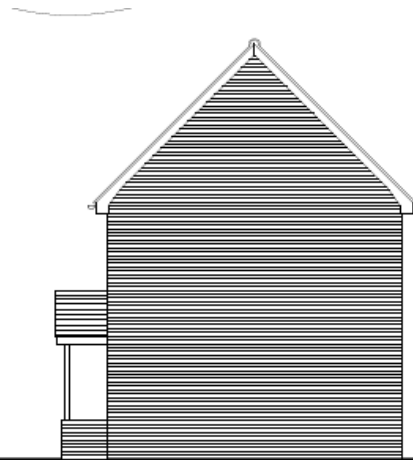


Side Elevation

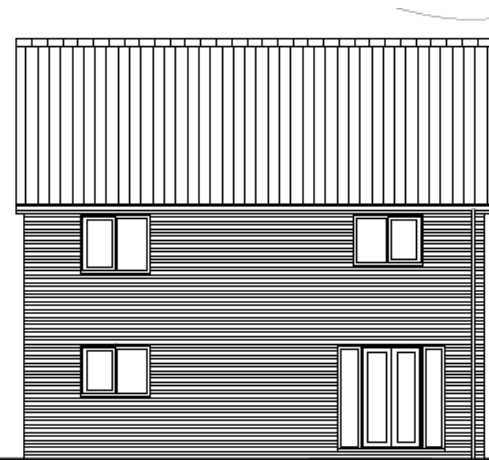
PLOT AS STANDARD: 56
PLOT HANDED:



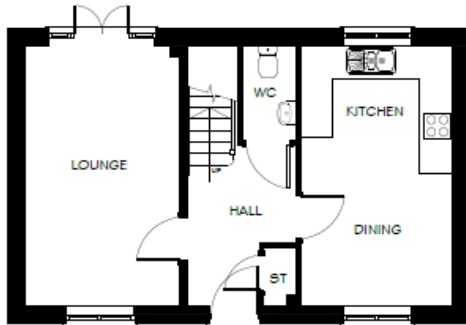
Front Elevation



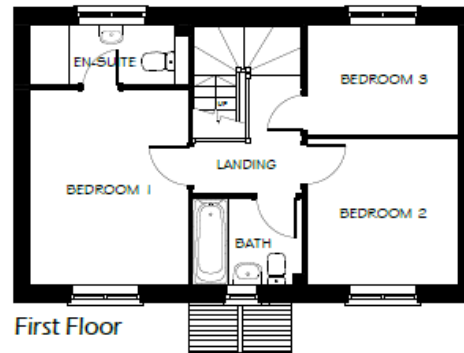
Side Elevation



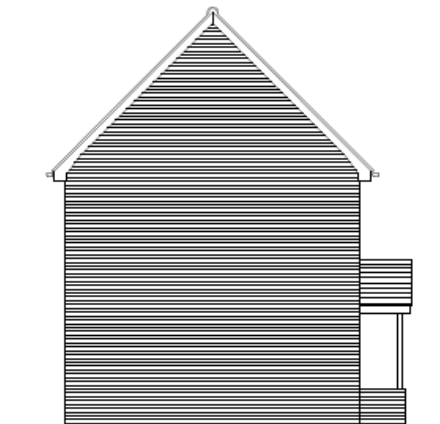
Rear Elevation



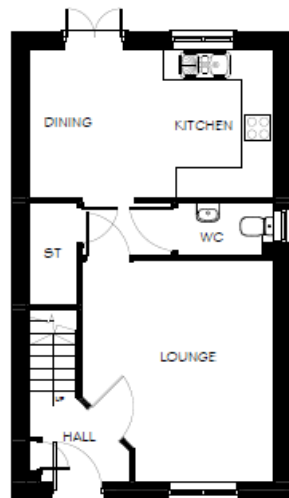
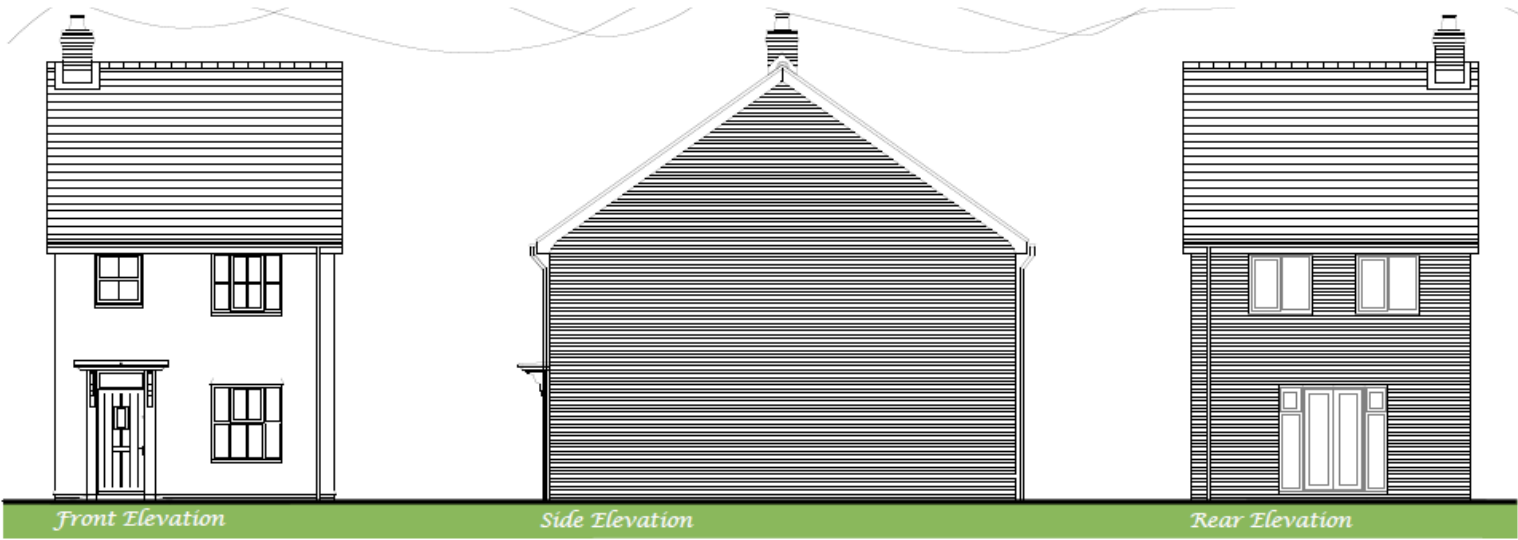
Ground Floor



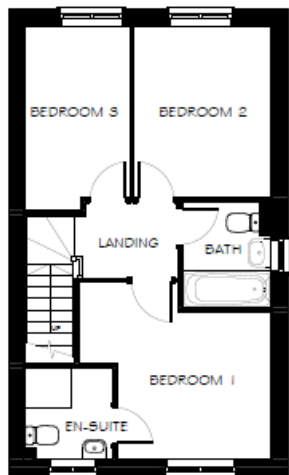
First Floor



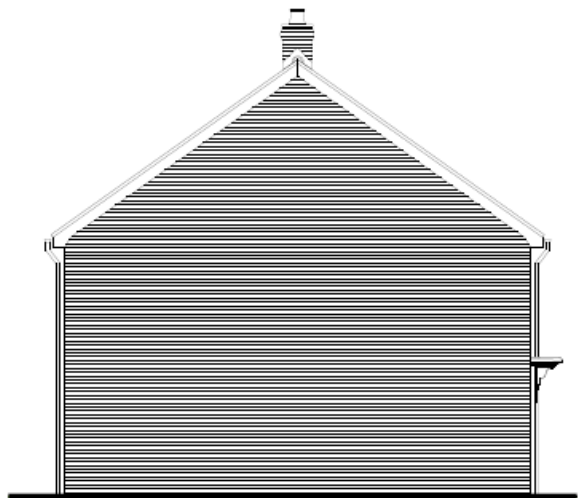
Side Elevation



Ground Floor



First Floor

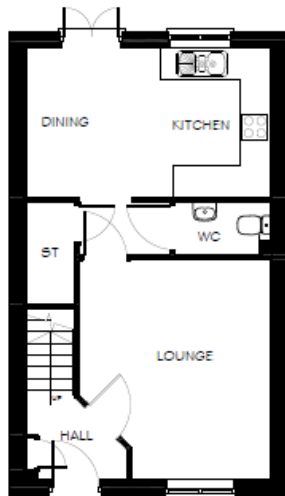
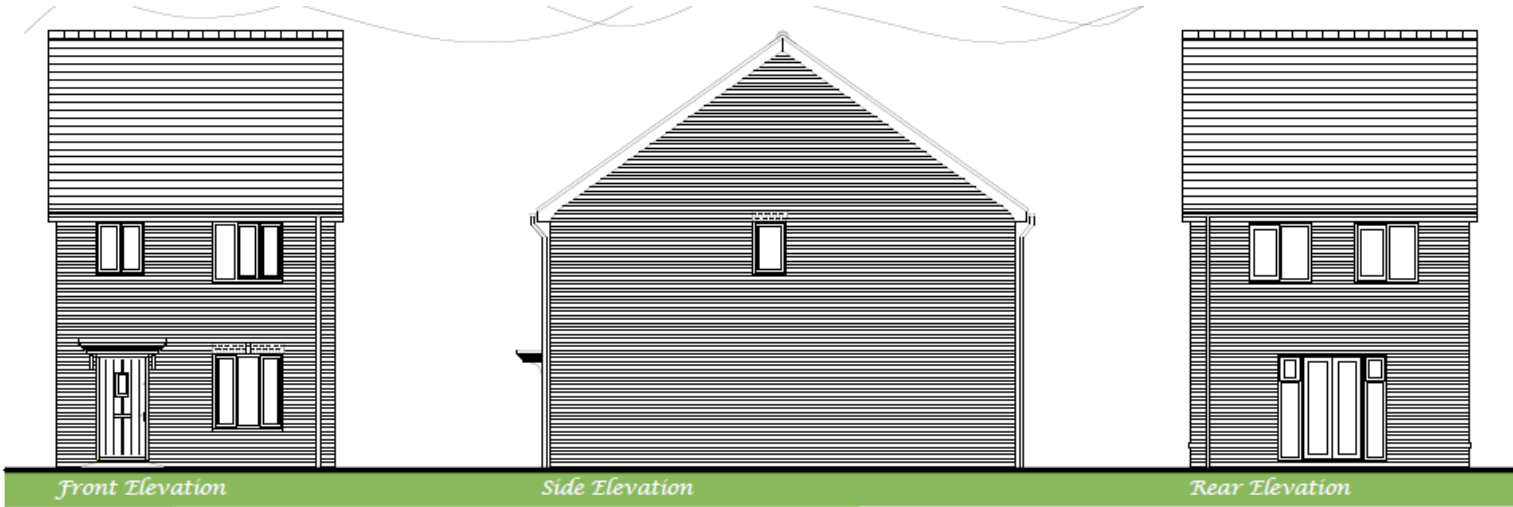


Side Elevation

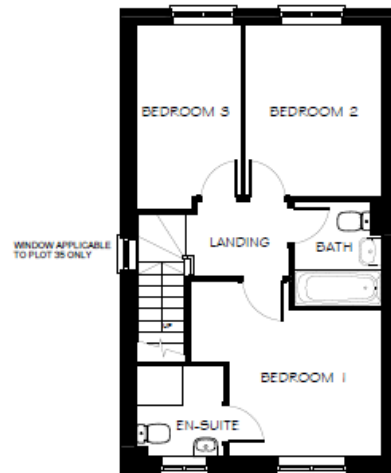
Elevations and Floor Plans – Plots 4, 9, 22, 23, 24, 25 30, 31, 35 and 63

Slide 37

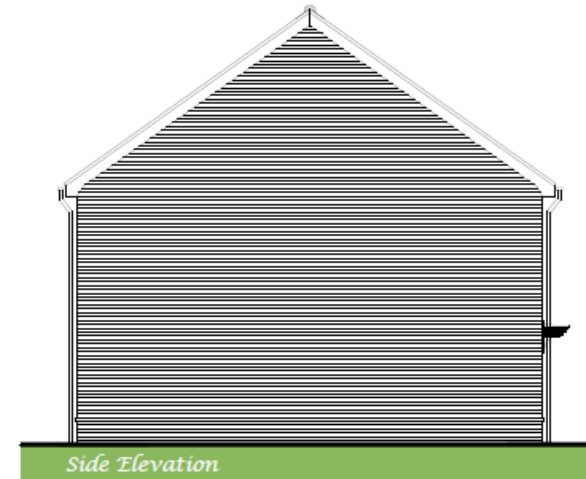
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Ground Floor

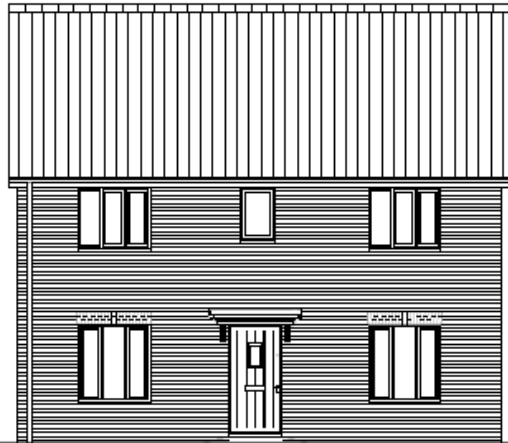


First Floor

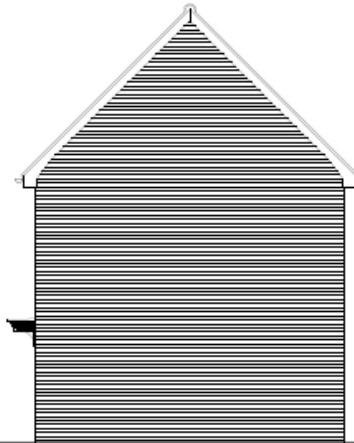


Side Elevation

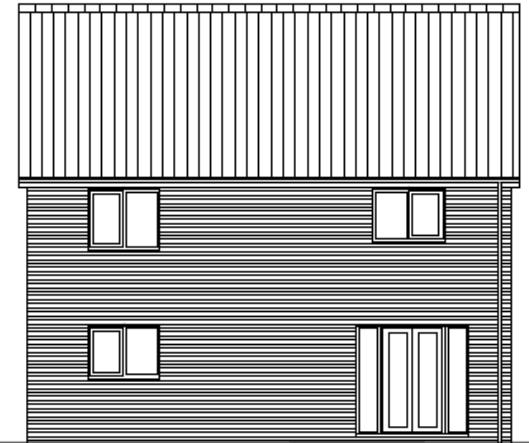
PLOT AS STANDARD: 23 25 30 35
PLOT HANDED: 4 9 22 24 31 63



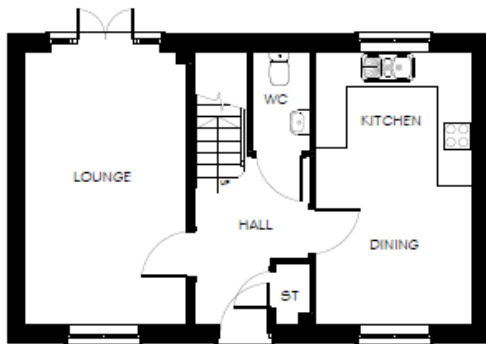
Front Elevation



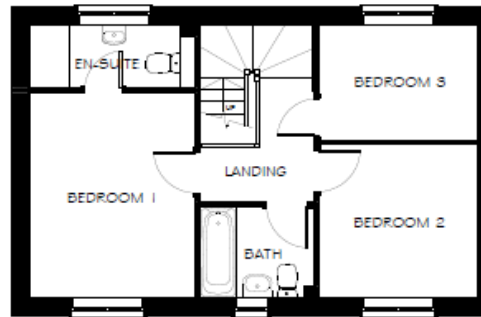
Side Elevation



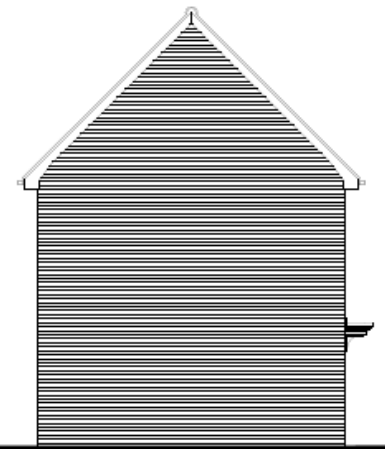
Rear Elevation



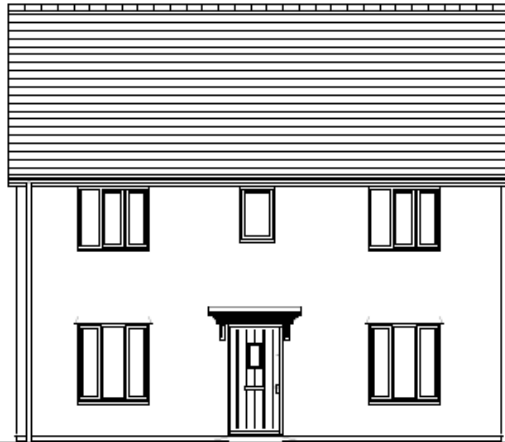
Ground Floor



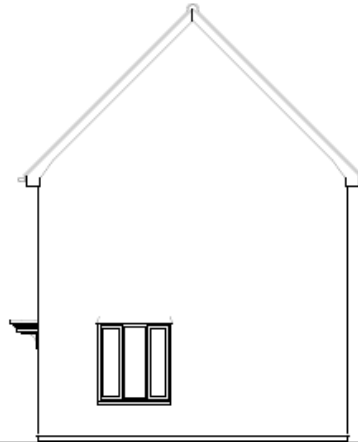
First Floor



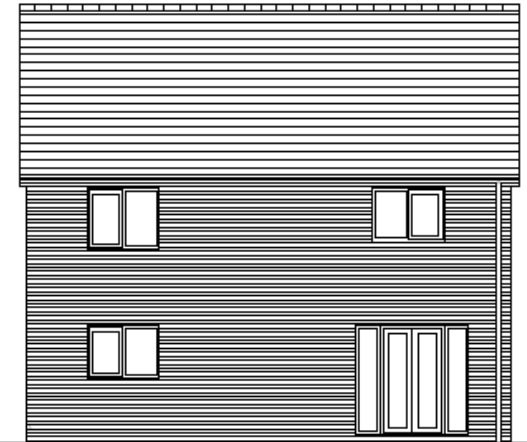
Side Elevation



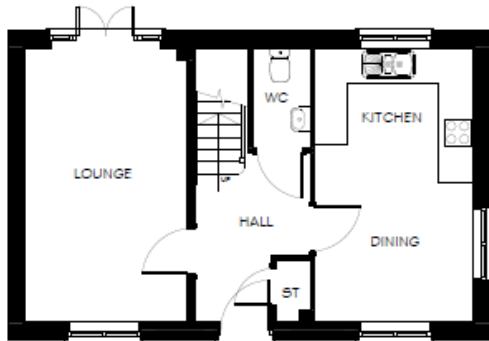
Front Elevation



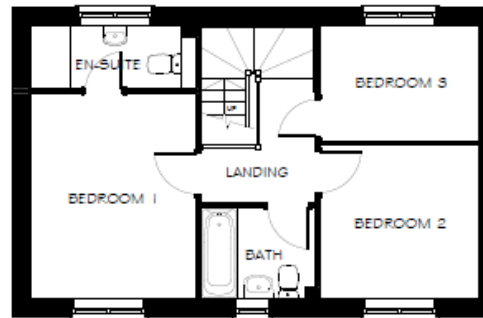
Side Elevation



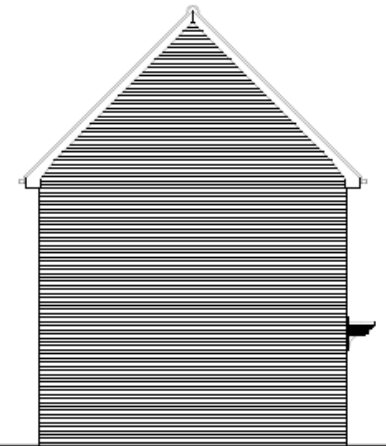
Rear Elevation



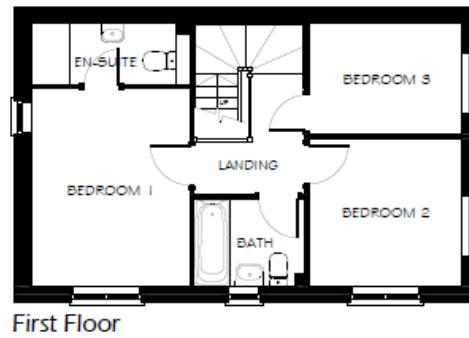
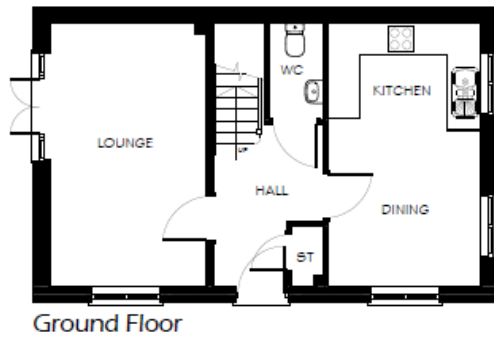
Ground Floor



First Floor



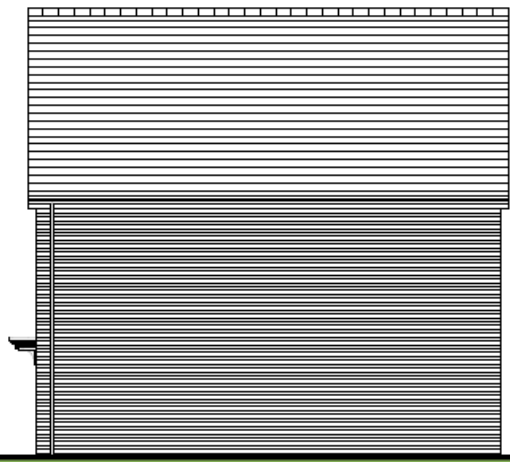
Side Elevation



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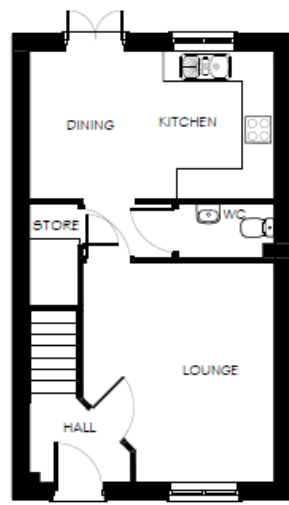
Front Elevation



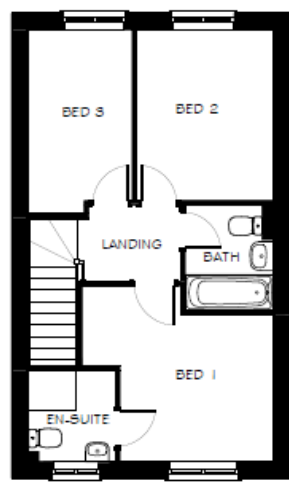
Side Elevation



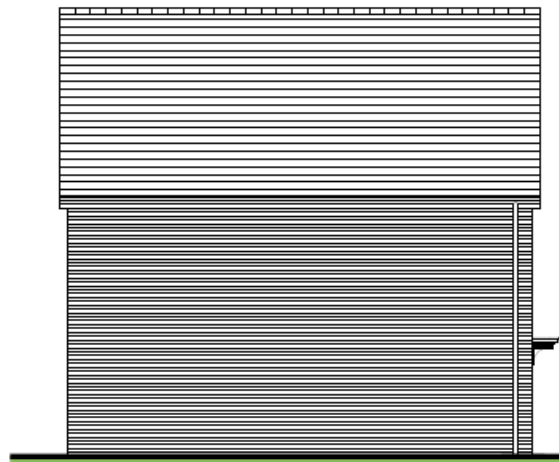
Rear Elevation



Ground Floor

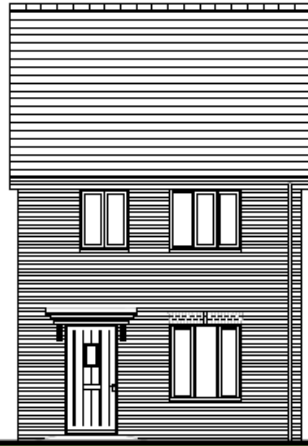


First Floor

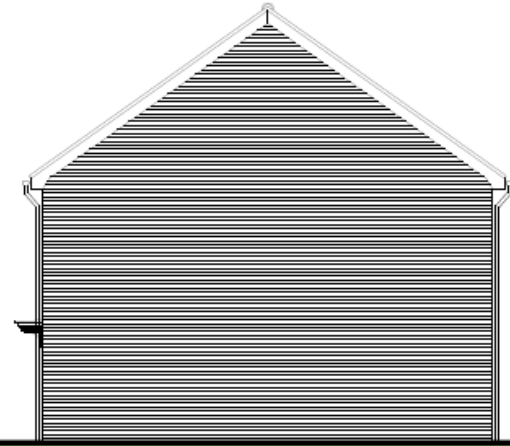


Side Elevation

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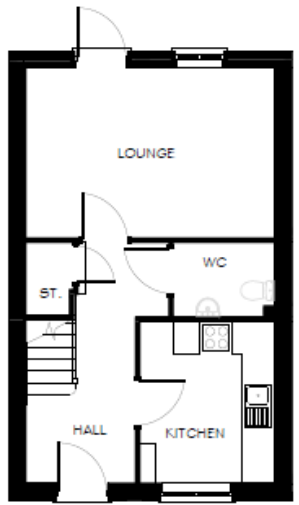
Front Elevation



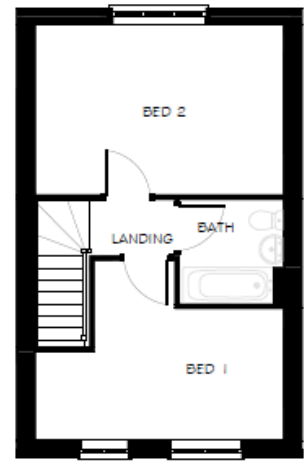
Side Elevation



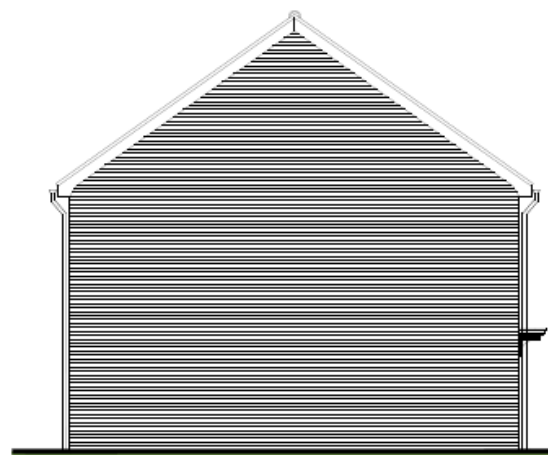
Rear Elevation



Ground Floor



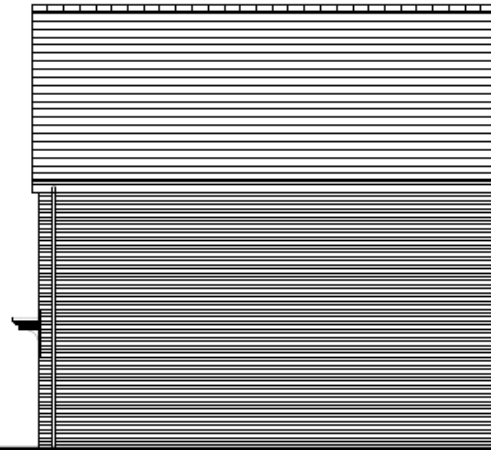
First Floor



Side Elevation



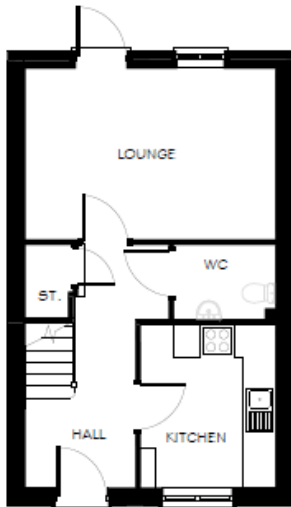
Front Elevation



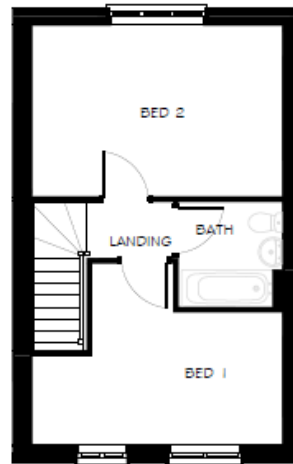
Side Elevation



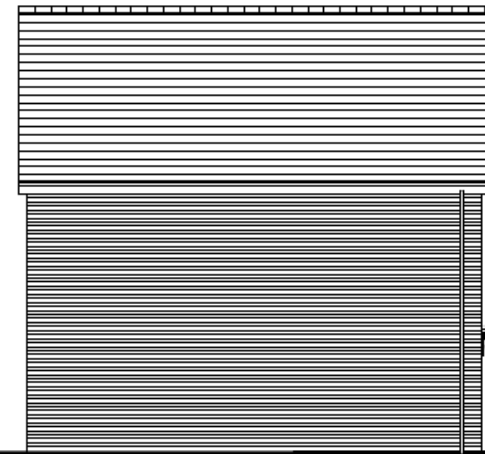
Rear Elevation



Ground Floor

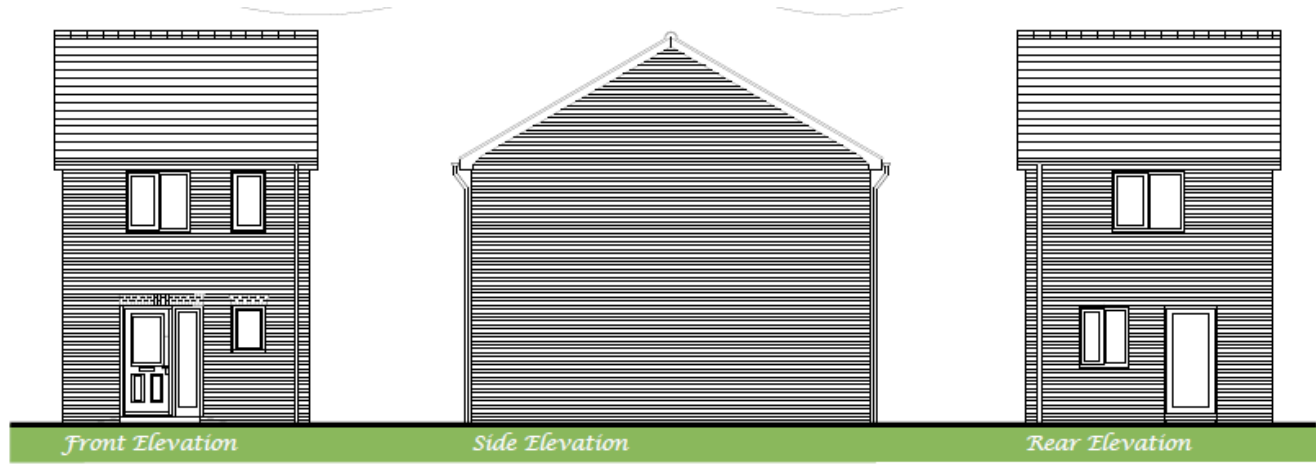


First Floor



Side Elevation

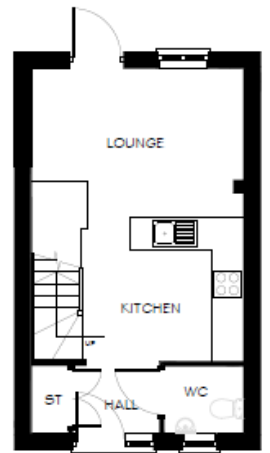
Elevations and Floor Plans – Plot 65



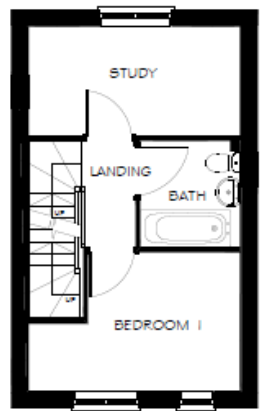
Front Elevation

Side Elevation

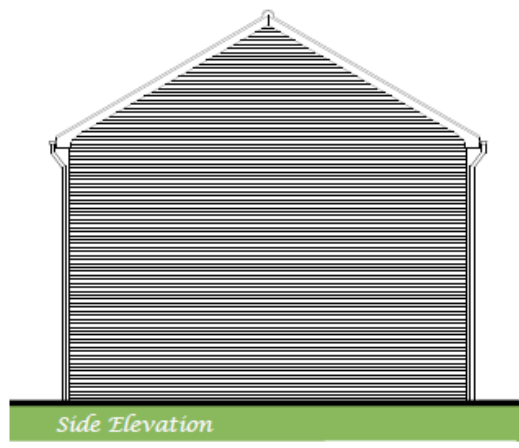
Rear Elevation



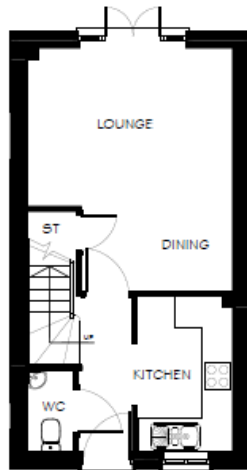
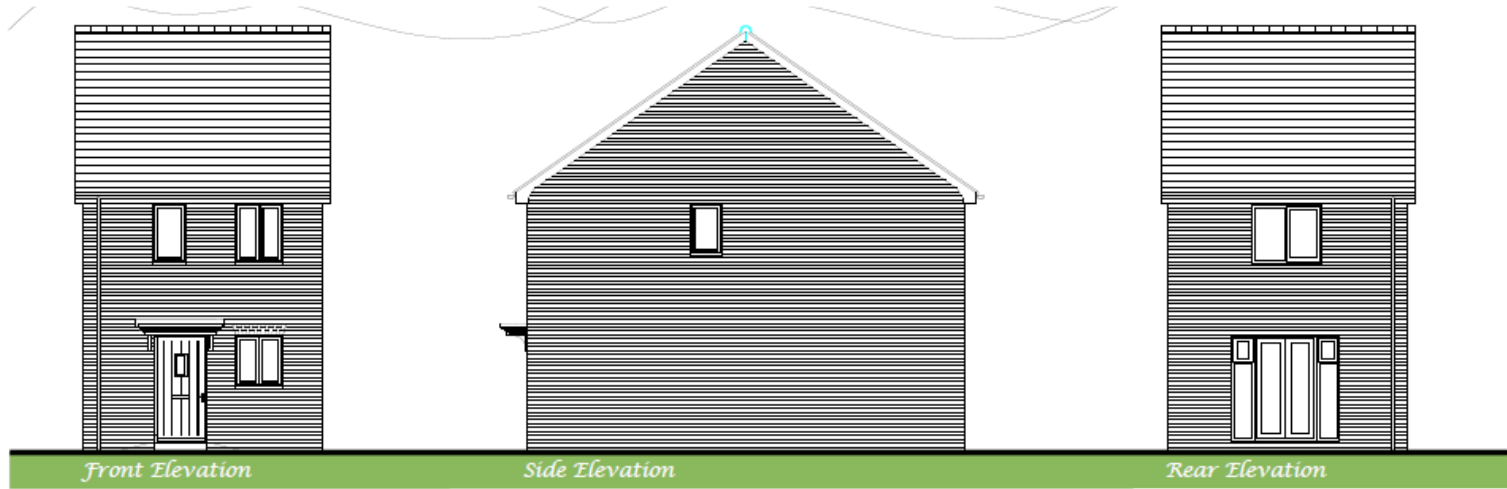
Ground Floor



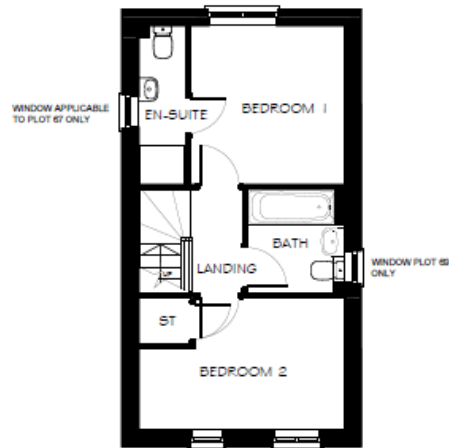
First Floor



Side Elevation



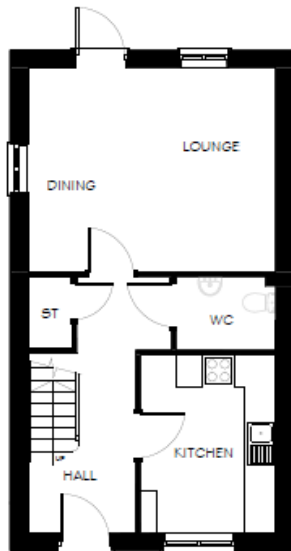
Ground Floor



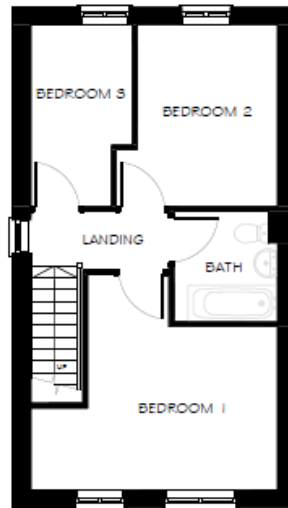
First Floor



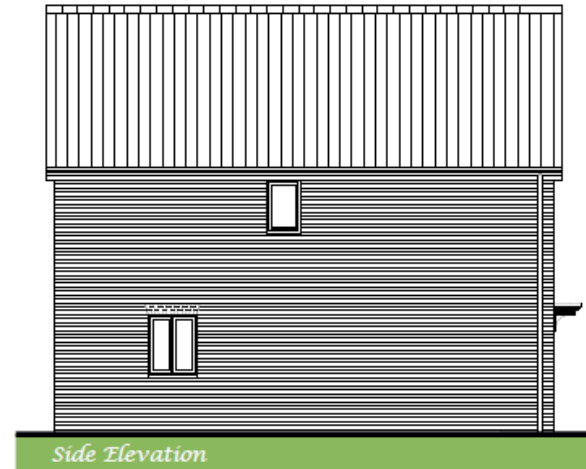
Side Elevation



Ground Floor



First Floor



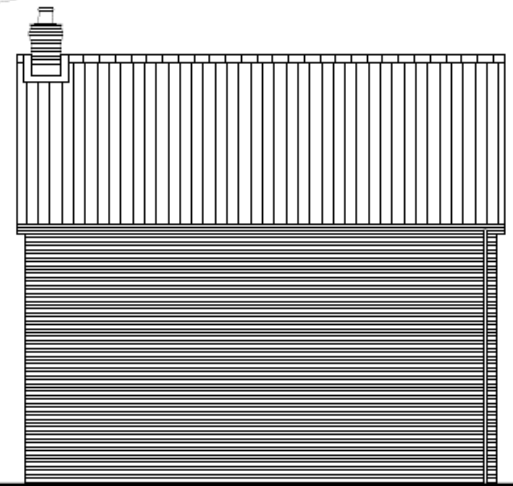
Side Elevation



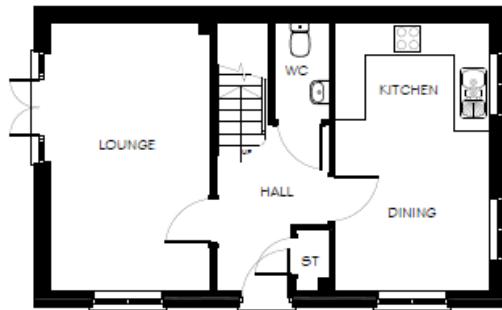
Front Elevation



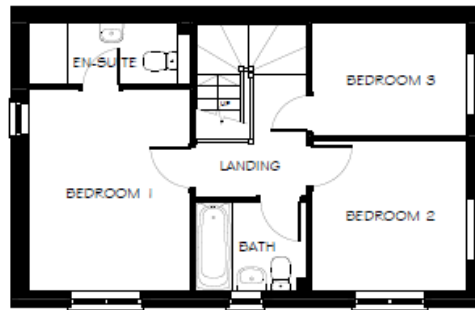
Side Elevation



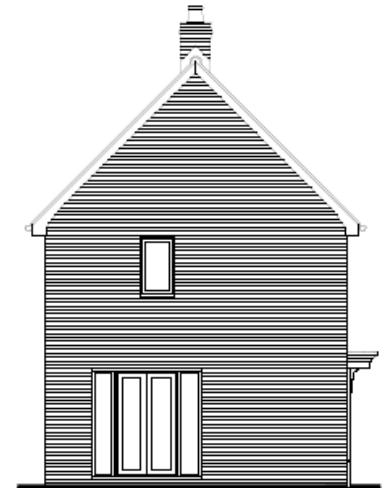
Rear Elevation



Ground Floor

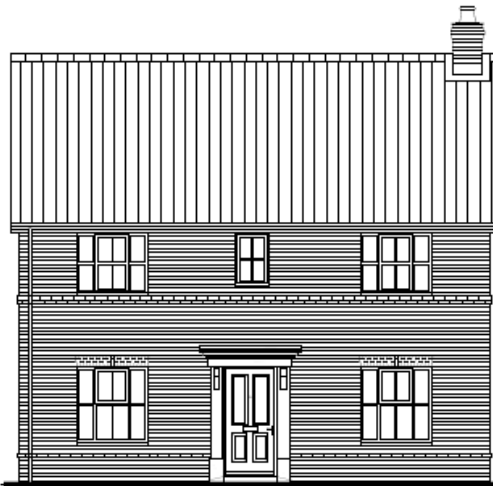


First Floor



Side Elevation

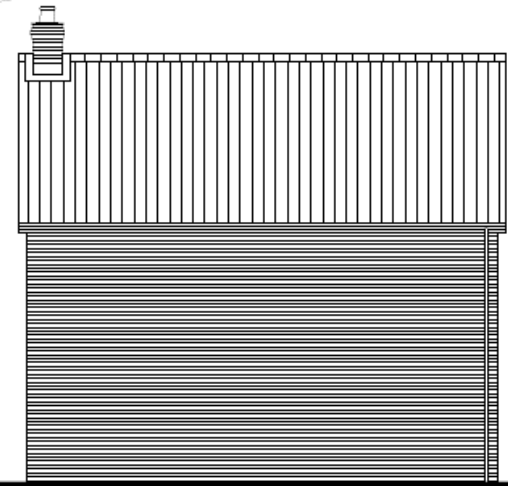
PLOT AS STANDARD:
PLOT HANDED: 2, 36, 70



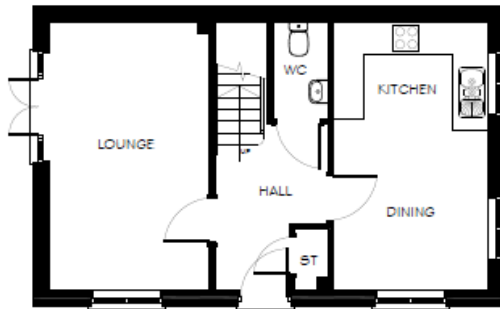
Front Elevation



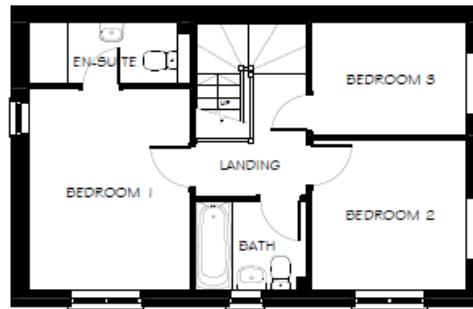
Side Elevation



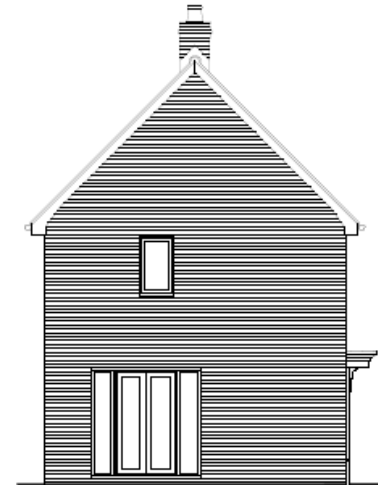
Rear Elevation



Ground Floor



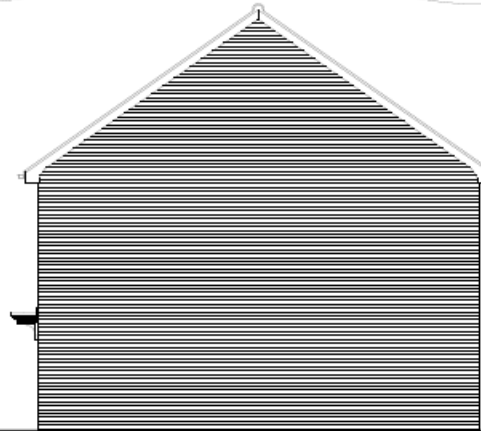
First Floor



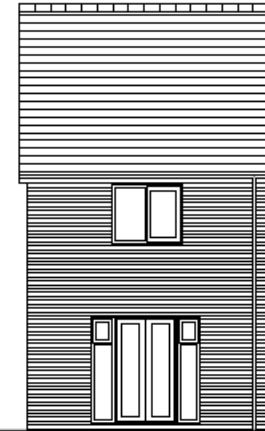
Side Elevation



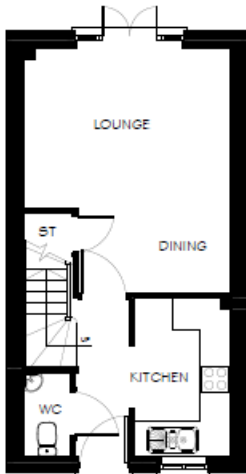
Front Elevation



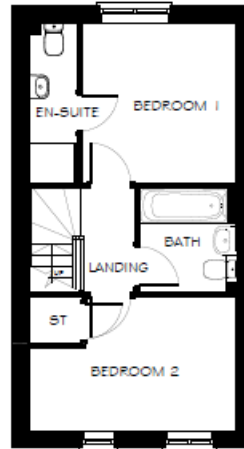
Side Elevation



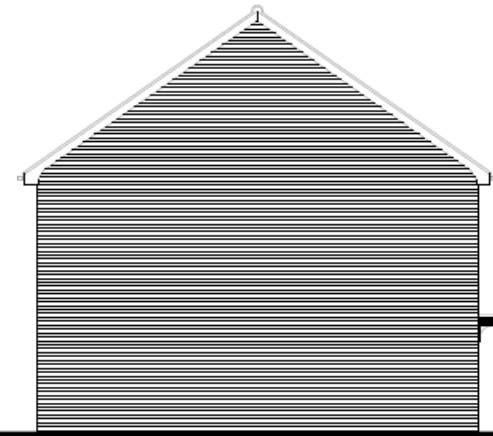
Rear Elevation



Ground Floor

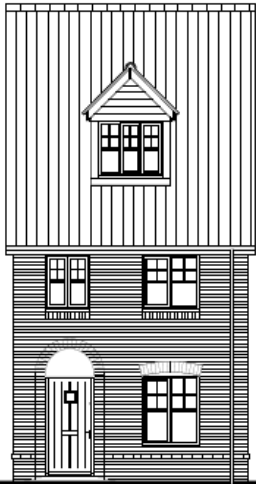


First Floor

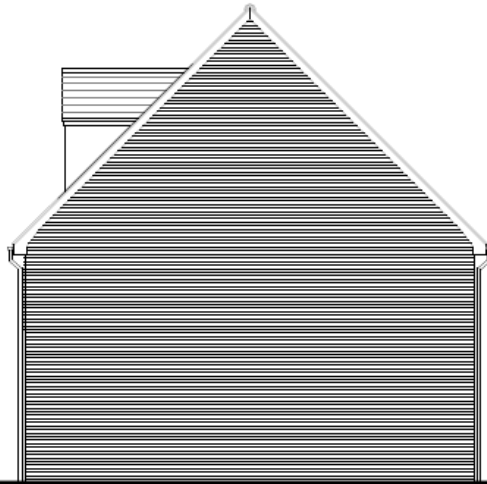


Side Elevation

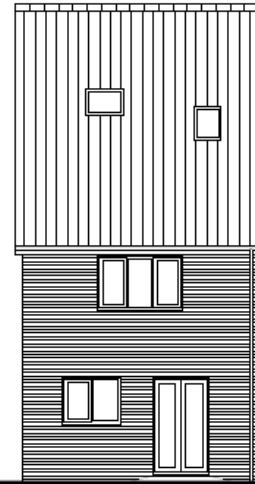
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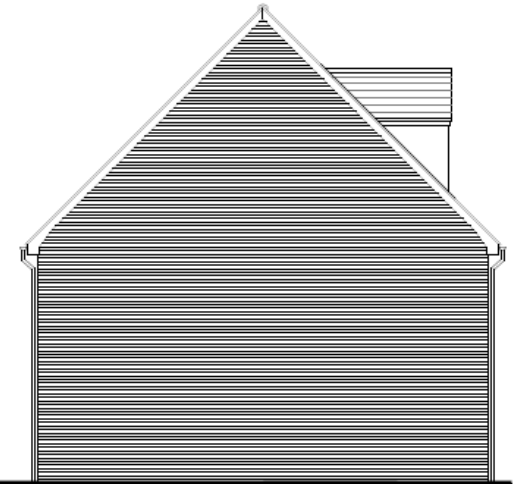
Front Elevation



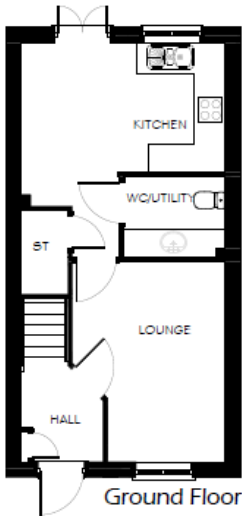
Side Elevation



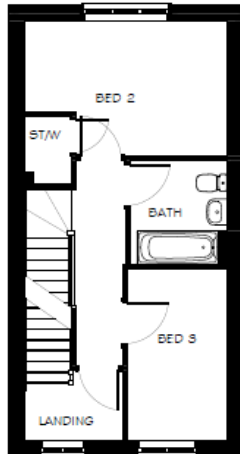
Rear Elevation



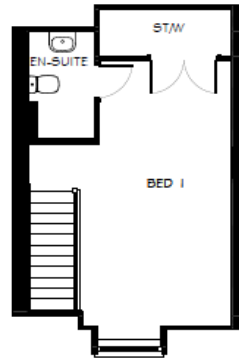
Side Elevation



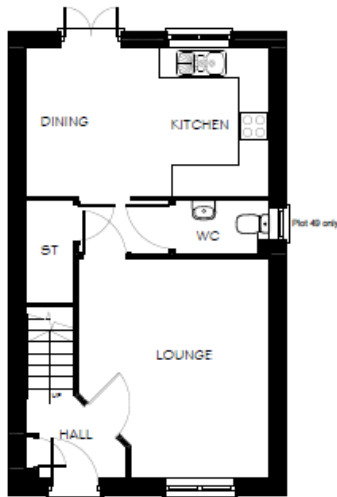
Ground Floor



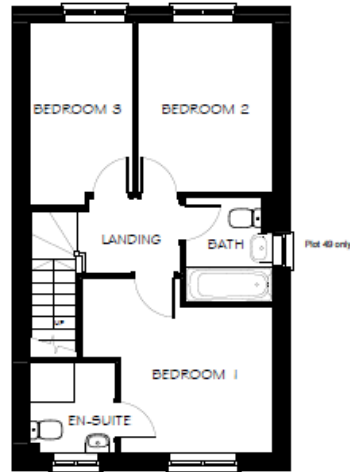
First Floor



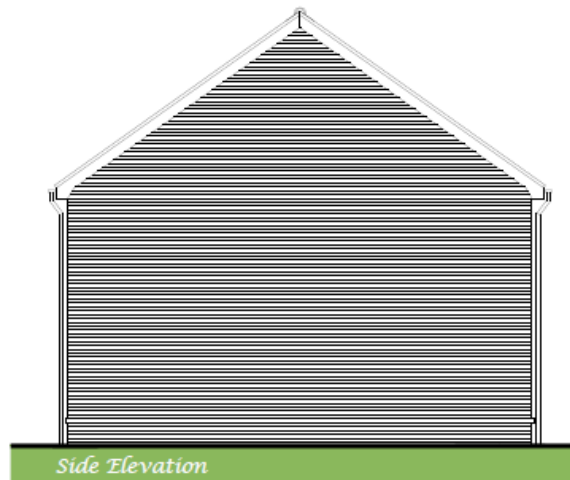
Second Floor



Ground Floor



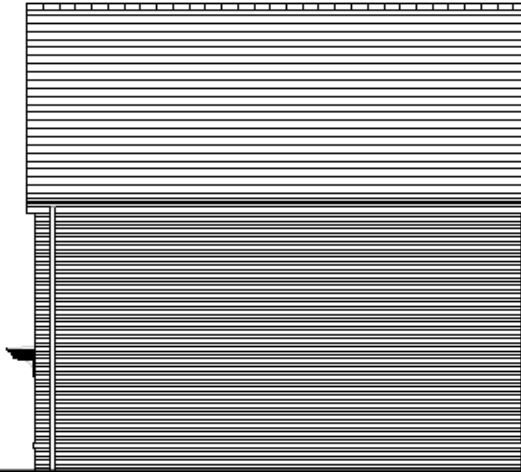
First Floor



Side Elevation



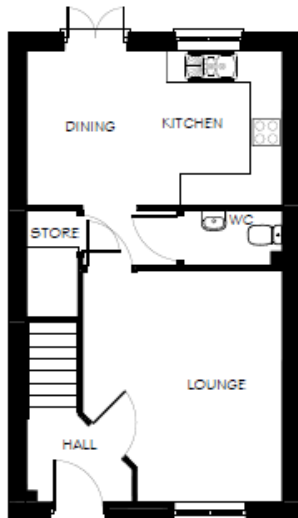
Front Elevation



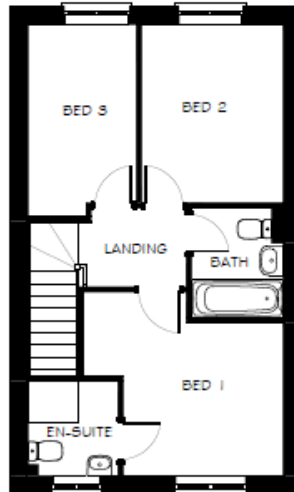
Side Elevation



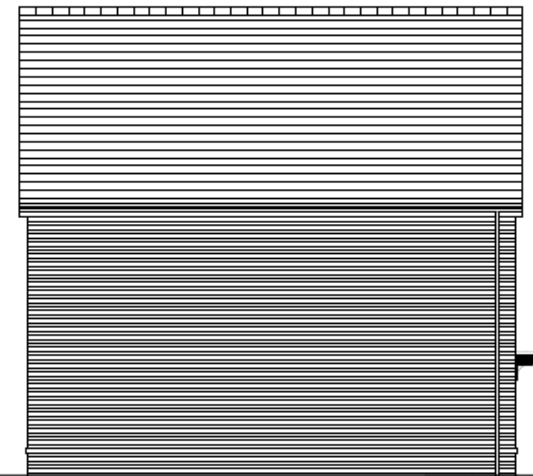
Rear Elevation



Ground Floor



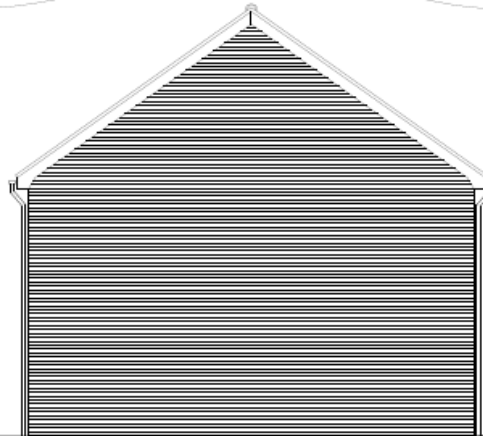
First Floor



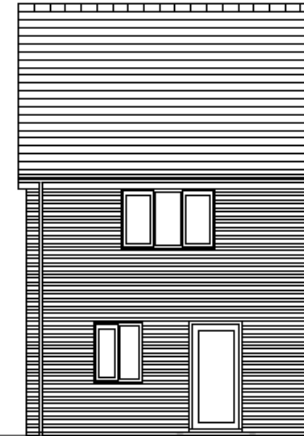
Side Elevation



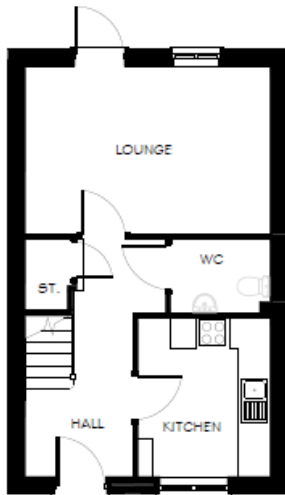
Front Elevation



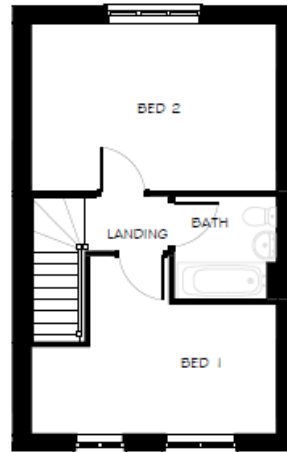
Side Elevation



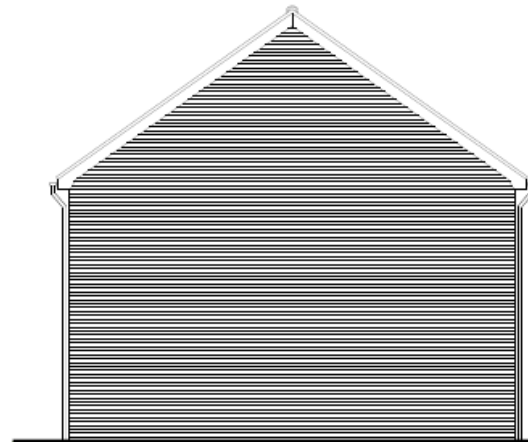
Rear Elevation



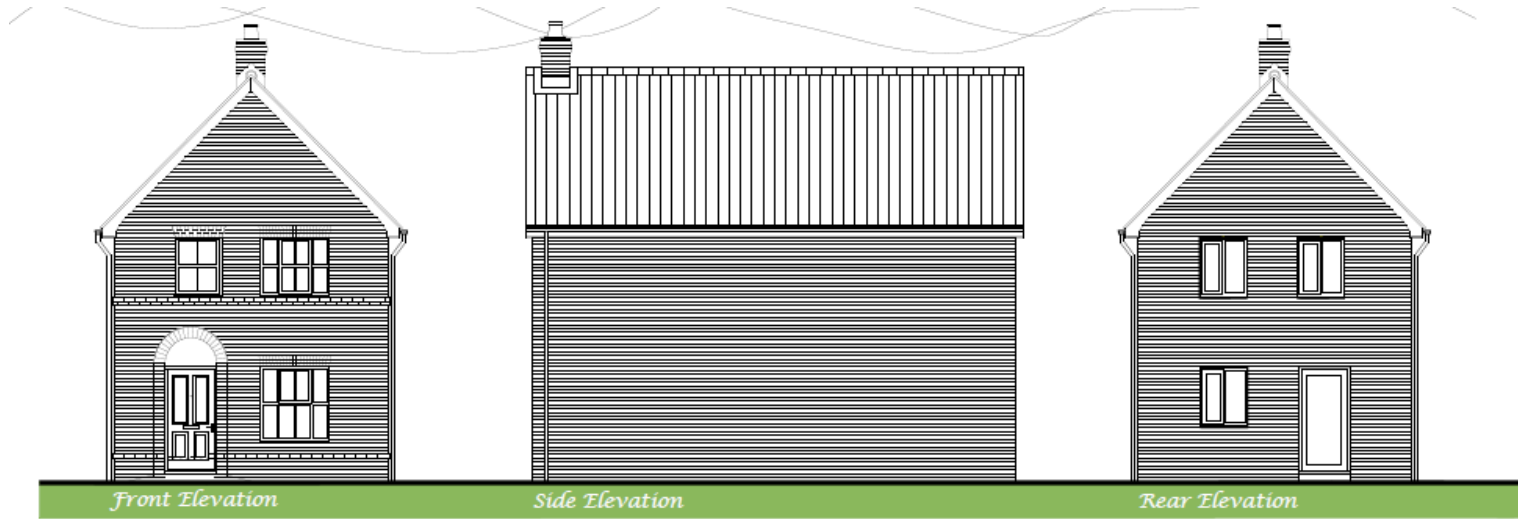
Ground Floor



First Floor



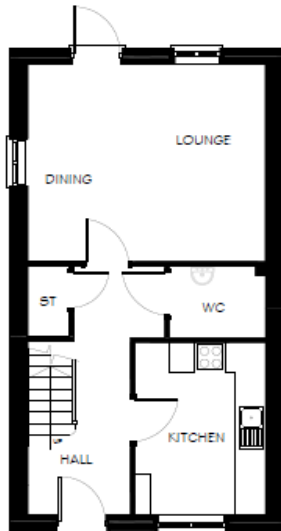
Side Elevation



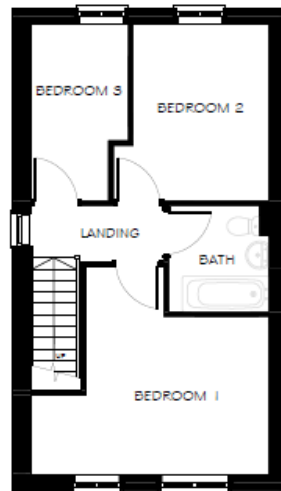
Front Elevation

Side Elevation

Rear Elevation



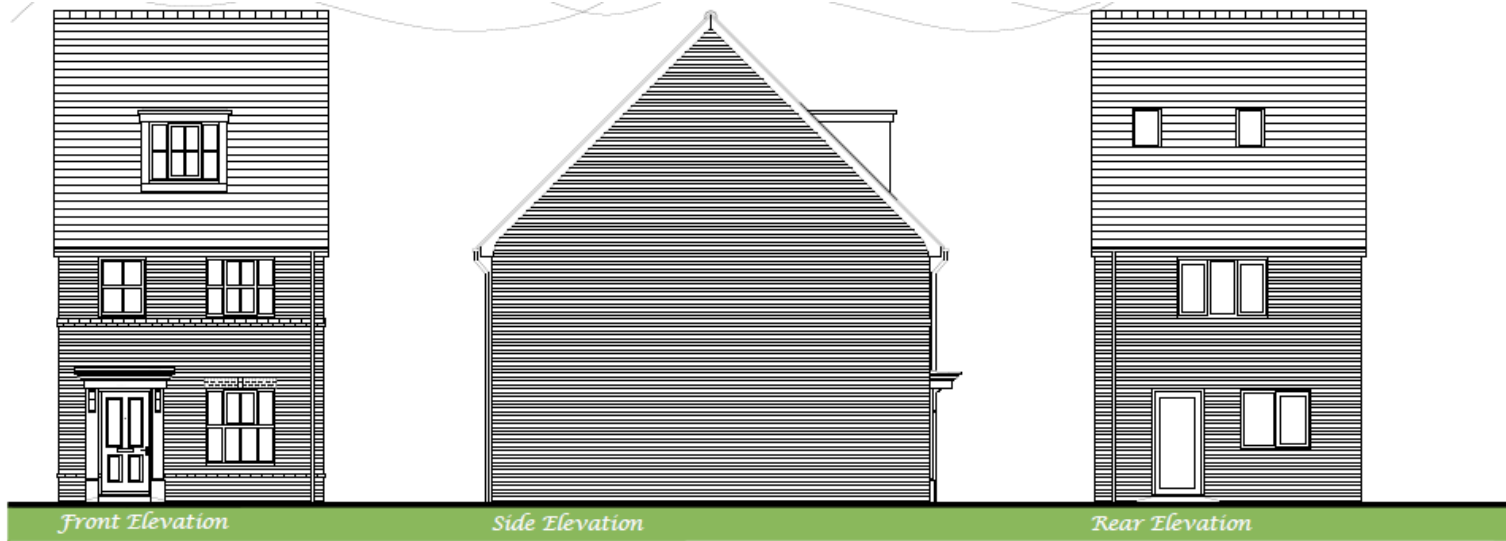
Ground Floor



First Floor



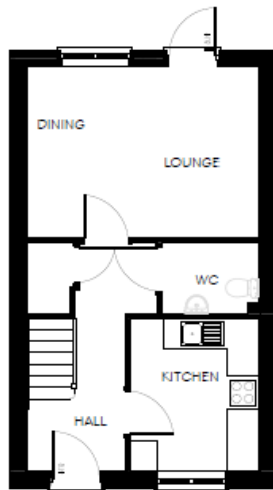
Side Elevation



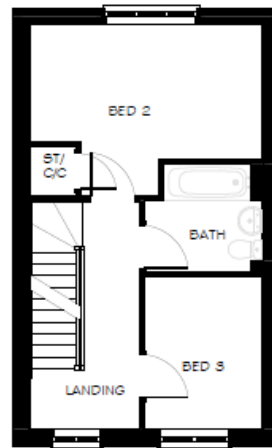
Front Elevation

Side Elevation

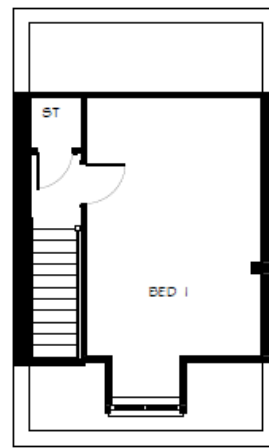
Rear Elevation



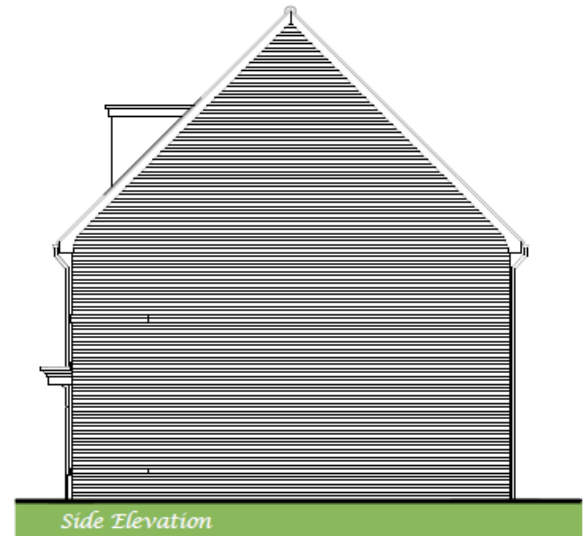
Ground Floor



First Floor



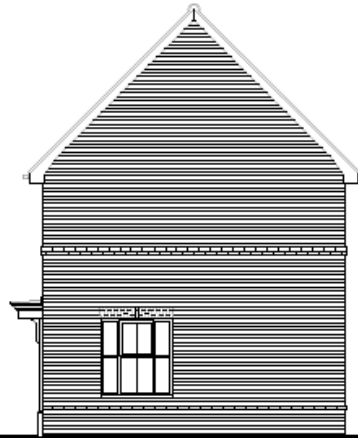
Second Floor



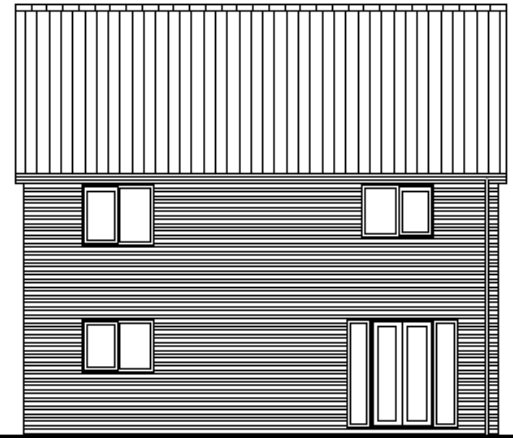
Side Elevation



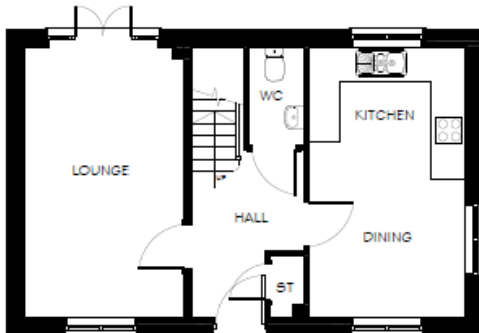
Front Elevation



Side Elevation

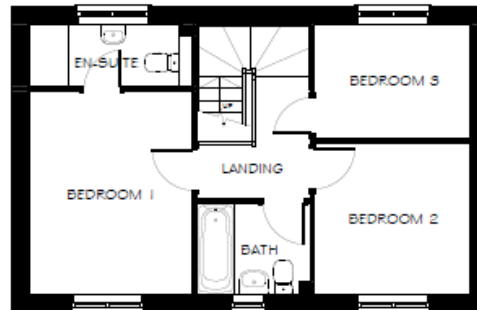


Rear Elevation

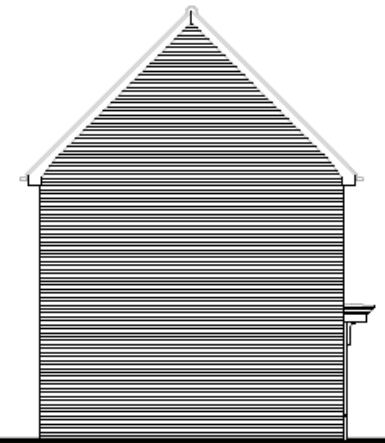


Ground Floor

Plot 21, 28 only



First Floor



Side Elevation

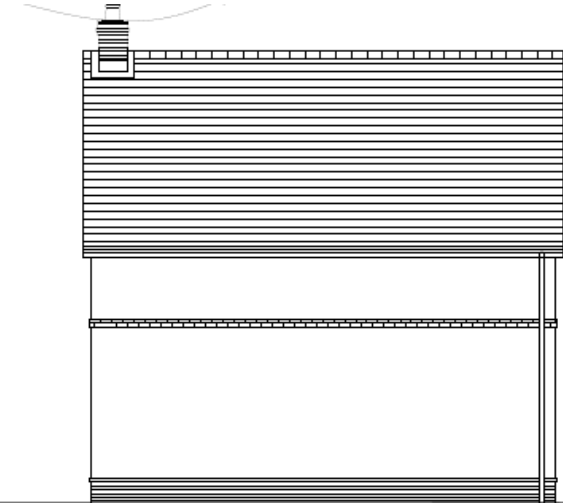
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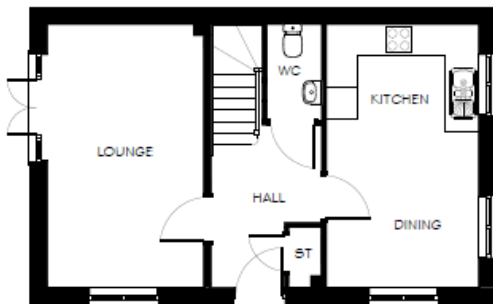
Front Elevation



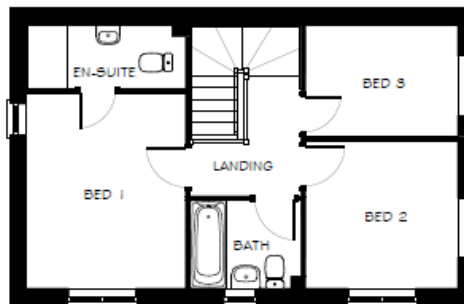
Side Elevation



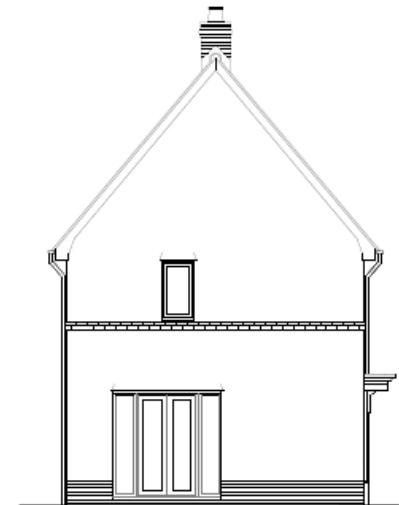
Rear Elevation



Ground Floor



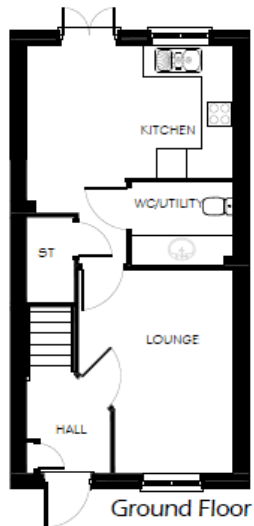
First Floor



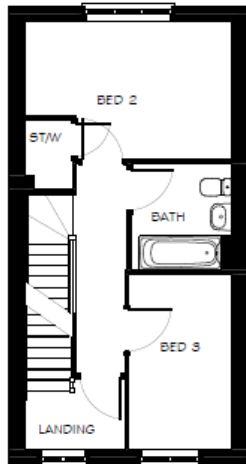
Side Elevation

PLOT AS STANDARD: 100
PLOT HANDED: 18

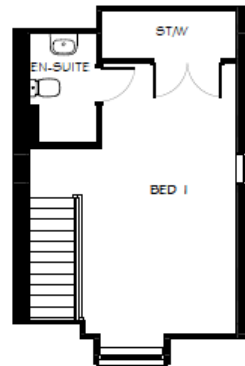
Elevations and Floor Plans – Plots 37, 38, 39, 53 and 54 Slide 58



Ground Floor



First Floor



Second Floor

WINDOW APPLICABLE TO PLOT 54 ONLY

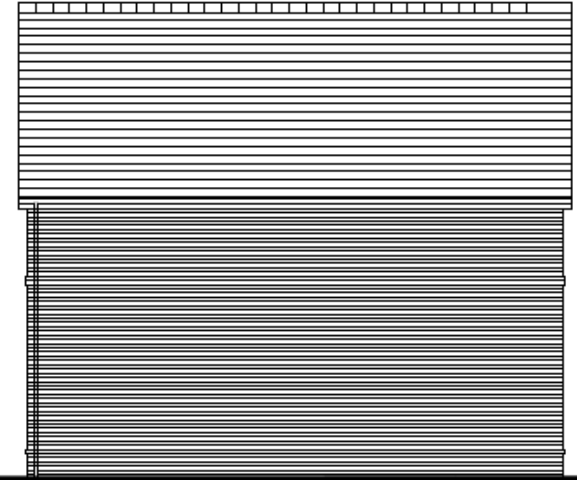
Page 153



Front Elevation



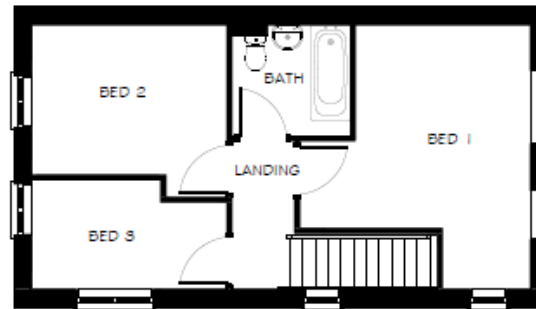
Side Elevation



Rear Elevation



Ground Floor



First Floor



Side Elevation

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Agenda Item 7b

Committee Report

Item 7B

Reference: DC/21/00113
Case Officer: Averil Goudy

Ward: Walsham-le-Willows.

Ward Member/s: Cllr Richard Meyer.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Planning Application - Change of use of sheltered housing accommodation common room to 1no. general needs domestic dwellinghouse, erection of single storey rear extension and external alterations

Location

Sheltered Accommodation, Richer Close, Badwell Ash, Suffolk IP31 3ET

Expiry Date: 18/03/2021

Application Type: FUL - Full Planning Application

Development Type: Minor Dwellings

Applicant: Mid Suffolk District Council

Agent: N/A

Parish: Badwell Ash

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: Yes - DC/20/02800

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The application site is owned by Mid Suffolk District Council and Mid Suffolk District Council is the applicant.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework

CS01 - Settlement Hierarchy

CS05 - Mid Suffolk's Environment

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

GP01 - Design and layout of development

H16 - Protecting existing residential amenity
H19 - Accommodation for special family needs
T09 - Parking Standards
T10 - Highway Considerations in Development

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council

Badwell Ash Parish Clerk

The Parish Councillors recorded no objections to this planning application.

Internal Consultee Responses

Strategic Housing (Affordable/Major Dwel/G+T)

No comments.

Environmental Health - Land Contamination

No objection.

SCC - Highways

The current proposal would not have a detrimental impact on the highway network at this location. Therefore, SCC does not wish to restrict the grant of permission of DC/21/00113 under highway safety grounds.

Strategic Asset Management

No comments received.

B: Representations

At the time of writing this report no representations have been received.

PLANNING HISTORY

No relevant planning history.

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1. The application site is a modest plot consisting of a single storey mid-terrace building. The terrace comprises six residential units (nos. 7 to 17 (odd) Richer Close), formerly used as sheltered housing accommodation. The residential units are now used as general needs housing. The application building is the central unit which is a shared common room.
- 1.2. The site is within the defined settlement (Built Up Area) boundary of Badwell Ash. The nearest neighbours are no. 13 Richer Close to the immediate south, no. 11 Richer Close to the immediate north, nos. 2 and 4 Richer Close to the west and nos. 1 and 2 Dovedale Close to the east. The surrounding area is medium density residential with a mixture of dwelling types.
- 1.3. Richer Close is accessed via Richer Road in Badwell Ash. The parking area is situated to the northwest of building and comprises a lay-by.

2.0 The Proposal

- 2.1. The proposal seeks planning permission for the change of use of the common room to a dwellinghouse and the erection of a single storey rear extension and external alterations at Richer Close common room.
- 2.2. The common room was previously intended to provide a focal point for the tenants within the sheltered housing units. However, owing the fact that the site has been de-sheltered and as services have reduced, the common room has fallen into disuse and is no longer required.
- 2.3. The change of use would convert the existing common room space into a two-bedroom residential unit, to include a living room, kitchen and bathroom.
- 2.4. The extension would protrude approximately 3.8m from the rear elevation and measure 6.76m in length. The existing flat roof element to the rear would be demolished. The extension would have a pitched roof with a ridge height of 5.5m and an eaves height of 2.3m. The proposed rear elevation would have a single access door and glazing panels and a window. The proposed materials include interlocking dark grey concrete pan tiles, brindle/heather facing bricks and white uPVC windows and doors to match the existing building.
- 2.5. The proposed external alterations include the removal and bricking up on the existing double doors (currently serve the boiler room) to the front elevation. The wall materials are to be brindle/heather facing bricks to match the host building. Two single pane windows are proposed to the front elevation.
- 2.6. The existing parking area is to remain unchanged.

3.0 The Principle Of Development

- 3.1. In 2020 the Government released updated Permitted Development Rights to allow for emergency development by a Local Authority or a health service body. The Town and Country Planning (General Permitted Development) (Coronavirus) (England) (Amendment) Order 2020 allows for development by/on behalf of a local authority on land within their ownership/leased/occupied or maintained by it for preventing an emergency, reducing, controlling or mitigating the effects of an emergency or taking other action in connection with an emergency.
- 3.2. The emergency Covid-19 Permitted Development Rights would therefore have allowed the change of use on a temporary basis. In this case, as the need for the additional residential unit was not

considered immediate, it was decided that planning permission would be sought for the proposed works.

- 3.3. Determination of any application must be made in accordance with the plan unless material considerations indicate otherwise. A key material consideration regarding the principle of development is the National Planning Policy Framework (NPPF) 2019, which requires proposals which accord with an up to date development to be approved without delay. However, various factors affect whether a development plan can be considered 'out-of-date'.
- 3.4. The age of policies itself does not cause them to cease to be part of the development plan or become "out of date" as identified in paragraph 213 of the NPPF. Significant weight should be given to the general public interest in having plan-led decisions even if the particular policies in a development plan may be old. Policies should be given weight according to their consistency with the NPPF.
- 3.5. Even if policies are considered to be out of date, that does not make them irrelevant; their weight is not fixed, and the weight to be attributed to them is within the remit of the decision taker. There will be many cases where restrictive policies are given sufficient weight to justify refusal despite their not being up to date.
- 3.6. Policies GP1, H16, H19, T09 and T10 of the Mid Suffolk Local Plan (1998) and policies CS1 and CS5 of the Mid Suffolk Core Strategy are the most relevant policies for assessing this application. Full weight is given to these policies as they are consistent with the aims of the of the National Planning Policy Framework 2019 in terms of achieving sustainable development.
- 3.7. The Council can currently demonstrate that it has an adequate 5-year housing land supply measured at 7.67 years.
- 3.8. Policy CS01 of the Core Strategy Development Plan states that the majority of new development will be directed to settlements included in the Settlement Hierarchy, with a primary focus on towns and key service centres. Some provision is also given to meeting the local housing needs in primary and secondary villages. The application site is within the settlement boundary for Badwell Ash, designated as a primary village in the Core Strategy Settlement Hierarchy.
- 3.9. The principle of development in terms of creating a permanent two-bedroom residential unit is acceptable, subject to compliance with the detailed requirements of policies GP1, H16, H19, T09 and T10 which are considered below.

4.0 Nearby Services and Connections Assessment Of Proposal

- 4.1. The application site is within the settlement boundary for Badwell Ash, designated as a primary village in the Core Strategy Settlement Hierarchy (CS1). As a primary village, provision is given for housing which meets local housing needs. Badwell Ash is considered to be served with sufficient facilities and services to meet daily needs. It benefits from a Church, Village Shop, Public House, Takeaway Eateries and Bed and Breakfasts. There is also a daily bus service to Diss and Bury St Edmunds.
- 4.2. Thus, as an application for general needs housing, the proposal is considered to be in accordance with the requirements of CS1.

5.0 Site Access, Parking And Highway Safety Considerations

- 5.1. The proposal seeks the creation of a new two-bedroom residential unit at Richer Close, such that it engages parking considerations. In respect of policies T09 and T10 of the Local Plan and Paragraph 109 of the NPPF, development should not adversely affect the highway network and associated safety.
- 5.2. In accordance with the adopted Suffolk County Council Guidance for Parking, a two-bedroom property is required to have two parking spaces.
- 5.3. The parking is located within a layby which runs along the majority of Richer Close to the west of the site. The proposal does not seek to alter the existing chevron parking arrangements; it is considered sufficient to provide one to two spaces per dwelling.
- 5.3. The Highways Authority have been consulted on the application and have no objection. It is considered that the proposal would not have a detrimental impact on the highway network at this location significant to warrant refusal.

6.0 Design And Layout

- 6.1. The proposal seeks planning permission for the change of use of the common room to a dwellinghouse and the erection of a single storey rear extension and external alterations at Richer Close common room.
- 6.2. Section 12 of the NPPF requires inter alia that local planning authorities seek to promote and reinforce local distinctiveness as well as design. Paragraph 127 of the NPPF states that decisions should ensure that developments, amongst other things, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character, and function well and add to the overall quality of the area.
- 6.3. Mid Suffolk Local Plan Policy GP01 states that proposals should maintain or enhance the character and appearance of their surroundings, and respect the scale and density of surrounding development, materials and finishes should be traditional, or compatible with traditional materials and finishes and should respect local architectural styles where appropriate.
- 6.4. The proposed extension would be situated on the rear elevation. The extension would have a pitched roof with a height of 5.5m to match the existing building. The proposed wall and roofing materials, being brindle/heather facing bricks and interlocking dark grey concrete pan tiles, would match the host building.
- 6.5. The proposal is considered to function well and add to the overall quality of the area, in accordance with the requirements of the NPPF. The proposal is of an appropriate form and detailed design having regards to the host building and surrounding area. The materials proposed are in keeping with the host building and wider area. The proposal is not considered to constitute over development of the plot and not harm local distinctiveness. As such the proposal is considered to be in accordance with Local Plan Policies GP01 and Paragraph 127 of the NPPF.

7.0 Landscape Impact, Trees, Ecology, Biodiversity And Protected Species

- 7.1. The proposal would not affect the existing trees or landscaping. Due to the residential land use of the site without significant landscaping the proposal is not considered to risk harm to protected species or biodiversity.

8.0 Land Contamination, Flood Risk, Drainage and Waste

- 8.1. The Council's Environmental Health Team have been consulted and have no objection to the proposal from the perspective of land contamination. The recommended informative would be imposed.

9.0 Heritage Issues

- 9.1. There are no nearby heritage assets that would be affected by the proposed development. The application is acceptable in this regard.

10.0 Impact On Residential Amenity

- 10.1. The site is within a residential area, with a mixture of single-storey semi-detached and terraced properties. The building subject to the conversion is situated centrally within the existing general needs residential complex. Views of the rear elevation and proposed extension would not be achievable from the highway or residential properties are Richer Close. The proposal is small in scale and is in keeping with the existing built form. The proposal is not considered to have a detrimental impact on the visual amenity of any nearby properties.
- 10.2. The proposal, by virtue of its scale and design, is not considered to affect the privacy of the nearby properties. No fenestration is proposed to the side elevations of the extension. Given the layout and orientation of the buildings, the proposal is not considered to result in a loss of light or loss of privacy.
- 10.3. It is considered that the proposal will not have a significant impact on residential amenity of any nearby properties to warrant refusal of the application.

PART FOUR – CONCLUSION

13.0 Planning Balance and Conclusion

- 13.1. The proposed conversion of the common room to a dwellinghouse is acceptable. The proposal seeks to make good alternative use of the common room; it is in a state of dis-use and its conversion to a two-bedroom general needs residential unit would help meet local housing needs. A residential unit in this location would therefore be in keeping with the exiting character and form of the development and surrounding area.
- 13.2. The proposed extension would respect the host building and would not constitute over development of the plot. The proposed materials would match the host building. The proposal would have no detrimental impact on the privacy and amenity of nearby neighbouring properties.
- 13.3. The proposed development would not impact the existing parking arrangements which are considered sufficient to meet the needs of the site. The proposal is not considered to impact highway safety.
- 13.4. The proposal accords with the NPPF and policies with the Development Plan and is therefore considered acceptable. This application is recommended for approval pursuant to its compliance with Local Plan policies GP1, H16, H19, T09 and T10 and Section 12 of the NPPF.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to GRANT planning permission.

(1) That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Standard time limit
- Approved Plans (Plans submitted that form this application)

(2) And the following informative notes as summarised and those as may be deemed necessary:

- Pro active working statement
- Land Contamination

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Application No: DC/21/00113

Location: Sheltered Accommodation Richer Close, Badwell Ash, IP31 3ET

Page No.

Appendix 1: Call In Request	<i>N/a</i>	
Appendix 2: Details of Previous Decision	<i>N/a</i>	
Appendix 3: Town/Parish Council/s	<i>Badwell Ash Parish Council</i>	
Appendix 4: National Consultee Responses	<i>N/a</i>	
Appendix 5: County Council Responses	<i>SCC - Highways</i>	
Appendix 6: Internal Consultee Responses	<i>Environmental Health – Land Contamination Strategic Housing</i>	
Appendix 7: Any other consultee responses	<i>N/a</i>	
Appendix 8: Application Site Location Plan	<i>Yes</i>	
Appendix 9: Application Plans and Docs	<i>Yes</i>	
Appendix 10: Further information	<i>N/a</i>	

The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.



Babergh and Mid Suffolk District Councils

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-----Original Message-----

From: Badwell Ash PC <badwellashpc@outlook.com>

Sent: 11 February 2021 10:41

To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/21/00113

Badwell Ash Parish Council held a meeting yesterday to discuss the planning application DC/21/00113 Sheltered Accommodation, Richer Close, Badwell Ash IP31 3ET. The Parish Councillors recorded no objections to this planning application.

Kind regards

Carole Rose

Clerk to the Parish Council, Badwell Ash

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Averil Goudy - Planning Officer

From: Sacha Tiller – Strategic Housing – Housing Enabling

Date: 26.01.2021

APPLICATION FOR PLANNING PERMISSION – DC/21/00113

Proposal: Planning Application – Change of use of sheltered housing accommodation common room to 1no. general needs domestic dwelling house, erection of single storey rear extension and external alternations.

Location: Sheltered Accommodation, Richer Close, Badwell Ash, Suffolk, IP31 3ET.

Response:

- This is a proposal for change of use from common room to general needs domestic dwelling.
- Strategic Housing have no comment to make in relation to this application.

DC/21/00113. Land Contamination

Dear Averil

EP Reference : 288382

DC/21/00113. Land Contamination

Sheltered Accommodation, Richer Close, Badwell Ash, BURY ST EDMUNDS, Suffolk.

Change of use of sheltered housing accommodation common room to 1no. general needs domestic dwellinghouse, erection of single storey rear extension and external alterations.

Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Please could the applicant be made aware that we have updated our Land Contamination Questionnaire and from April 2021 will only accept the new form and advise them that the updated template is available to download from our website at <https://www.babergh.gov.uk/environment/contaminated-land/land-contamination-and-the-planning-system/>.

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 01449 724715

websites: www.babergh.gov.uk www.midsuffolk.gov.uk

Thank you for contacting us

We are working hard to keep services running safely to support and protect our residents, businesses, communities and staff through this period and beyond.

We will respond to your query as soon as possible. In the meantime, you can find the latest council information, including our response to Covid-19, on our website.



Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

- 1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*
- 2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
- 3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.*
- 4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.*
- 5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.*
- 6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.*
- 7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.*

8. *Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.*
9. *Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.*
10. *A photographic record will be made of relevant observations.*
11. *The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: • re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or • treatment of material on site to meet compliance targets so it can be re-used; or • removal from site to a suitably licensed landfill or permitted treatment facility.*
12. *A Verification Report will be produced for the work.*

Your Ref:DC/21/00113
Our Ref: SCC/CON/0326/21
Date: 10 February 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Averil Goudy

Dear Averil,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/00113

PROPOSAL: Planning Application - Change of use of sheltered housing accommodation common room to 1no. general needs domestic dwellinghouse, erection of single storey rear extension and external alterations

LOCATION: Sheltered Accommodation, Richer Close, Badwell Ash, Suffolk IP31 3ET

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

The current proposal would not have a detrimental impact on the highway network at this location. Therefore, SCC does not wish to restrict the grant of permission of DC/21/00113 under highway safety grounds.

Yours sincerely,

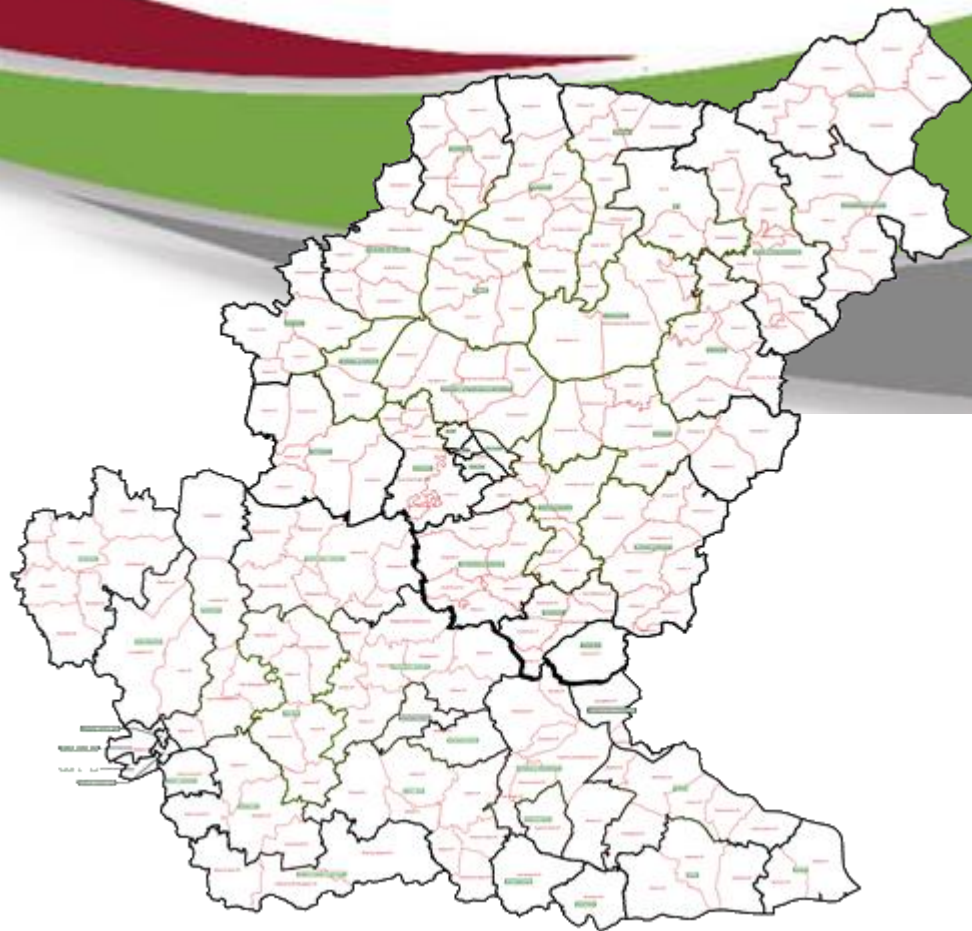
Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

Application No:

DC/21/00113

Address:

Sheltered Accommodation,
Richer Close,
Badwell Ash



Aerial Map

Slide 2



Aerial Map – wider view

Slide 3



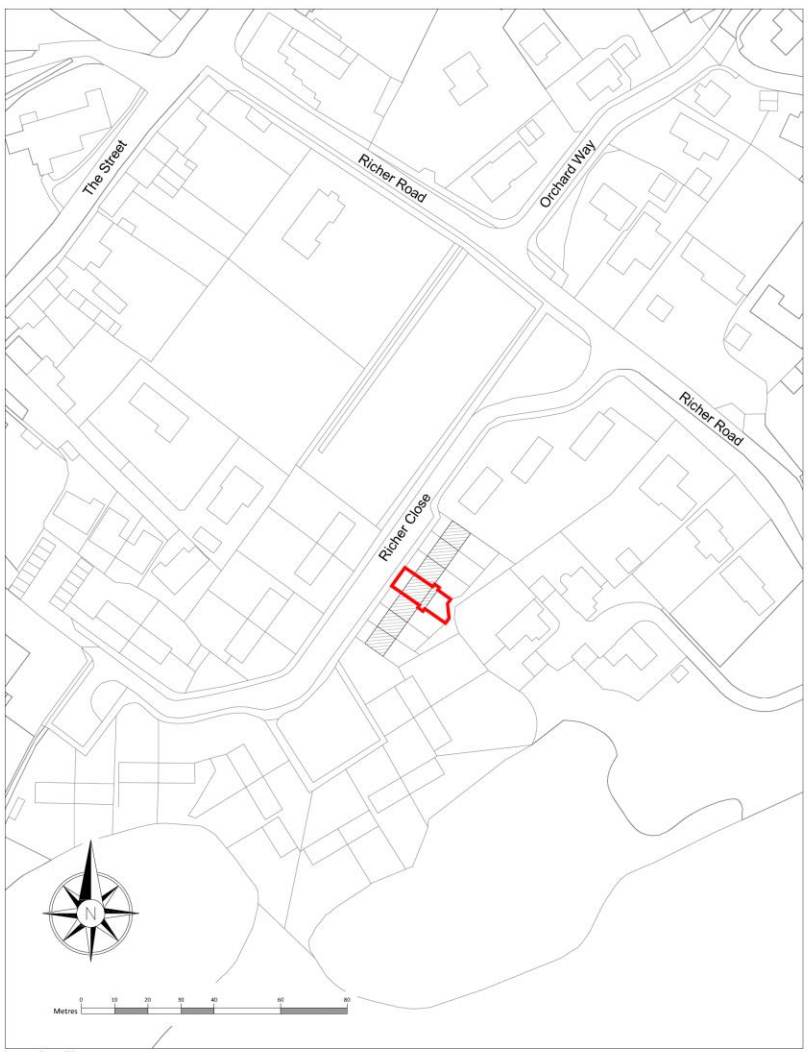
Aerial Map – wider view 2

Slide 4

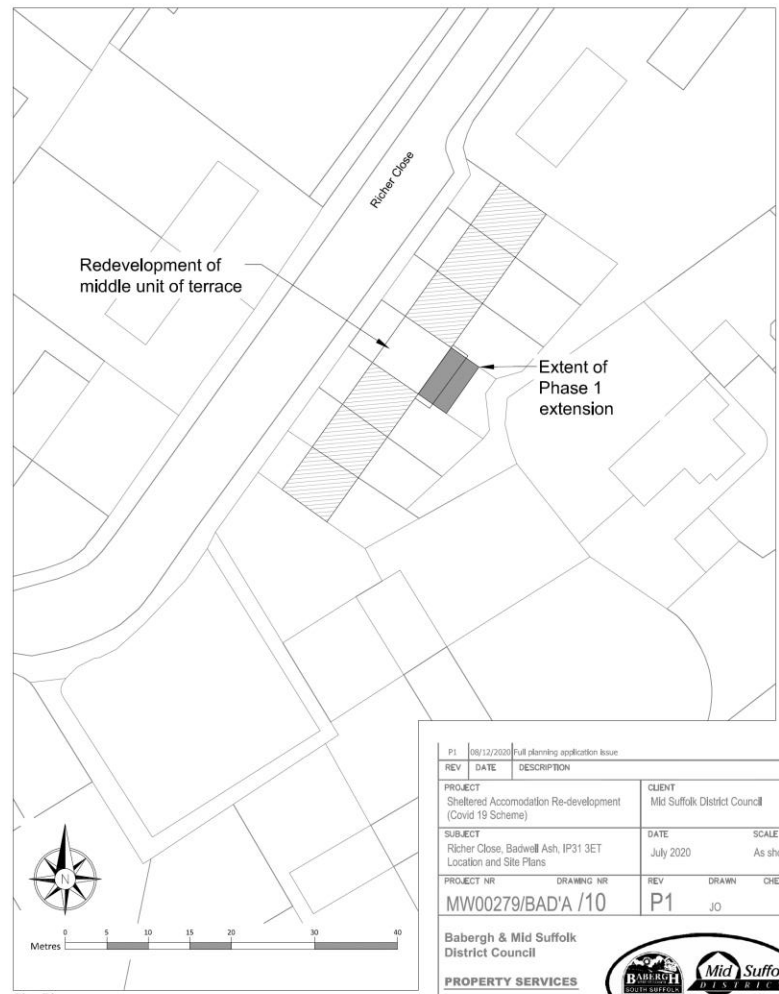


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Location Plan
Scale 1:1250









Site Plan
Scale 1:500

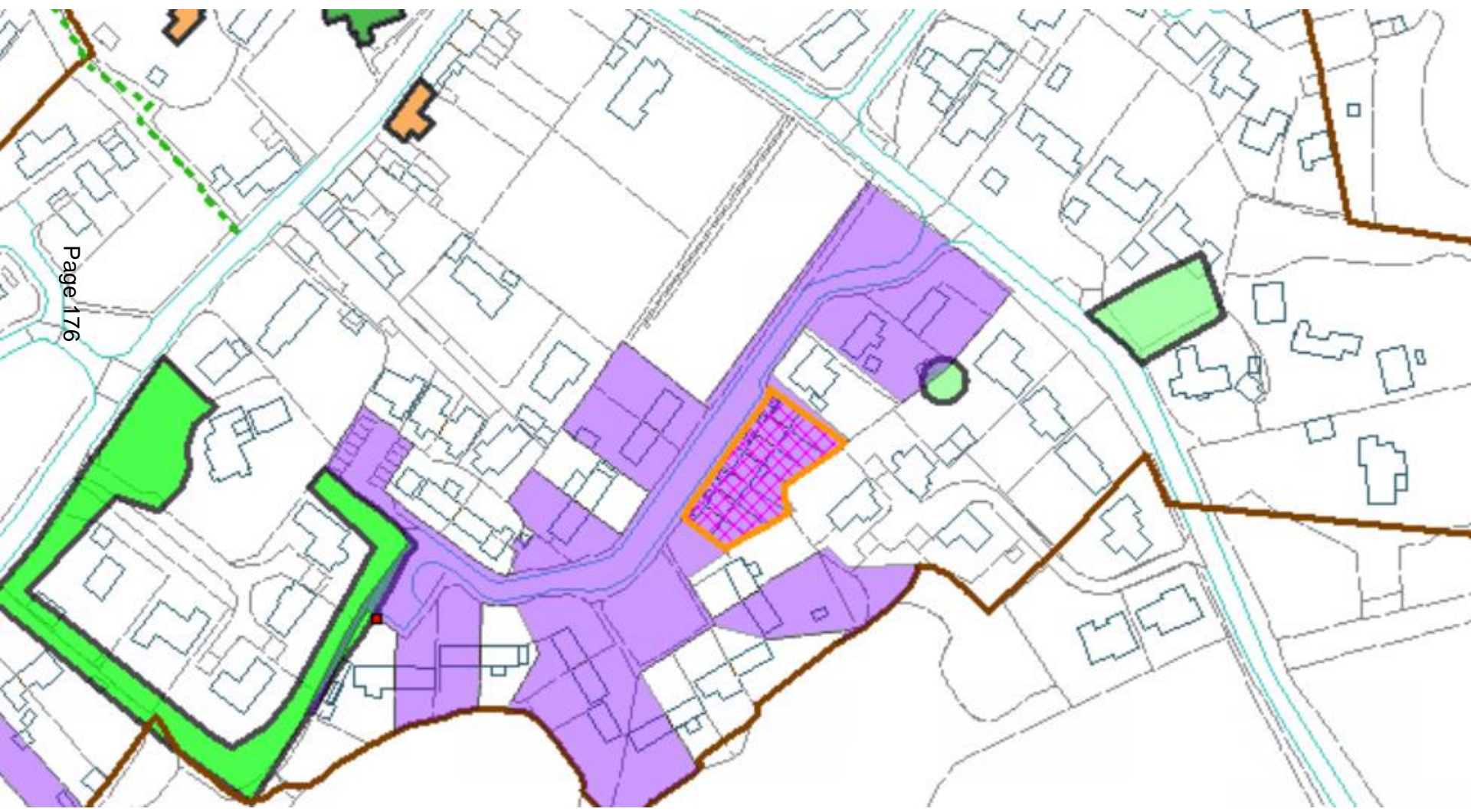
PI	08/12/2020	Full planning application issue		
REV	DATE	DESCRIPTION	CLIENT	
			Mid Suffolk District Council	
PROJECT			DATE	SCALE
Sheltered Accommodation Re-development (Covid 19 Scheme)			July 2020	As shown
SUBJECT			REV	DRAWN
Richer Close, Badwell Ash, IP31 3ET			P1	JO
Location and Site Plans			CHECKED	
PROJECT NR	DRAWING NR	REV	DRAWN	CHECKED
MW00279/BAD'A /10				
Babergh & Mid Suffolk District Council				
PROPERTY SERVICES				
Endeavour House, 8 Russell Road, Ipswich IP1 2BX				
Tel. No: 0300 1234000				



Constraints Map

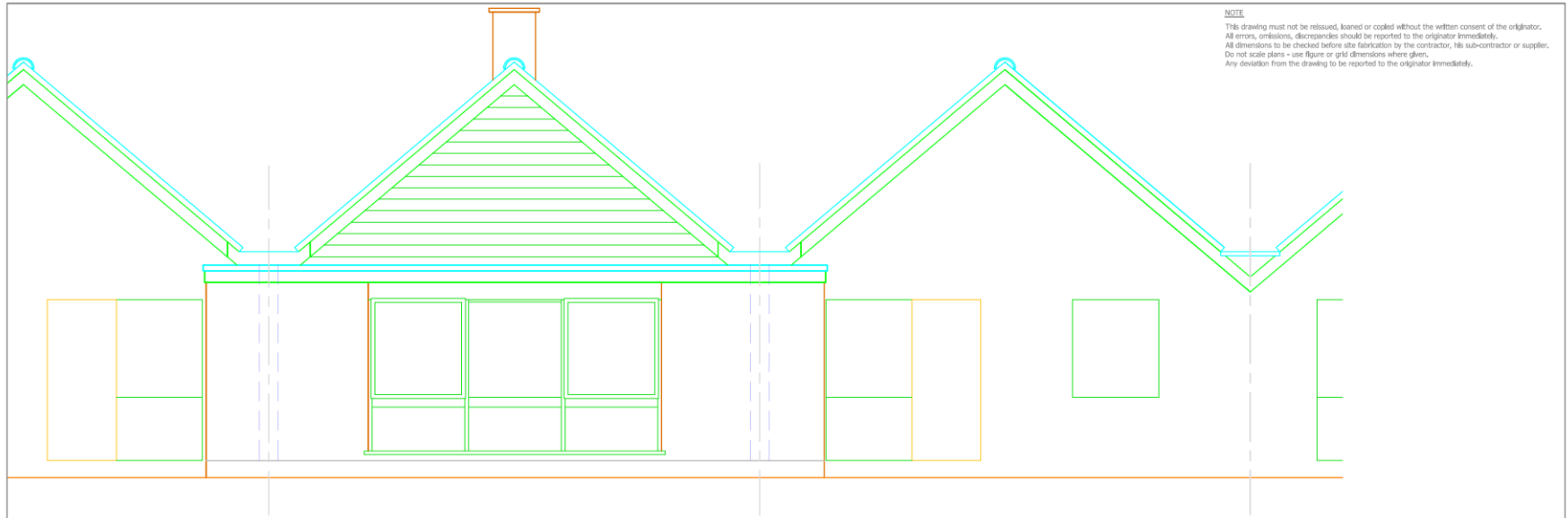
-  Grade I
-  Grade II
-  Area of Trees
-  Footpath
-  Built Up Area Boundaries
-  BMSDC Land Owned

Slide 6



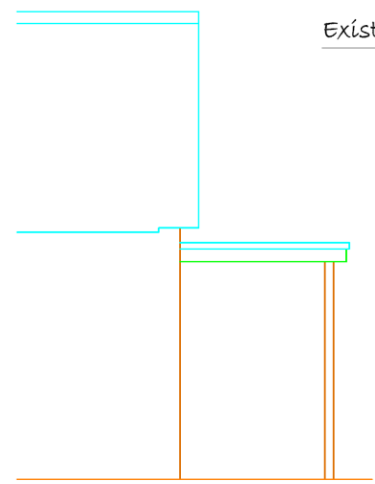
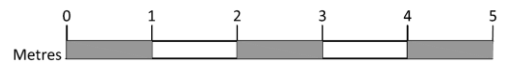
Existing Elevations

Page 177

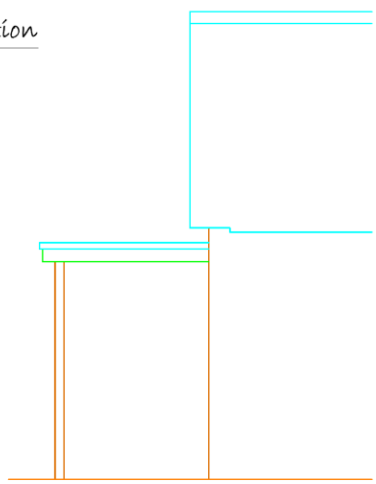


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Existing Rear South East Elevation



Existing South West Side Elevation



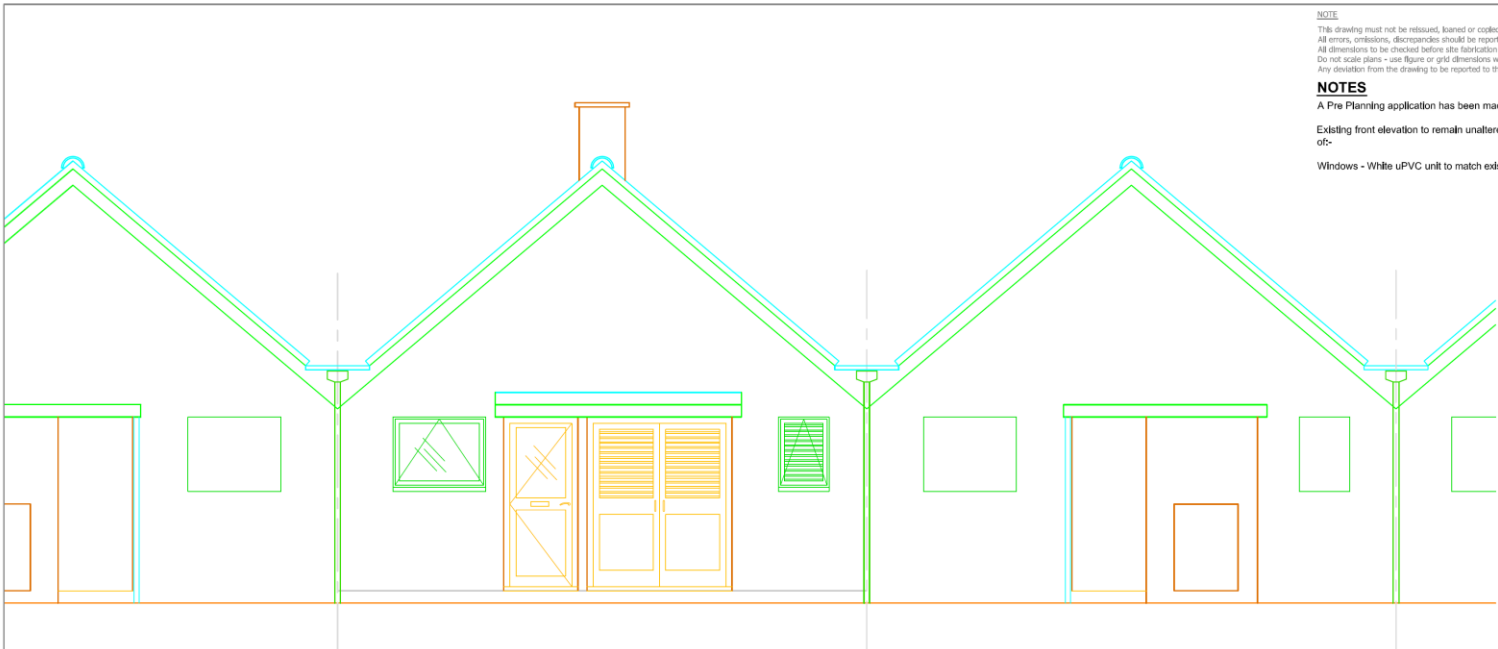
Existing North East Side Elevation

REV	DATE	DESCRIPTION
P1	15/12/2020	Full planning application issue.
Babergh & Mid Suffolk District Council Asset Management Division Corks Lane, Hadleigh, Suffolk, IP7 6SJ. Tel. No: 01473 822801 Ryan Jones B.Sc. C.Eng. M.I.C.E. Corporate Manager - Asset Management		
PROJECT Sheltered Accommodation Re-development (Covid 19 Scheme)		CLIENT Mid Suffolk D.C.
SUBJECT Richer Close, Badwell Ash Existing Layout - REAR ELEVATIONS		DATE July 2020
PROJECT NR MW00279/BAD'A/02		SCALE 1:50 @ A3
DRAWING NR P1		DRAWN GA
CHECKED GA		



Existing Front Elevation

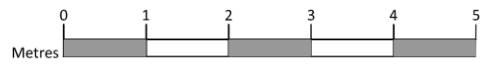
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NOTES
A Pre Planning application has been made and reported on - Ref DC20/02800.
Existing front elevation to remain unaltered for Phase 1 works with the exception of:-
Windows - White uPVC unit to match existing.

Existing and Proposed Phase 1 Front North West Elevation



REV	DATE	DESCRIPTION
P1	13/01/2021	Full planning application issue.
<p>Babergh & Mid Suffolk District Council Asset Management Division Corte Lane, Hadleigh, Suffolk, IP7 6SJ. Tel. No: 01473 822801</p> <p>Ryan Jones B.Sc. C.Eng. M.I.C.E. Corporate Manager - Asset Management</p>		
<p>PROJECT Sheltered Accommodation Re-development (Covid 19 Scheme)</p>		<p>CLIENT Mid Suffolk D.C.</p>
<p>SUBJECT Richer Close, Badwell Ash Existing & Prop'd Phase 1 - FRONT ELEVATION</p>		<p>DATE Jan 2021</p> <p>SCALE 1:50 @ A3</p>
PROJECT NR	DRAWING NR	REV DRAWN CHECKED
MW00279/BAD'A/06	P1	GA



Existing Floor Plan

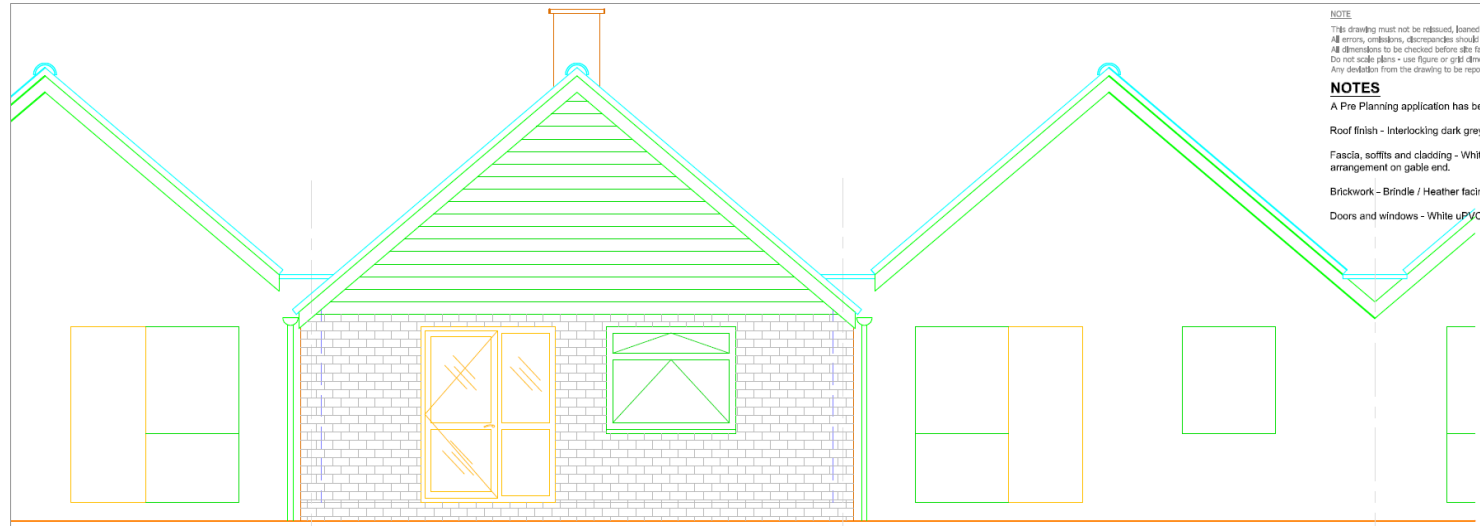


NOTE
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REV	DATE	DESCRIPTION
P1	31/12/2020	Full planning application issues.
Babergh & Mid Suffolk District Council Asset Management Division Corks Lane, Hadleigh, Suffolk, IP7 6SJ. Tel. No: 01473 822801 Ryan Jones B.Sc., C.Eng., M.C.E., Corporate Manager - Asset Management		
		CLIENT
PROJECT Sheltered Accommodation Re-development (Covid 19 Scheme)		Mid Suffolk D.C.
SUBJECT Richer Close, Badwell Ash Existing Layout - FLOOR PLAN		DATE 2015
PROJECT NR MW00279/BAD'A/01		SCALE 1:50 @ A3
REV	DRAWN	CHECKED
P1	JO	

Proposed Elevations

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Proposed Rear South East Elevation

NOTE
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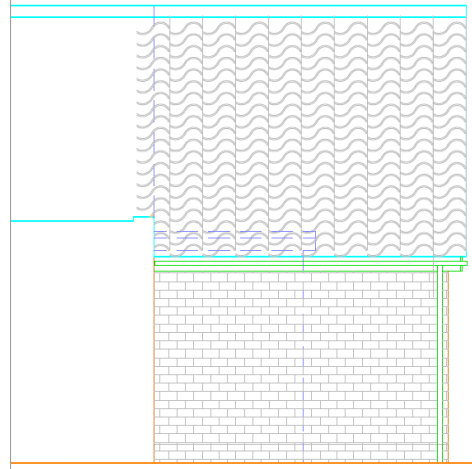
NOTES
A Pre-Planning application has been made and reported on - Ref DC/20/02800.

Roof finish - Interlocking dark gray concrete pan tiles to match existing.

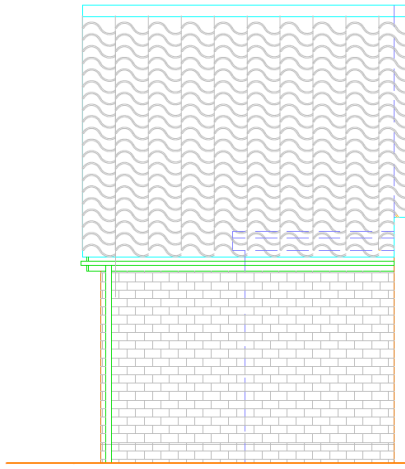
Fascia, soffits and cladding - White uPVC. Weather boarding to match existing arrangement on gable end.

Brickwork - Brindle / Heather facing bricks to closely match existing.

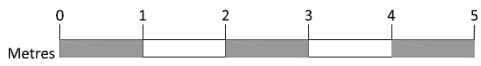
Doors and windows - White uPVC unit to match existing.



Proposed South West Side Elevation



Proposed North East Side Elevation



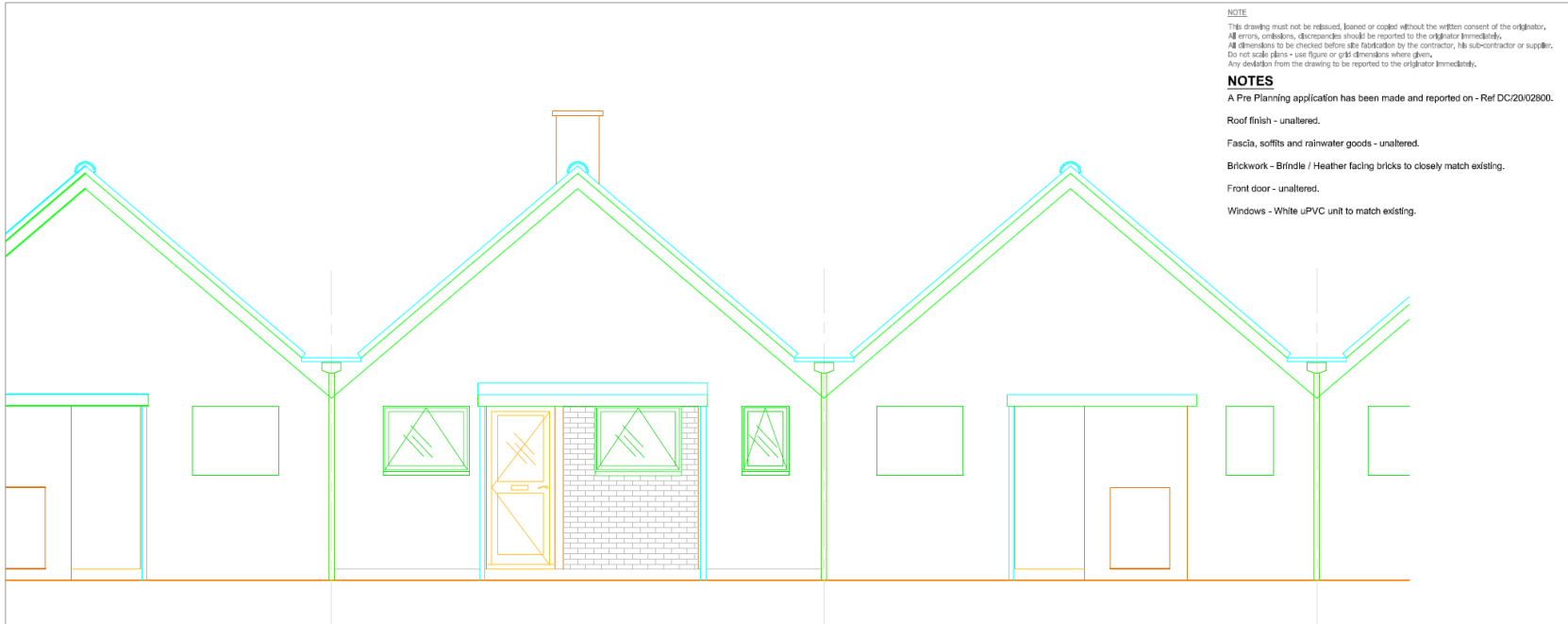
P2	15/12/2020	Full planning application issue.
P1	07/07/2020	Pre planning consultation issue.
REV	DATE	DESCRIPTION
Babergh & Mid Suffolk District Council Asset Management Division Cortes Lane, Hadleigh, Suffolk, IP7 6SL. Tel. No: 01473 822801 Ryan Jones B.Sc., C.Eng., M.A.C.E. Corporate Manager - Asset Management		



PROJECT	Sheltered Accommodation Re-development (Coveli 19 Scheme)	CLIENT	Mid Suffolk D.C.
SUBJECT	Richer Close, Badwell Ash Proposed layout - PHASE 1 REAR ELEVATIONS	DATE	July 2020
PROJECT NR	MW00279/BAD'A/04	SCALE	1:50 @ A3
DRAWING NR		REV	P2
		DRAWN	GA
		CHECKED	

Proposed Front Elevations

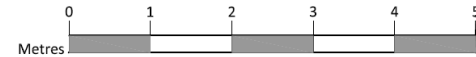
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Proposed Phase 2 Front North West Elevation

NOTE
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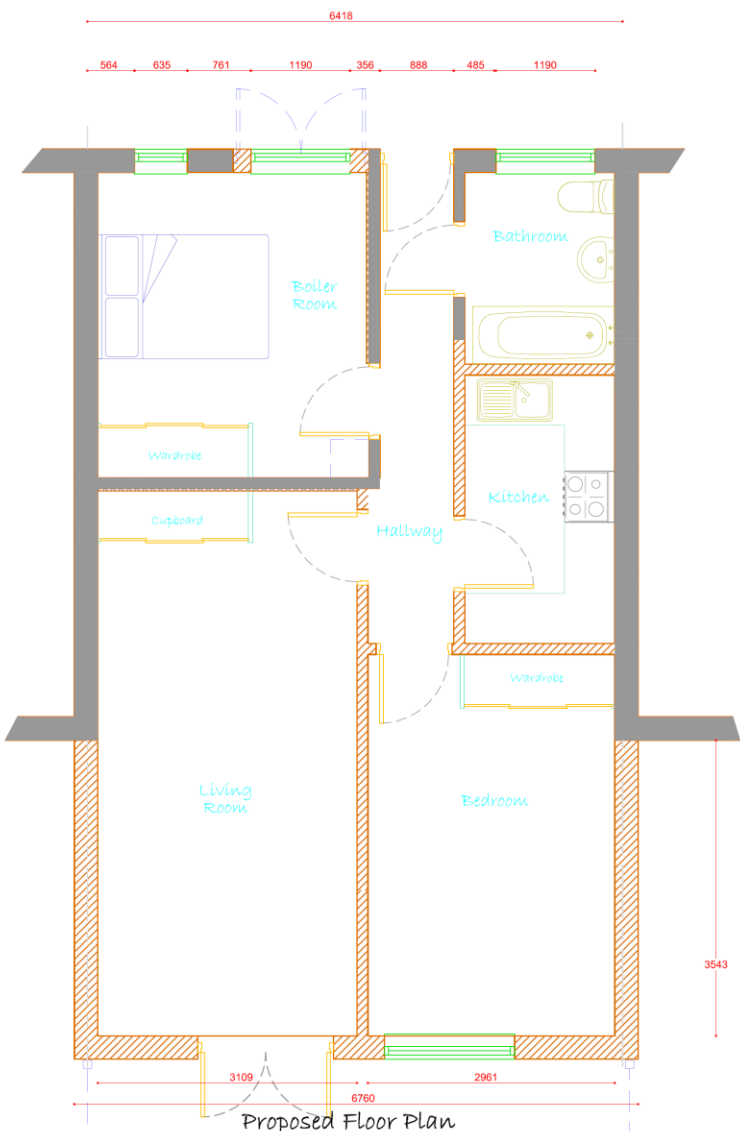
- NOTES**
- A Pre Planning application has been made and reported on - Ref DC/20/02800.
 - Roof finish - unaltered.
 - Fascia, soffits and rainwater goods - unaltered.
 - Brickwork - Brindle / Heather facing bricks to closely match existing.
 - Front door - unaltered.
 - Windows - White uPVC unit to match existing.



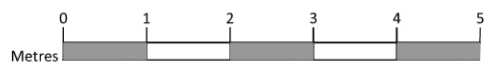
P1	13/01/2021	Full planning application issue.		
REV	DATE	DESCRIPTION		
<p>Babergh & Mid Suffolk District Council Asset Management Division Corke Lane, Hadleigh, Suffolk, IP7 6SJ, Tel. No: 01473 822801</p> <p>Ryan Jones B.Sc., C.Eng, M.C.E., Corporate Manager - Asset Management</p>				
				
PROJECT		CLIENT		
Sheltered Accommodation Re-development (Covid 19 Scheme)		Mid Suffolk D.C.		
SUBJECT		DATE		SCALE
Ritcher Close, Badwell Ash Proposed layout - PHASE 2 FRONT ELEVATION		Jan 2021		1:50 @ A3
PROJECT NR	DRAWING NR	REV	DRAWN	CHECKED
MW00279/BAD'A/07	P1	GA		

Proposed Floor Plans

Page 182



NOTE
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P2	11/02/21	Full planning application issue - Phase of works removed.
P1	11/01/21	Full planning application issue.
REV	DATE	DESCRIPTION
Babergh & Mid Suffolk District Council Asset Management Division Corks Lane, Hadleigh, Suffolk, IP7 6SJ. Tel. No: 01473 822801 Ryan Jones B.Sc, C.Eng, M.A.C.E. Corporate Manager - Asset Management		
PROJECT Sheltered Accommodation Re-development (Covid 19 Scheme)		CLIENT Mid Suffolk D.C.
SUBJECT Richer Close, Badwell Ash Proposed layout - FLOOR PLAN		DATE Jan 2021 SCALE 1:50 @ A3
PROJECT NR MW00279/BAD'A/05	DRAWING NR P2	REV GA DRAWN GA CHECKED

Proposed Floor Plan

Agenda Item 7c

Committee Report

Item 7C

Reference: DC/21/00122
Case Officer: Averil Goudy

Ward: Walsham-le-Willows.

Ward Member/s: Cllr Richard Meyer.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Planning Application - Change of use of Common Room to dwellinghouse (bungalow) including an extension to rear elevation and parking.

Location

Common Room At, Victoria Gardens, Wattisfield, Suffolk

Expiry Date: 10/03/2021

Application Type: FUL - Full Planning Application

Development Type: Minor Dwellings

Applicant: Mid-Suffolk District Council

Agent: N/A

Parish: Wattisfield

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: Yes - DC/20/03187

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The application site is owned by Mid Suffolk District Council and Mid Suffolk District Council is the applicant.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework

CS01 - Settlement Hierarchy

CS05 - Mid Suffolk's Environment

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

GP01 - Design and layout of development

H16 - Protecting existing residential amenity

H19 - Accommodation for special family needs

T09 - Parking Standards
T10 - Highway Considerations in Development
HB08 - Safeguarding the character of conservation areas

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council

Wattisfield Parish Council

Wattisfield Parish Council have considered planning application DC/21/00122 - Common Room At, Victoria Gardens, Wattisfield, Suffolk and would make the following comments.

Whilst there are no objections to the change and additions to the building, there are concerns about the changes proposed to allow for the parking spaces.

There are concerns that the new parking bays will involve scrubbing out or removal of the hedge and the installation of a replacement fence. It is considered the hedge should remain. It is suggested that the parking is redesigned to have parallel parking for say three cars, which would allow the hedge to remain, and then additional parking spaces be found using current grassed areas on the site. It was strongly felt that removal of a significant amount of hedging in times of climate change would not be a good policy.

County Council Responses

SCC - Highways

No objection, subject to condition.

Internal Consultee Responses

Heritage - Not Required

The Heritage Team do not intend to provide comments - proposals are not considered to result in sufficient impact to warrant Heritage involvement.

Strategic Asset Management

No comments received.

B: Representations

At the time of writing this report at least two letter comments have been received. It is the officer opinion that this represents two general comments. A verbal update shall be provided as necessary.

Views are summarised below:-

- Impact/loss of a view

- Proximity of parking area to trees – potential damage to vehicles

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY

No relevant planning history.

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1. The application site is a modest plot comprising six residential units within a single storey building. Victoria Gardens was formerly used as sheltered housing accommodation. The residential units are now used as general needs housing. The building is made up of seven units, with the central one being a shared common room.
- 1.2. The site is within the defined settlement (Built Up Area) boundary of Wattisfield. The nearest neighbour is The New Manse to the south. There are residential properties to the west and northwest. Wattisfield Community Centre and Recreation Ground are situated to the east.
- 1.3. Victoria Gardens is accessed off The Street in Wattisfield. The parking area is situated to the east of the building, along the private highway. There are mature trees to the eastern boundary and within the front amenity space to the west of the building. A mature hedgerow bounds the site to the north and west.
- 1.4. The application site is within the Wattisfield Conversation Area. The Old Manse, approximately 45m south of the site, is Grade II listed.

2.0 The Proposal

- 2.1. The proposal seeks planning permission for the change of use of the common room to a dwellinghouse and the erection of a single storey front extension and alterations to the parking arrangements at Victoria Gardens.
- 2.2. The common room was previously intended to provide a focal point for the tenants within the sheltered housing units. However, owing the fact that the site has been de-sheltered and as services have reduced, the common room has fallen into disuse and is no longer required.
- 2.3. The change of use would convert the existing common room space into a two-bedroom residential unit, to include a living room, kitchen and bathroom.
- 2.4. The extension would protrude approximately 3.4m from the front elevation and measure 6.1m in length. The extension would have a pitched roof with a ridge and eaves height to match the existing building. The front elevation would have two windows and a single access door and both side elevations would have windows. The proposed materials include interlocking dark grey concrete pan tiles, brindle/heather facing bricks and white uPVC windows and doors to match the existing building.

- 2.5. The proposal seeks the provision of echelon parking to the east of the application building. The proposal would provide five parking spaces and one disabled parking space. The parking spaces would measure 5m x 2.5m.
- 2.6. The proposed plans also indicate that the existing eastern boundary hedge is to be cut back or grubbed out and replaced with a 900mm high chain-link and concrete post fencing.

3.0 The Principle Of Development

- 3.1. In 2020 the Government released updated Permitted Development Rights to allow for emergency development by a Local Authority or a health service body. The Town and Country Planning (General Permitted Development) (Coronavirus) (England) (Amendment) Order 2020 allows for development by/on behalf of a local authority on land within their ownership/leased/occupied or maintained by it for preventing an emergency, reducing, controlling or mitigating the effects of an emergency or taking other action in connection with an emergency.
- 3.2. The emergency Covid-19 Permitted Development Rights would therefore have allowed the change of use on a temporary basis. In this case, as the need for the additional residential unit was not considered immediate, it was decided that planning permission would be sought for the proposed works.
- 3.3. Determination of any application must be made in accordance with the plan unless material considerations indicate otherwise. A key material consideration regarding the principle of development is the National Planning Policy Framework (NPPF) 2019, which requires proposals which accord with an up to date development to be approved without delay. However, various factors affect whether a development plan can be considered 'out-of-date'.
- 3.4. The age of policies itself does not cause them to cease to be part of the development plan or become "out of date" as identified in paragraph 213 of the NPPF. Significant weight should be given to the general public interest in having plan-led decisions even if the particular policies in a development plan may be old. Policies should be given weight according to their consistency with the NPPF.
- 3.5. Even if policies are considered to be out of date, that does not make them irrelevant; their weight is not fixed, and the weight to be attributed to them is within the remit of the decision taker. There will be many cases where restrictive policies are given sufficient weight to justify refusal despite their not being up to date.
- 3.6. Policies GP1, H16, H19, T09, T10 and HB08 of the Mid Suffolk Local Plan (1998) and policies CS1 and CS5 of the Mid Suffolk Core Strategy are the most relevant policies for assessing this application. Full weight is given to these policies as they are consistent with the aims of the of the National Planning Policy Framework 2019 in terms of achieving sustainable development.
- 3.7. The Council can currently demonstrate that it has an adequate 5-year housing land supply measured at 7.67 years.
- 3.8. Policy CS01 of the Core Strategy Development Plan states that the majority of new development will be directed to settlements included in the Settlement Hierarchy, with a primary focus on towns and key service centres. Some provision is also given to meeting the local housing needs in primary and secondary villages. The application site is within the settlement boundary for Wattisfield, designated as a secondary village in the Core Strategy Settlement Hierarchy.

- 3.9. The principle of development in terms of creating a permanent two-bedroom residential unit is acceptable, subject to compliance with the detailed requirements of policies GP1, H16, H19, T09, T10 and HB08 which are considered below.

4.0 Nearby Services and Connections Assessment Of Proposal

- 4.1. The application site is within the settlement boundary for Wattisfield, designated as a secondary village in the Core Strategy Settlement Hierarchy (CS1). As a secondary village, provision is given for housing which meets local housing needs. Wattisfield is considered to be served with some facilities and services to meet daily needs. It benefits from a Community Centre, Church and Recreation Ground. It is not disputed that use of the private car will be necessary for access to services and facilities in nearby villages. There is also a regular daily bus service to Diss and Bury St Edmunds.
- 4.2. Thus, as an application for general needs housing, the proposal is considered to be in accordance with the requirements of CS1.

5.0 Site Access, Parking And Highway Safety Considerations

- 5.1. The proposal seeks to create a new parking area to serve Victoria Gardens, such that it engages parking considerations. In respect of policies T09 and T10 of the Local Plan and Paragraph 109 of the NPPF, development should not adversely affect the highway network and associated safety.
- 5.2. The parking area is to be located to the east of the residential units. The proposal would provide echelon parking, to include five parking spaces and one disabled parking space. The parking spaces would measure 5m x 2.5m.
- 5.3. At present, there is no designated parking area to serve the units. Residents currently utilise the private highway to the south and east of the building for parking. The proposal therefore offers an overall betterment of parking. The on-road parking would remain.
- 5.4. The Highways Authority have been consulted on the application and have no objection, subject to the implementation of a condition to secure the parking and manoeuvring areas on site.
- 5.5. The neighbour concerns regarding the safety and damage of cars from falling branches are noted. However, these concerns are not material to the determination of the application.
- 5.6. In summary, the proposed development is providing a significant betterment of the parking arrangements for the whole site. As the access driveway is private, on-road parking in this location is acceptable. There are no impacts on highway safety significant to warrant refusal.

6.0 Design And Layout

- 6.1. The proposal seeks the change of use of the common room to a dwellinghouse and the erection of a single storey rear extension and alterations to the parking arrangements at Victoria Gardens.
- 6.2. Section 12 of the NPPF requires inter alia that local planning authorities seek to promote and reinforce local distinctiveness as well as design. Paragraph 127 of the NPPF states that decisions should ensure that developments, amongst other things, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character, and function well and add to the overall quality of the area.

- 6.3. Mid Suffolk Local Plan Policy GP01 states that proposals should maintain or enhance the character and appearance of their surroundings, and respect the scale and density of surrounding development, materials and finishes should be traditional, or compatible with traditional materials and finishes and should respect local architectural styles where appropriate.
- 6.4. Mid Suffolk Local Plan Policy HB08 requires that development within Conservation Areas to conserve or enhance their surroundings. Particular attention will be paid to (amongst other things) the form, grouping, scale and design of alterations to existing buildings, and the nature, colour and texture of the materials used.
- 6.5. The proposed extension would be situated on the southwest (front) elevation, facing the highway of The Street. The extension would have a pitched roof with a height of 4.9m, to match the existing building. The proposed wall and roofing materials, being brindle/heather facing bricks and interlocking dark grey concrete pan tiles, would match the host building.
- 6.6. The proposal is considered to function well and add to the overall quality of the area, in accordance with the requirements of the NPPF. The proposal is of an appropriate form and detailed design having regard to the host building and surrounding area. The materials proposed are in keeping with the host building and wider area. The proposal is not considered to constitute over development of the plot and not harm local distinctiveness. As such the proposal is considered to be in accordance with Local Plan Policies GP01 and HB08 and Paragraph 127 of the NPPF.

7.0 Landscape Impact, Trees, Ecology, Biodiversity And Protected Species

- 7.1. The proposal would require the cutting back or grubbing out of the hedgerow to the east of the building for allow for the provision of the parking area. The hawthorn hedge is low-level. The value of the hedgerow is considered to be minimal in its wider surroundings and in its contribution to the character and appearance of the Conservation Area.
- 7.2. The applicant has confirmed that the proposed works are likely to consist of trimming in most places, with the possible grubbing out where the DAP bay is located. It is therefore likely that removal is not required. That said, its removal is not unacceptable and the proposed replacement fencing is not considered to have a detrimental impact on the wider landscape.
- 7.3. Please see section 9 below regarding the assessment of the impact on the Conservation Area.

8.0 Land Contamination, Flood Risk, Drainage and Waste

- 8.1. N/A

9.0 Heritage Issues

- 9.1. The application site is within Wattisfield Conservation Area and is within proximity of Grade II listed The Old Manse to the south of the site. The proposal therefore has the potential to impact the significance of the nearby listed building and the character and appearance of the Conservation Area. In this instance, the Council's Heritage Team consider that the proposals would not result in sufficient impact to warrant their involvement and therefore have not provided comments.
- 9.2. Despite being in the Conversation Area, the site is located within a 20th century development which does not share the historic character of most of the centre of Wattisfield. The proposed extension would be a minor alteration to the form of this 20th century building. The proposed materials are to match the existing building. The proposed development is therefore not considered of have a

notable impact on the setting of the listed building or on the character of the Conservation Area in this location.

- 9.3. The proposal would require the cutting back or grubbing out of the hedgerow to the east of the building for allow for the provision of the parking area. Mid Suffolk Local Plan Policy HB08 requires that particular attention is given to the retention of natural features such as trees and hedges. The hawthorn hedge is low-level such that the value of the hedgerow is considered to be minimal in its wider surroundings and in its contribution to the character and appearance of the Conservation Area. The impact of its removal is considered to be neutral and its replacement with a 900mm high chain-link and concrete post fencing is acceptable.
- 9.4. The proposal would not be considered to cause harm to the significance of the nearby listed building or to the character and appearance of the Conservation Area. It is considered to be in accordance with Mid Suffolk Local Plan Policy HB08.

10.0 Impact On Residential Amenity

- 10.1 The site is on the edge of a residential area, with a mixture of single-storey and two-storey detached and semi-detached properties. The unit proposed for the conversion and extension is situated centrally within the existing general needs residential building of Victoria Gardens. There are mature trees to the eastern boundary and within the front amenity space to the west of the building and a mature hedgerow bounds the site to the north and west. This vegetation restrict views from the highway and from neighbouring properties. The proposal is small in scale and is in keeping with the existing built form. The proposal is not considered to have a detrimental impact on the visual amenity of any nearby properties.
- 10.2. It is noted that a neighbouring property within the Victoria Gardens complex has commented regarding the impact/loss of a view. The experience of views is not a material planning consideration, and whilst it is noted that the outlook of some properties will change, this is not considered to detrimentally impact their residential amenity.
- 10.3. The proposal, by virtue of its scale and design, is not considered to affect the privacy of the nearby properties. Whilst the proposal would result in an increase in fenestration to both side elevations, providing views towards nos. 1 and 6 respectively, this is not unacceptable. The grassed areas to the front of the building act as private amenity spaces for the residents, such that views are existing. Owing to the fact that a distance of approximately 11m would be maintained between the proposed extensions and nos. 1 and 6 respectively, the proposal is not considered to result in a significant loss of light or privacy.
- 10.4. The provision of a parking area would not have an adverse impact on the residential amenity of any neighbouring properties. The increased parking provision would reduce congestion on the private highway.
- 10.5. It is considered that the proposal will not have a significant impact on residential amenity of any nearby properties to warrant refusal of the application.

12.0 Parish Council Comments

- 12.2. The concerns raised by the Parish Council in respect of the loss of the hedgerow have been considered and addressed in sections 7 and 9 of the above report.

PART FOUR – CONCLUSION

13.0 Planning Balance and Conclusion

- 13.1. The proposed conversion of the common room to a dwellinghouse is acceptable. The proposal seeks to make good alternative use of the common room; it is in a state of dis-use and its conversion to a two-bedroom general needs residential unit would help meet local housing needs. A residential unit in this location would therefore be in keeping with the exiting character and form of the development and surrounding area.
- 13.2. The proposed extension would respect the host building and would not constitute over development of the plot. The proposed materials would match the host building. The proposal would have no detrimental impact on the privacy and amenity of nearby neighbouring properties. The proposed development is not considered of have a notable impact on the setting of the listed building or on the character of the Conservation Area in this location.
- 13.3. The proposed parking area would result in a betterment of the site overall. As the access driveway is private, on-road parking in this location is acceptable. The proposal is not considered to impact highway safety.
- 13.4. On balance, should it be necessary to grub out the hedgerow to the east and replace it within a chain-link and concrete post fence, this is acceptable. The hawthorn hedge is low-level such that the value of the hedgerow is considered to be minimal in its wider surroundings and in its contribution to the character and appearance of the Conservation Area.
- 13.5. The proposal accords with the NPPF and policies with the Development Plan and is therefore considered acceptable. This application is recommended for approval pursuant to its compliance with Local Plan policies GP1, H16, H19, T09, T10 and HB08 and Section 12 of the NPPF.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to GRANT planning permission.

(1) That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Standard time limit
- Approved Plans (Plans submitted that form this application)
- Highways - Provision of Parking and Manoeuvring Areas

(2) And the following informative notes as summarised and those as may be deemed necessary:

- Pro active working statement



Application No: DC/21/00122

Location: Common Room At Victoria Gardens, Wattisfield, Suffolk

		Page No.
Appendix 1: Call In Request	<i>N/a</i>	
Appendix 2: Details of Previous Decision	<i>N/a</i>	
Appendix 3: Town/Parish Council/s	<i>Wattisfield Parish Clerk</i>	
Appendix 4: National Consultee Responses	<i>N/a</i>	
Appendix 5: County Council Responses	<i>SCC - Highways</i>	
Appendix 6: Internal Consultee Responses	<i>Heritage Team – No comments</i>	
Appendix 7: Any other consultee responses	<i>N/a</i>	
Appendix 8: Application Site Location Plan	<i>Yes</i>	
Appendix 9: Application Plans and Docs	<i>Yes</i>	
Appendix 10: Further information	<i>N/a</i>	

The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.



Babergh and Mid Suffolk District Councils

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-----Original Message-----

From: Wattisfield Parish Council <wattisfieldpc@outlook.com>

Sent: 15 February 2021 21:25

To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/21/00122

Hi

Wattisfield Parish Council have considered planning application DC/21/00122 - Common Room At, Victoria Gardens, Wattisfield, Suffolk and would make the following comments.

Whilst there are no objections to the change and additions to the building, there are concerns about the changes proposed to allow for the parking spaces.

There are concerns that the new parking bays will involve scrubbing out or removal of the hedge and the installation of a replacement fence. It is considered the hedge should remain. It is suggested that the parking is redesigned to have parallel parking for say three cars, which would allow the hedge to remain, and then additional parking spaces be found using current grassed areas on the site. It was strongly felt that removal of a significant amount of hedging in times of climate change would not be a good policy.

Chris

Parish Clerk - Wattisfield

Your Ref:DC/21/00122
Our Ref: SCC/CON/0229/21
Date: 2 February 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Averil Goudy

Dear Averil,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/00122

PROPOSAL: Planning Application - Change of use of Common Room to dwellinghouse (bungalow) including an extension to rear elevation and parking. (Retention of works to building under COVID 19 permitted development).

LOCATION: Common Room At, Victoria Gardens Wattisfield 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:

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. MW00279/WATT'D/06 Rev. P2 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

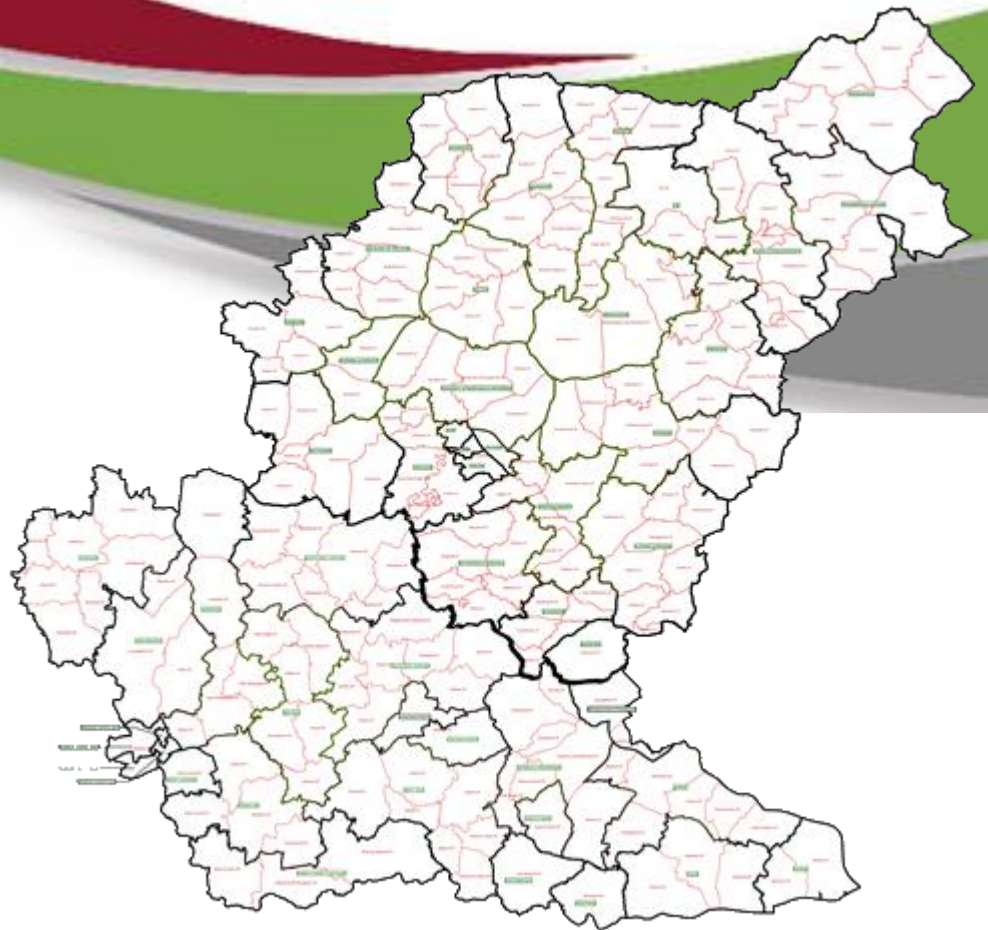
Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the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

Yours sincerely,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

Application No:
DC/21/00122

Address:
Common Room At
Victoria Gardens,
Wattisfield



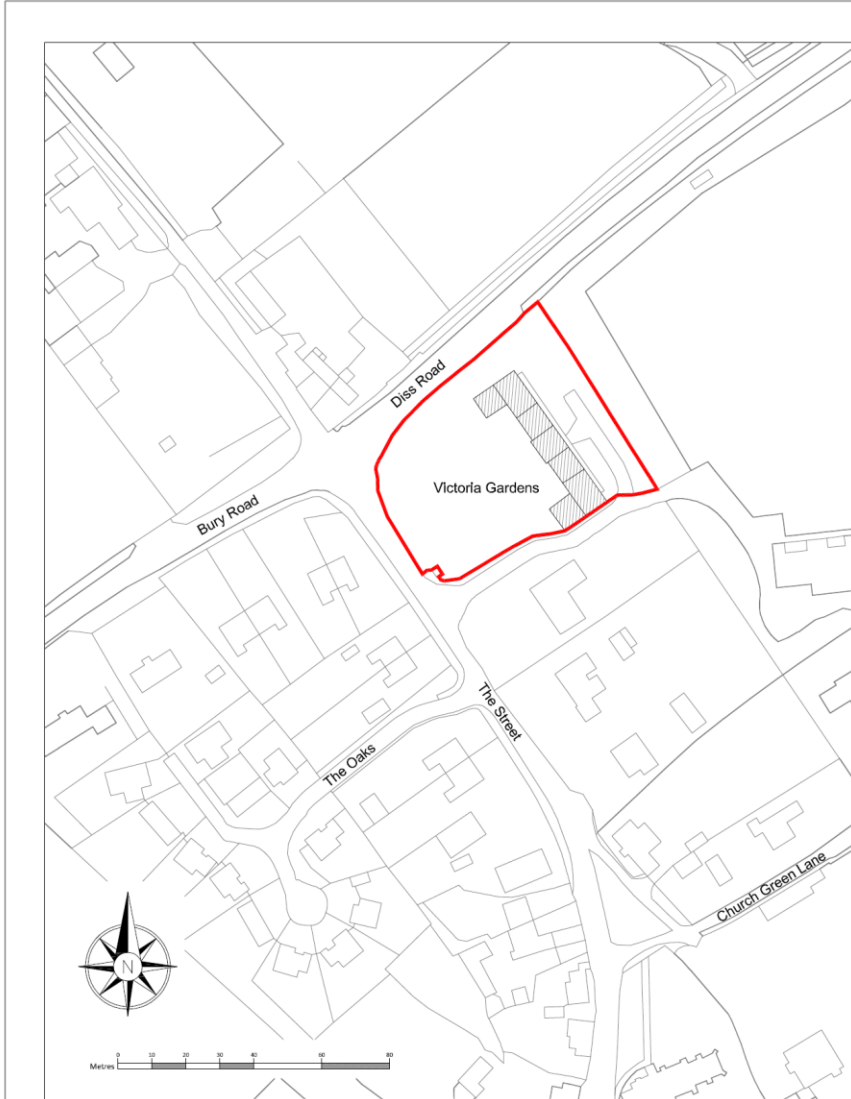
Aerial Map

Slide 2

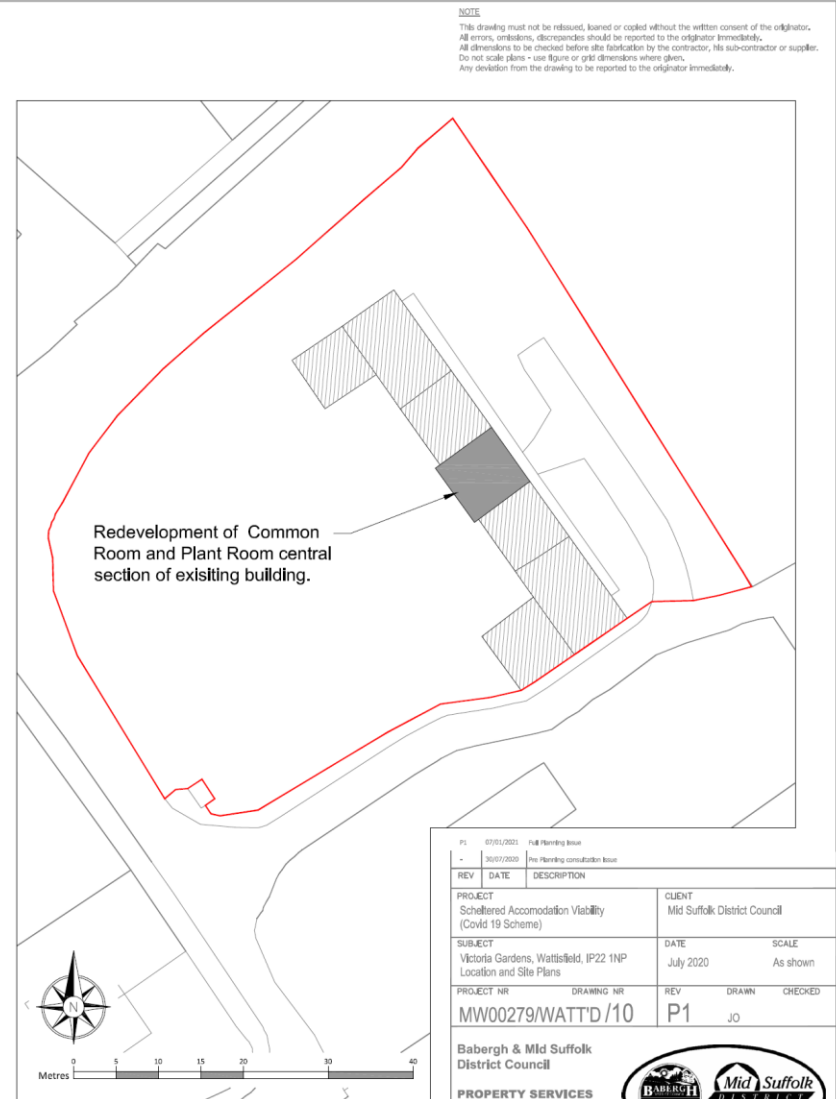








Location Plan
Scale 1:1250









Site Plan
Scale 1:500

P1 09/01/2021 Full Planning Issue		P1 30/07/2020 Pre Planning consultation Issue	
REV	DATE	DESCRIPTION	
PROJECT		CLIENT	
Sheltered Accommodation Viability (Covid 19 Scheme)		Mid Suffolk District Council	
SUBJECT		DATE	SCALE
Victoria Gardens, Wattisfield, IP22 1NP Location and Site Plans		July 2020	As shown
PROJECT NR	DRAWING NR	REV	DRAWN CHECKED
MW00279/WATT'D/10		P1	JO
Babergh & Mid Suffolk District Council			
PROPERTY SERVICES			
Endeavour House, 8 Russell Road, Ipswich IP1 2BX Tel. No: 0300 1234000			

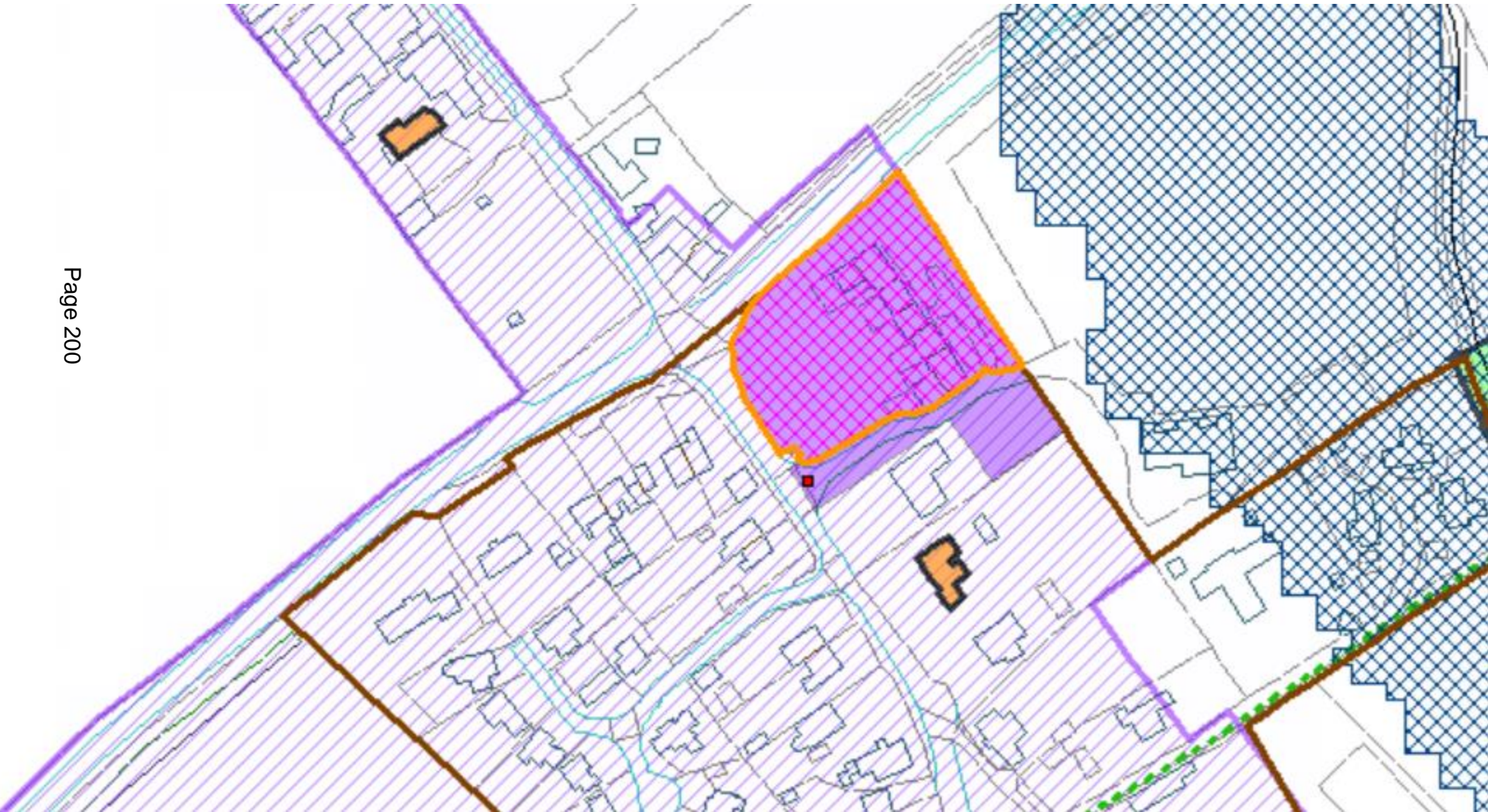



Working Together

Constraints Map

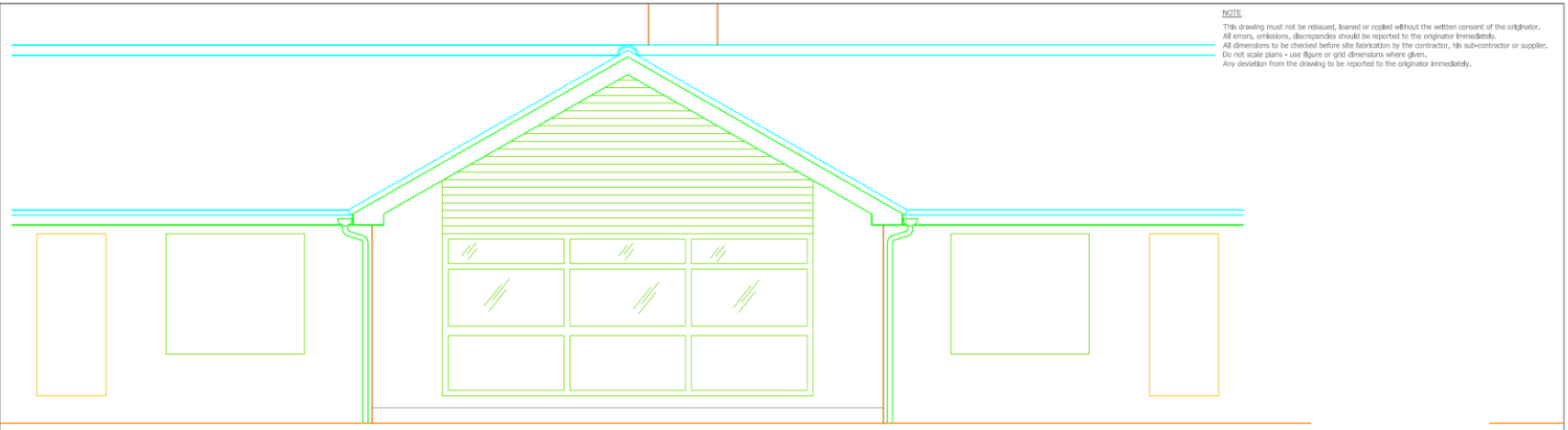
-  Built Up Area Boundaries
-  Grade II
-  BMSDC Land Owned
-  Conservation Area
-  Footpath
-  Flood Zone 3

Slide 6



Existing Elevations

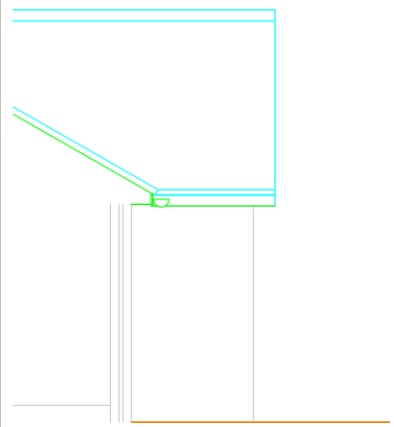
Page 201



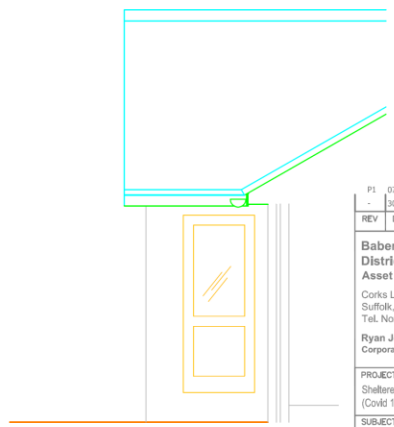
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Existing Rear South East Elevation

Exis



Existing South West Side Elevation



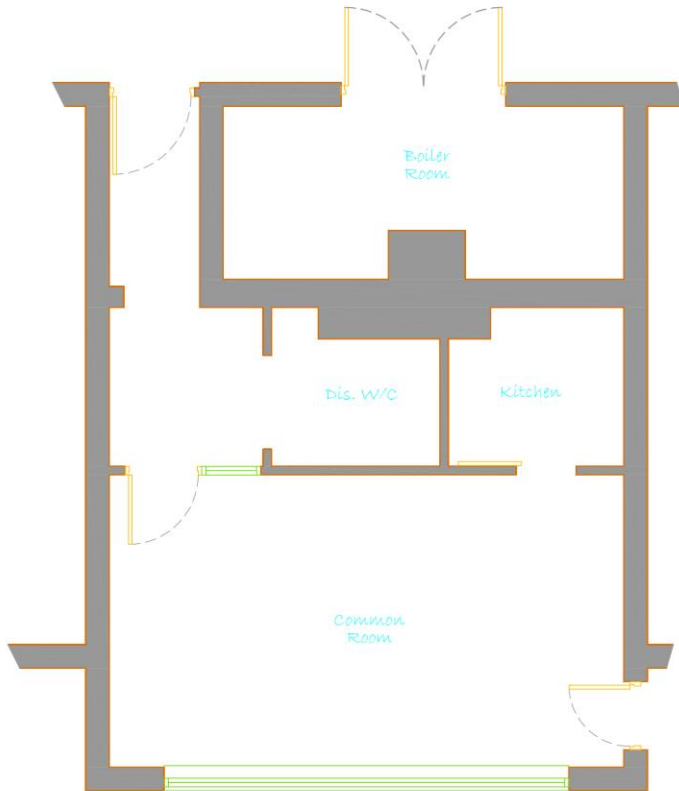
Existing North East Side Elevation

P1 07/01/2021 Full Planning Issues.		30/07/2020 Pre Planning Issues.	
REV	DATE	DESCRIPTION	
Babergh & Mid Suffolk District Council Asset Management Division Corks Lane, Hadleigh, Suffolk, IP7 6SJ. Tel. No: 01473 822801 Ryan Jones B.Sc. C.Eng. M.A.C.E. Corporate Manager - Asset Management			
PROJECT Sheltered Accommodation Viability (Covid 19 Scheme)		CLIENT Mid Suffolk D.C.	
SUBJECT Victoria Gardens, Wardsfield Existing Layout - ELEVATIONS		DATE July 2020	SCALE 1:50 @ A3
PROJECT NR MW00279/WATT /02	DRAWING NR P1	REV GA	DRAWN CHECKED



Existing Floor Plan

Page 202

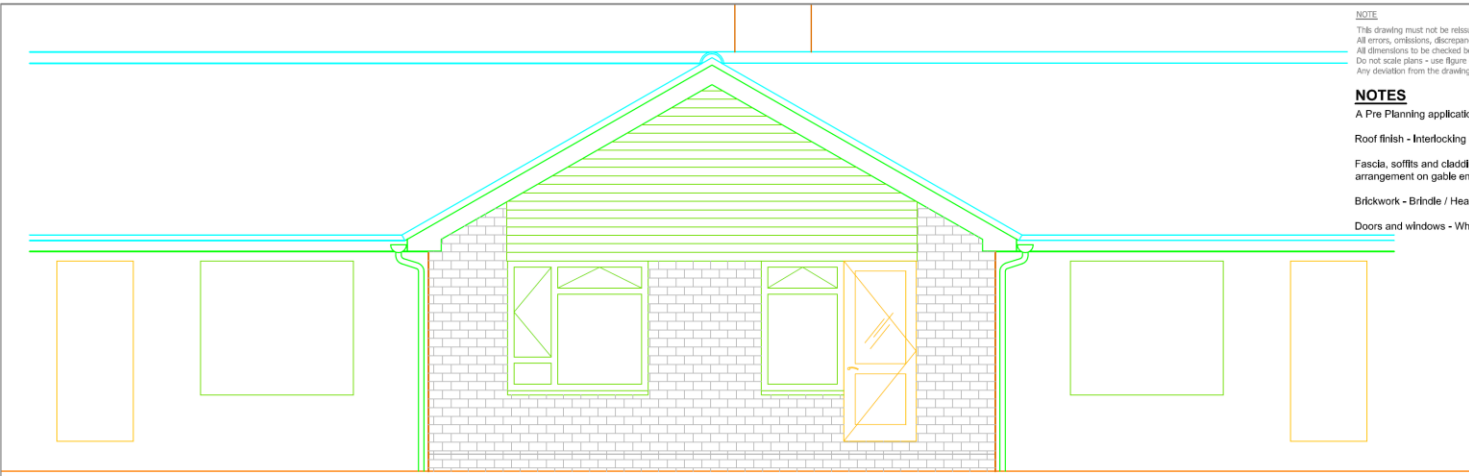


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P1	07/01/2021	Full Planning Issues.
-	30/07/2020	Pre Planning Issues.
REV	DATE	DESCRIPTION
<p>Babergh & Mid Suffolk District Council Asset Management Division Corks Lane, Hadleigh, Suffolk, IP7 6SJ. Tel. No: 01473 822801</p> <p>Ryan Jones B.Sc. C.Eng. M.I.C.E. Corporate Manager - Asset Management</p> 		
<p>PROJECT Sheltered Accommodation Viability (Covid 19 Scheme)</p>		<p>CLIENT Mid Suffolk D.C.</p>
<p>SUBJECT Victoria Gardens, Watfield Existing Layout - PLAN</p>		<p>DATE Nov 2015</p> <p>SCALE 1:50 @ A3</p>
<p>PROJECT NR MW00279/WATT /01</p>	<p>DRAWING NR P1</p>	<p>REV P1</p> <p>DRAWN JO</p> <p>CHECKED</p>

Proposed Elevations

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NOTES
A Pre Planning application has been made and reported on - Ref DC/20/03187.

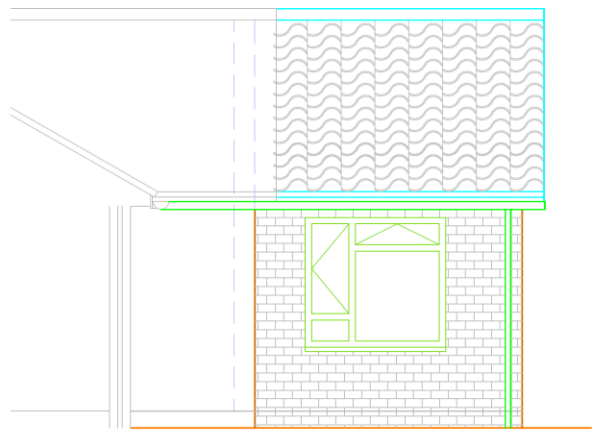
Roof finish - Interlocking dark grey concrete pan tiles to match existing.

Fascia, soffits and cladding - White uPVC. Weather boarding to match existing arrangement on gable end.

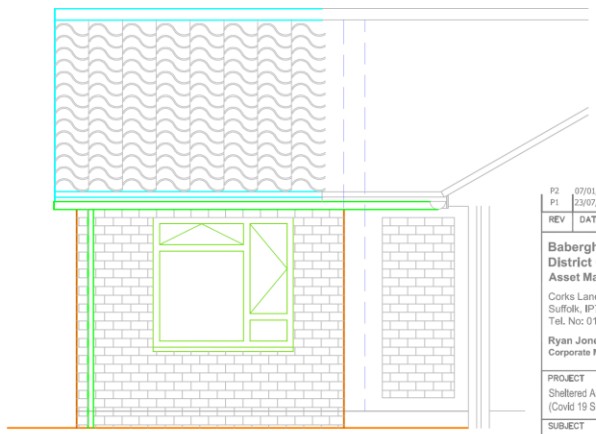
Brickwork - Brindle / Heather facing bricks to closely match existing.

Doors and windows - White uPVC unit to match existing.

Proposed Rear South East Elevation



Proposed South West Side Elevation



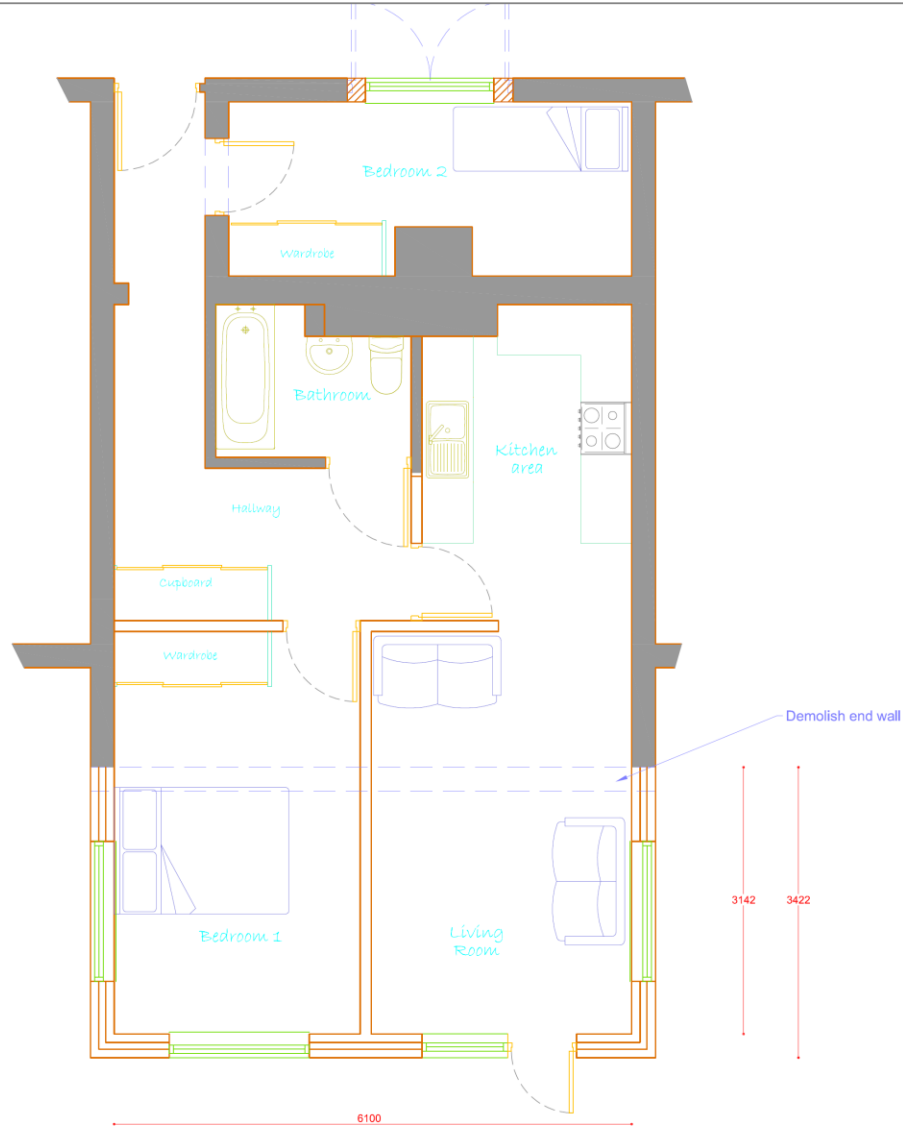
Proposed North East Side Elevation

P2	07/01/2021	Full Planning Issue.
P1	23/07/2020	Pre Planning consultation issue
REV	DATE	DESCRIPTION
<p>Babergh & Mid Suffolk District Council Asset Management Division Corks Lane, Hadleigh, Suffolk, IP7 6SJ. Tel. No: 01473 822801</p> <p>Ryan Jones B.Sc., C.Eng, M.I.C.E. Corporate Manager - Asset Management</p>		
<p>PROJECT Sheltered Accommodation Viability (Covid 19 Scheme)</p>		<p>CLIENT Mid Suffolk D.C.</p>
<p>SUBJECT Victoria Gardens, Wattisfield Proposed Layout - Option 2</p>		<p>DATE July 2020</p> <p>SCALE 1:50 @ A3</p>
<p>PROJECT NR MW00279/WATT/04</p>	<p>DRAWING NR P2</p>	<p>REV GA</p> <p>DRAWN GA</p> <p>CHECKED</p>



Proposed Floor Plans

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- P3 09/02/2021 Full Planning Issue - Phasing removed.
- P2 07/01/2021 Full Planning Issue.
- P1 23/07/2020 Pre Planning consultation issue

REV	DATE	DESCRIPTION
P3	09/02/2021	Full Planning Issue - Phasing removed.
P2	07/01/2021	Full Planning Issue.
P1	23/07/2020	Pre Planning consultation issue

Babergh & Mid Suffolk District Council
 Asset Management Division
 Corks Lane, Hadleigh,
 Suffolk, IP7 6SJ,
 Tel. No: 01473 822801
 Ryan Jones B.Sc., C.Eng., M.I.C.E.
 Corporate Manager - Asset Management




PROJECT Sheltered Accommodation Viability (Covid 19 Scheme)		CLIENT Mid Suffolk D.C.	
SUBJECT Victoria Gardens, Wattisfield Proposed Layout - Option 2		DATE July 2020	SCALE 1:50 @ A3
PROJECT NR MW00279/WATT/03	DRAWING NR	REV P3	DRAWN GA
		CHECKED	

Highways Limits

Page 205

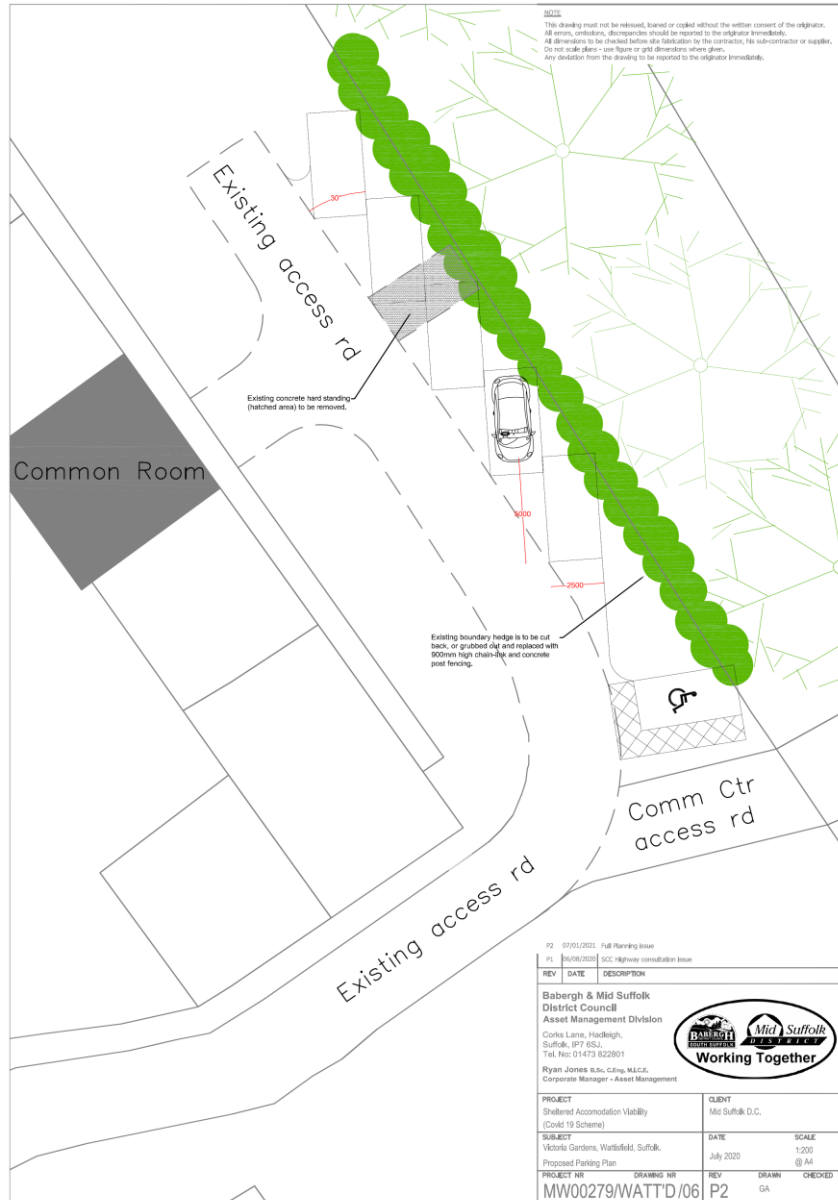


 <p>Suffolk County Council</p>	<p>Scale 1:750</p> <p><small>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Suffolk County Council Licence No. 100023395 2020</small></p>	<p>Highway limits Victoria Gardens, Wattsfield</p>	<p>PRODUCED BY: DF</p> <p>CHECKED BY:</p> <p>DRAWING No:</p> <p>DATE: 19 Nov 2020</p>
--	---	---	---

Existing Highway Layout



Proposed Parking



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Agenda Item 7d

Committee Report

Item 7D

Reference: DC/21/00101
Case Officer: Averil Goudy

Ward: Thurston.

Ward Member/s: Cllr Harold Richardson. Cllr Wendy Turner.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Planning Application - Change of use of Common Room to dwelling house (bungalow) to include parking upgrades. (Retention of works to building under COVID 19 permitted development).

Location

8A School Close, Norton, Bury St Edmunds, Suffolk IP31 3LZ

Expiry Date: 10/03/2021

Application Type: FUL - Full Planning Application

Development Type: Minor Dwellings

Applicant: Mid Suffolk District Council

Agent: N/A

Parish: Norton

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: Yes - DC/20/01566

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The application site is owned by Mid Suffolk District Council and Mid Suffolk District Council is the applicant.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework

CS01 - Settlement Hierarchy

CS05 - Mid Suffolk's Environment

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

GP01 - Design and layout of development

H16 - Protecting existing residential amenity

H19 - Accommodation for special family needs

T09 - Parking Standards
T10 - Highway Considerations in Development

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council

Norton Parish Clerk

The Council has no comment to make on this application as the work has already been undertaken.

County Council Responses

SCC - Highways

No objection, subject to condition.

SCC - Rights of Way Department

No comments received.

Internal Consultee Responses

Strategic Asset Management

No comments received.

B: Representations

At the time of writing this report no representations have been received.

PLANNING HISTORY

No relevant planning history.

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1. The application site is a modest plot comprising of seven single storey buildings. Nos. 1 to 8 School Close were formerly used as sheltered housing accommodation. The residential units are now used as general needs housing. The building is made up of eight residential units, with a central building being the former shared common room.

- 1.2. The site is within the defined settlement (Built Up Area) boundary of Norton. The nearest neighbours are nos. 9 to 12 School Close to the west and Long Ridge to the south. Norton C of E Primary School is situated to the northwest.
- 1.3. School Close is accessed via The Street in Norton. The parking area is situated within a layby on School Close, to the west of the application site. There is a mature hedgerow to the northern and eastern boundaries of the site. School Close is also a Public Right of Way (PROW) which continues north.

2.0 The Proposal

- 2.1. The proposal seeks planning permission for the change of use of the common room to a dwellinghouse to include parking upgrades. The works have already been completed using Permitted Development Rights; thus, the proposal seeks to retain these works following the expiry of the emergency Covid-19 Permitted Development Rights.
- 2.2. The common room was previously intended to provide a focal point for the tenants within the sheltered housing units. However, owing the fact that site has been de-sheltered and as services have reduced, the common room has fallen into disuse and is no longer required.
- 2.3. The change of use works included the conversion of the common room into a two-bedroom residential unit, to include a living room, kitchen and two bathrooms. The proposal does not seek any extension to the existing building.
- 2.4. The application seeks the retention of the following alterations to the fenestration of the building: Change from double to single access door and change to the window arrangement to western elevation; Change to window arrangement on northern elevation; Change of window arrangement on the southern elevation; and addition of window to the eastern elevation. In addition, black Hardi plank cladding has been introduced to areas where glazing or uPVC panels have been removed.
- 2.5. The proposal also seeks the retention of the alterations to the parking arrangements. The parking is located within a layby on School Close to the west of the site. As part of the conversion works, an additional seven parking spaces have been provided on site, to which six are general use and one is for disabled use. The total parking provision is therefore six general use parking spaces, three disabled spaces, and an ambulance drop off/pick up area.

3.0 The Principle Of Development

- 3.1. In 2020 the Government released updated Permitted Development Rights to allow for emergency development by a Local Authority or a health service body. The Town and Country Planning (General Permitted Development) (Coronavirus) (England) (Amendment) Order 2020 allows for development by/on behalf of a local authority on land within their ownership/leased/occupied or maintained by it for preventing an emergency, reducing, controlling or mitigating the effects of an emergency or taking other action in connection with an emergency.
- 3.2. The change of use of the common room to a dwellinghouse at School Close has been completed under these Permitted Development Rights. The Permitted Development Rights were temporary and expired on 31st December 2020. After this date, the Rights require the use to cease and within the 12-month period following the date the use ceased the land must be restored to its previous condition.

- 3.3. Planning permission is therefore sought to retain these works to create a permanent two-bedroom general needs residential unit within an established development.
- 3.4. Determination of the application must be made in accordance with the plan unless material considerations indicate otherwise. A key material consideration regarding the principle of development is the National Planning Policy Framework (NPPF) 2019, which requires proposals which accord with an up to date development to be approved without delay. However, various factors affect whether a development plan can be considered 'out-of-date'.
- 3.5. The age of policies itself does not cause them to cease to be part of the development plan or become "out of date" as identified in paragraph 213 of the NPPF. Significant weight should be given to the general public interest in having plan-led decisions even if the particular policies in a development plan may be old. Policies should be given weight according to their consistency with the NPPF.
- 3.6. Even if policies are considered to be out of date, that does not make them irrelevant; their weight is not fixed, and the weight to be attributed to them is within the remit of the decision taker. There will be many cases where restrictive policies are given sufficient weight to justify refusal despite their not being up to date.
- 3.7. Policies GP1, H16, H19, T09 and T10 of the Mid Suffolk Local Plan (1998) and policies CS1 and CS5 of the Mid Suffolk Core Strategy are the most relevant policies for assessing this application. Full weight is given to these policies as they are consistent with the aims of the of the National Planning Policy Framework 2019 in terms of achieving sustainable development.
- 3.8. The Council can currently demonstrate that it has an adequate 5-year housing land supply measured at 7.67 years.
- 3.9. Policy CS01 of the Core Strategy Development Plan states that the majority of new development will be directed to settlements included in the Settlement Hierarchy, with a primary focus on towns and key service centres. Some provision is also given to meeting the local housing needs in primary and secondary villages. The application site is within the settlement boundary for Norton, designated as a primary village in the Core Strategy Settlement Hierarchy.
- 3.10. The principle of development in terms of creating a permanent two-bedroom residential unit is acceptable, subject to compliance with the detailed requirements of policies GP1, H16, H19, T09 and T10 which are considered below.

4.0 Nearby Services and Connections Assessment Of Proposal

- 4.1. The application site is within the settlement boundary for Norton, designated as a primary village in the Core Strategy Settlement Hierarchy (CS1). As a primary village, provision is given for housing which meets local housing needs. Norton is considered to be served with sufficient facilities and services to meet daily needs. It benefits from a Primary School, Village Hall, Recreation Grounds, Public House, Service Station and Convenience Store and a Bed and Breakfast. There is also a daily bus service (3 or 4 services a day) to Stowmarket and Bury St Edmunds.
- 4.2. Thus, as an application for general needs housing, the proposal is considered to be in accordance with the requirements of CS1.

5.0 Site Access, Parking And Highway Safety Considerations

- 5.1. The proposal seeks the retention of works to create a new two-bedroom residential unit and parking upgrades, such that it engages parking considerations. In respect of policies T09 and T10 of the Local Plan and Paragraph 109 of the NPPF, development should not adversely affect the highway network and associated safety.
- 5.2. The parking is located within a layby on School Close to the west of the site. As part of the conversion works, an additional seven parking spaces have been provided on site, to which six are general use and one is for disabled use. The total parking provision is therefore six general use parking spaces, three disabled spaces, and an ambulance drop off/pick up area.
- 5.3. In accordance with the adopted Suffolk County Council Guidance for Parking, a two-bedroom property is required to have two parking spaces.
- 5.4. The Highways Authority have been consulted on the application and have no objection, subject to the implementation of a condition the parking and manoeuvring areas on site. Given that the works have already been completed, it is not considered necessary to impose the condition.
- 5.5. In summary, the proposed development is providing a significant betterment of the parking arrangements. There are no impacts on highway safety significant to warrant refusal.

6.0 Design And Layout

- 6.1. The proposal seeks retention of works completed under Covid-19 Permitted Development Rights to create a new two-bedroom residential unit and parking upgrades at School Close. The proposal does not seek any extension to the existing building. The external fenestration has been altered to facilitate the change of use and comply with Building Regulations.
- 6.2. Section 12 of the NPPF requires inter alia that local planning authorities seek to promote and reinforce local distinctiveness as well as design. Paragraph 127 of the NPPF states that decisions should ensure that developments, amongst other things, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character, and function well and add to the overall quality of the area.
- 6.3. Mid Suffolk Policy GP1 states that proposals should maintain or enhance the character and appearance of their surroundings, and respect the scale and density of surrounding development, materials and finishes should be traditional, or compatible with traditional materials and finishes and should respect local architectural styles where appropriate.
- 6.4. The alterations to the external fenestration and materials were required to make the building a habitable residential unit and comply with Building Regulations. The alterations are appropriate and of a detailed design having regards to the host building and surrounding area. The materials are complementary and in keeping with the host building and wider area. The proposal is considered to not constitute over development of the plot and not harm local distinctiveness. As such the proposal is considered to be in accordance with Local Plan Policy GP1 and Paragraph 127 of the NPPF.

7.0 Landscape Impact, Trees, Ecology, Biodiversity And Protected Species

- 7.1. The proposal would not affect the existing trees or landscaping. Due to the residential land use of the site without significant landscaping the proposal is not considered to risk harm to protected species or biodiversity.

8.0 Land Contamination, Flood Risk, Drainage and Waste

8.1. N/A

9.0 Heritage Issues

9.1. There are no nearby heritage assets that would be affected by the proposed development. The application is acceptable in this regard.

10.0 Impact On Residential Amenity

- 10.1. The site is within a residential area, with a mixture of single-storey and two-storey detached and semi-detached properties. The building subject to the conversion is situated centrally within the existing general needs residential complex. Views of the proposal are achievable from the highway and surrounding residential properties. However, the proposal seeks the retention of a change of use and minor external alterations only. The building is in keeping with the existing built form. The proposal is not considered to have a detrimental impact on the visual amenity of any nearby properties.
- 10.2. Whilst the proposal would result in an increase in fenestration to the east (rear) elevation, the outlook and views are across agricultural fields to the east. In respect of the other fenestration alterations (including the changes to the window arrangements) these views are existing. Given the layout of the buildings, the proposal is not considered to result in any direct overlooking or loss of privacy.
- 10.3. The betterment of the parking area would not have an adverse impact on the residential amenity of any neighbouring properties. The increased parking provision would reduce congestion and highway parking to the benefit of nearby properties and primary school to the north.
- 10.4. It is considered that the proposal will not have a significant impact on residential amenity of any nearby properties to warrant refusal of the application.

PART FOUR – CONCLUSION

13.0 Planning Balance and Conclusion

- 13.1. The change of use of the common room to a dwellinghouse to include parking upgrades has been completed under the emergency Covid-19 Permitted Development Rights. A two-bedroom dwellinghouse in this location is in keeping with the existing character and form of the development and surrounding area. The proposed parking upgrades result in a betterment of the site overall, such that it would not impact highway safety. The proposal would have no detrimental impact on the privacy and amenity of nearby neighbouring properties. The proposal would not result in a significant impact to any heritage assets. Overall, the retention of these works is not considered to result in any demonstrable harm to any matter of planning substance and this proposal seeks to make good alternative use of the former common room.
- 13.2. The proposal accords with the NPPF and policies with the Development Plan and is therefore considered acceptable. This application is recommended for approval pursuant to its compliance with Local Plan policies GP1, H16, H19, T09 and T10 and Section 12 of the NPPF.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to GRANT planning permission.

(1) That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Standard time limit
- Approved Plans (Plans submitted that form this application)

(2) And the following informative notes as summarised and those as may be deemed necessary:

- Pro active working statement

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Application No: DC/21/00101

Location: 8A School Close, Norton, Bury St Edmunds, IP31 3LZ

		Page No.
Appendix 1: Call In Request	<i>N/a</i>	
Appendix 2: Details of Previous Decision	<i>N/a</i>	
Appendix 3: Town/Parish Council/s	<i>Norton Parish Clerk</i>	
Appendix 4: National Consultee Responses	<i>N/a</i>	
Appendix 5: County Council Responses	<i>SCC - Highways</i>	
Appendix 6: Internal Consultee Responses	<i>N/a</i>	
Appendix 7: Any other consultee responses	<i>N/a</i>	
Appendix 8: Application Site Location Plan	<i>Yes</i>	
Appendix 9: Application Plans and Docs	<i>Yes</i>	
Appendix 10: Further information	<i>N/a</i>	

The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.



Babergh and Mid Suffolk District Councils

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Consultee Comments for Planning Application DC/21/00101

Application Summary

Application Number: DC/21/00101

Address: 8A School Close Norton Bury St Edmunds Suffolk IP31 3LZ

Proposal: Planning Application - Change of use of Common Room to dwelling house (bungalow) to include parking upgrades. (Retention of works to building under COVID 19 permitted development).

Case Officer: Averil Goudy

Consultee Details

Name: Mrs Jillian rowland

Address: Willow Brook Cottage, Ashfield Road, Norton Bury St Edmunds, Suffolk IP31 3NN

Email: Not Available

On Behalf Of: Norton Parish Clerk

Comments

The Council has no comment to make on this application as the work has already been undertaken.

Your Ref:DC/21/00101
Our Ref: SCC/CON/0244/21
Date: 3 February 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Averil Goudy

Dear Averil,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/00101

PROPOSAL: Planning Application - Change of use of Common Room to dwelling house (bungalow) to include parking upgrades. (Retention of works to building under COVID 19 permitted development).

LOCATION: 8A School Close Norton Suffolk IP31 3LZ

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:

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. MW00279/NORT'N/04 Rev. P1 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

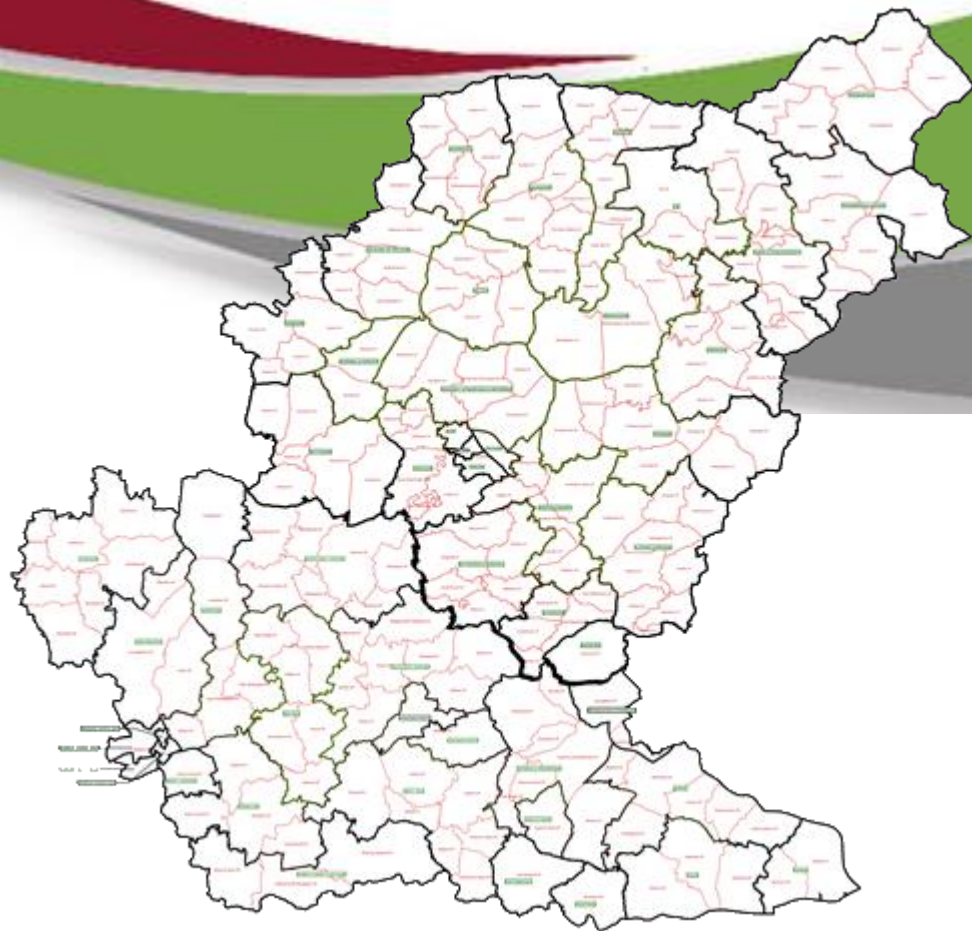
Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the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

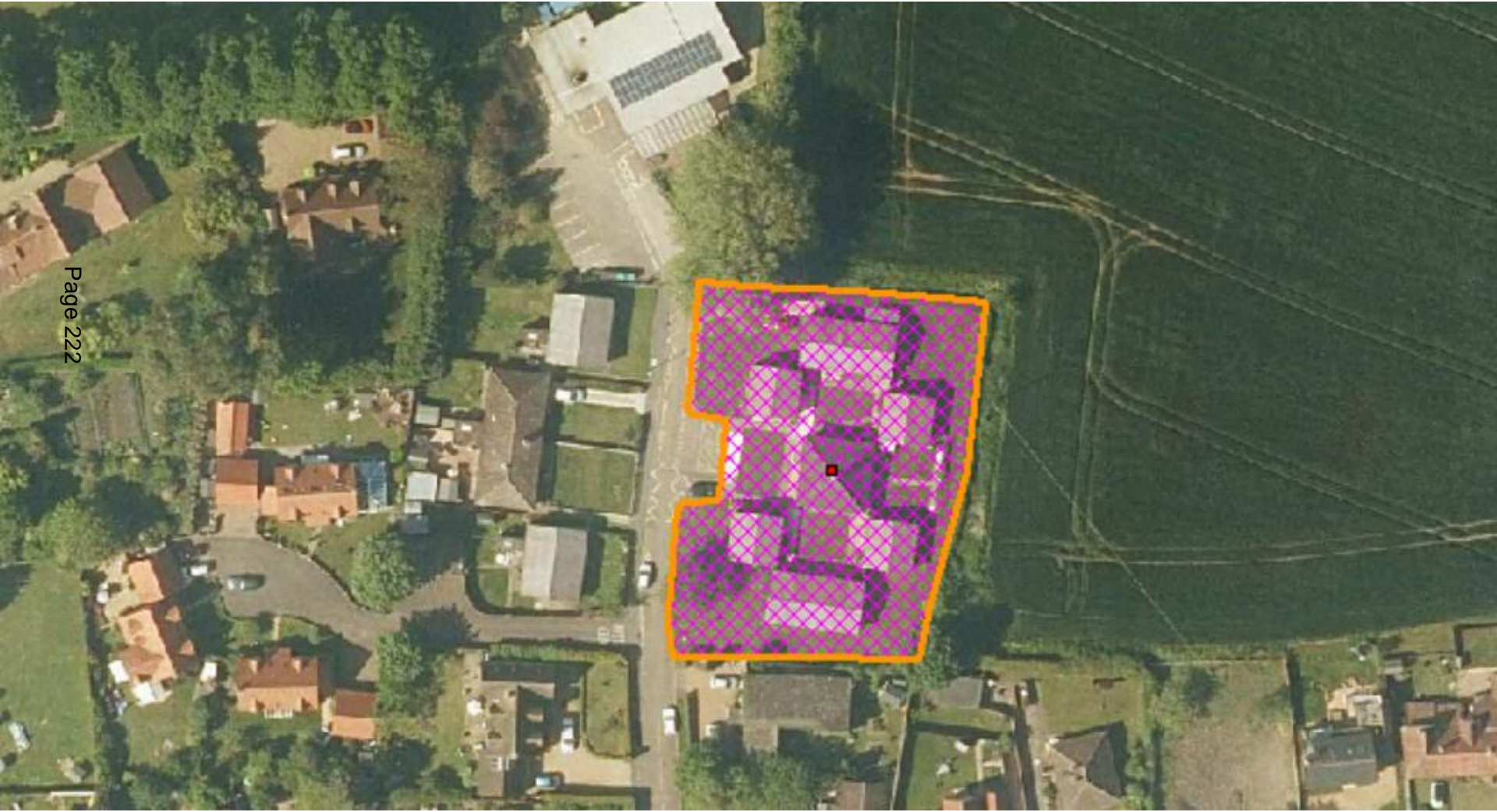
Yours sincerely,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

Application No:
DC/21/00101

Address:
8A School Close,
Norton



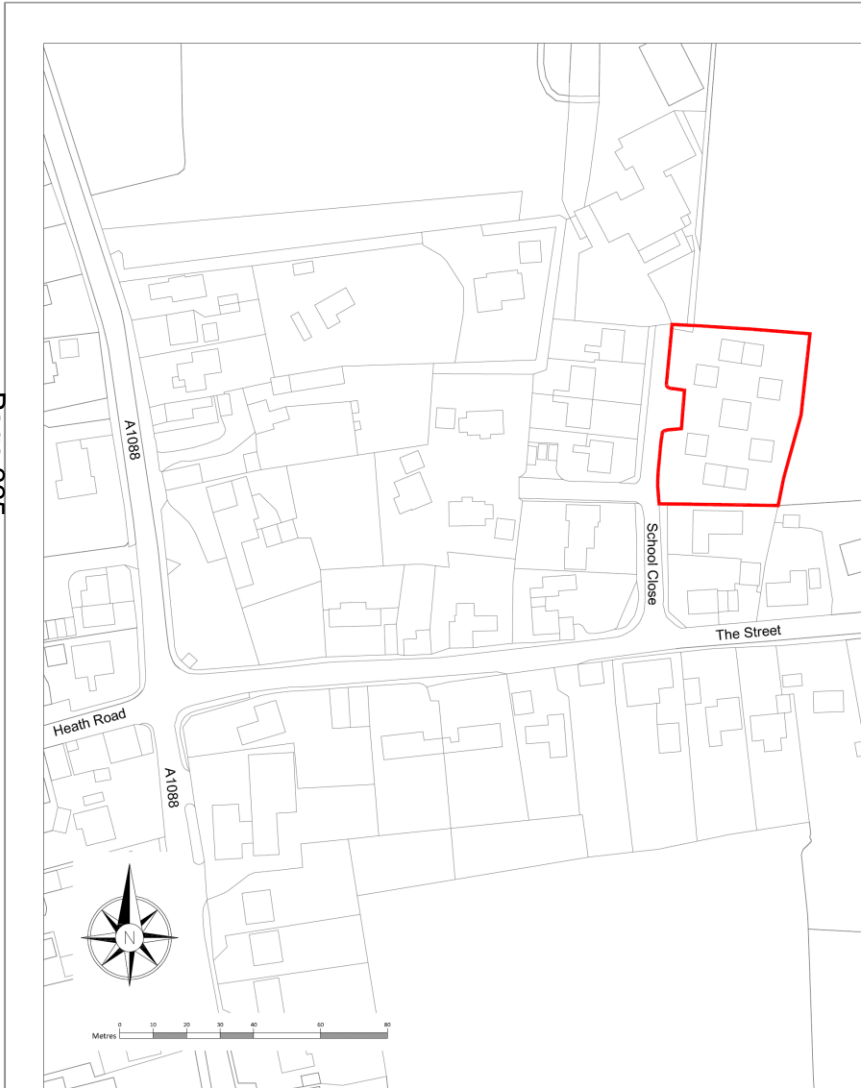




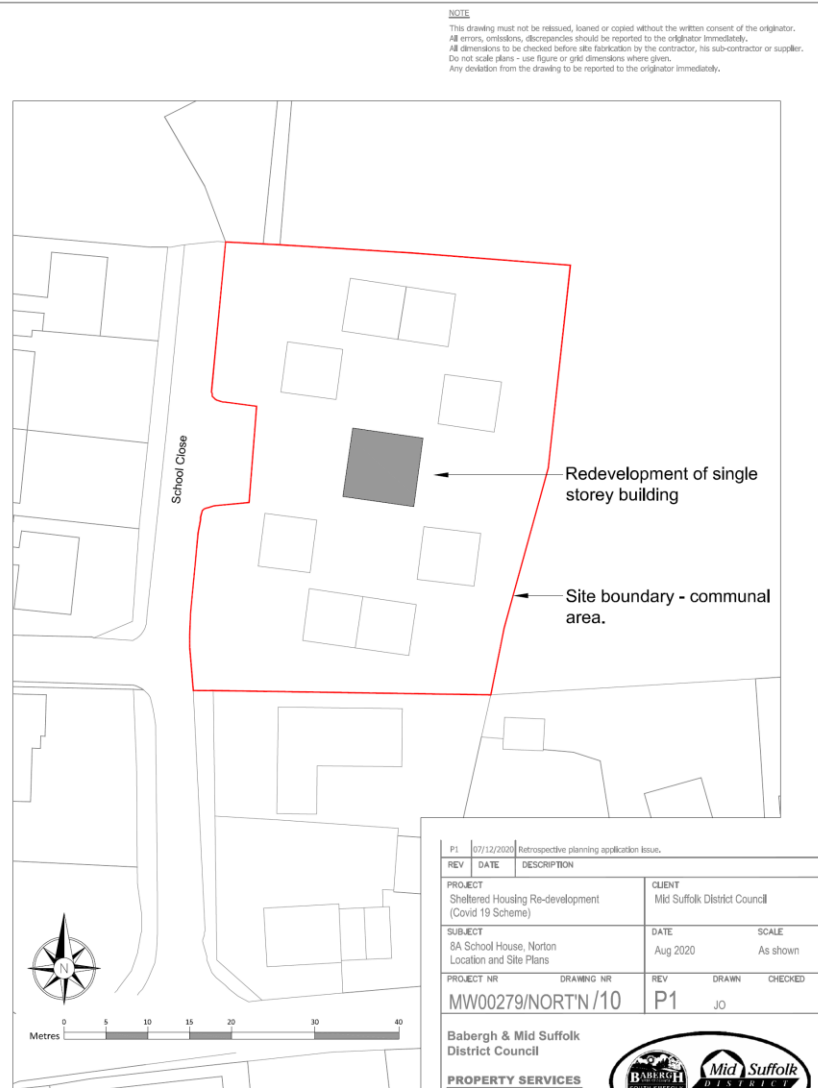
Aerial Map – wider view 2

Slide 4





Location Plan
Scale 1:1250








Site Plan
Scale 1:500

P1 07/12/2020 Retrospective planning application issue.			
REV	DATE	DESCRIPTION	CLIENT
			Mid Suffolk District Council
PROJECT		DATE	SCALE
Sheltered Housing Re-development (Covid 19 Scheme)		Aug 2020	As shown
SUBJECT		REV	DRAWN
8A School House, Norton Location and Site Plans		P1	JO
PROJECT NR	DRAWING NR	CHECKED	
MW00279/NORTN/10			
Babergh & Mid Suffolk District Council PROPERTY SERVICES Endeavour House, 8 Russell Road, Ipswich IP1 2BX Tel. No: 0300 1234000			



Constraints Map

-  Built Up Area Boundaries
-  Grade II
-  Footpath
-  BMSDC Land Owned
-  TPO - Individual TPOs/trees/T1

Slide 6



Existing Elevations

NOTE
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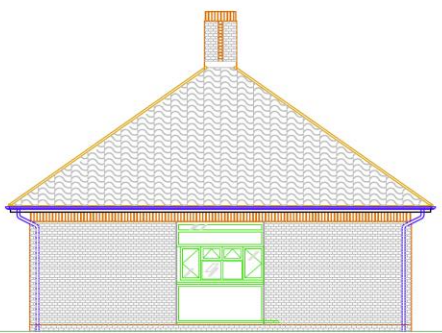
Existing West Elevation
(Front)



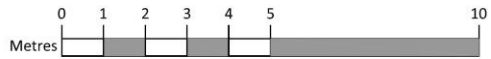
Existing North Elevation
(Left Flank)



Existing East Elevation
(Rear)



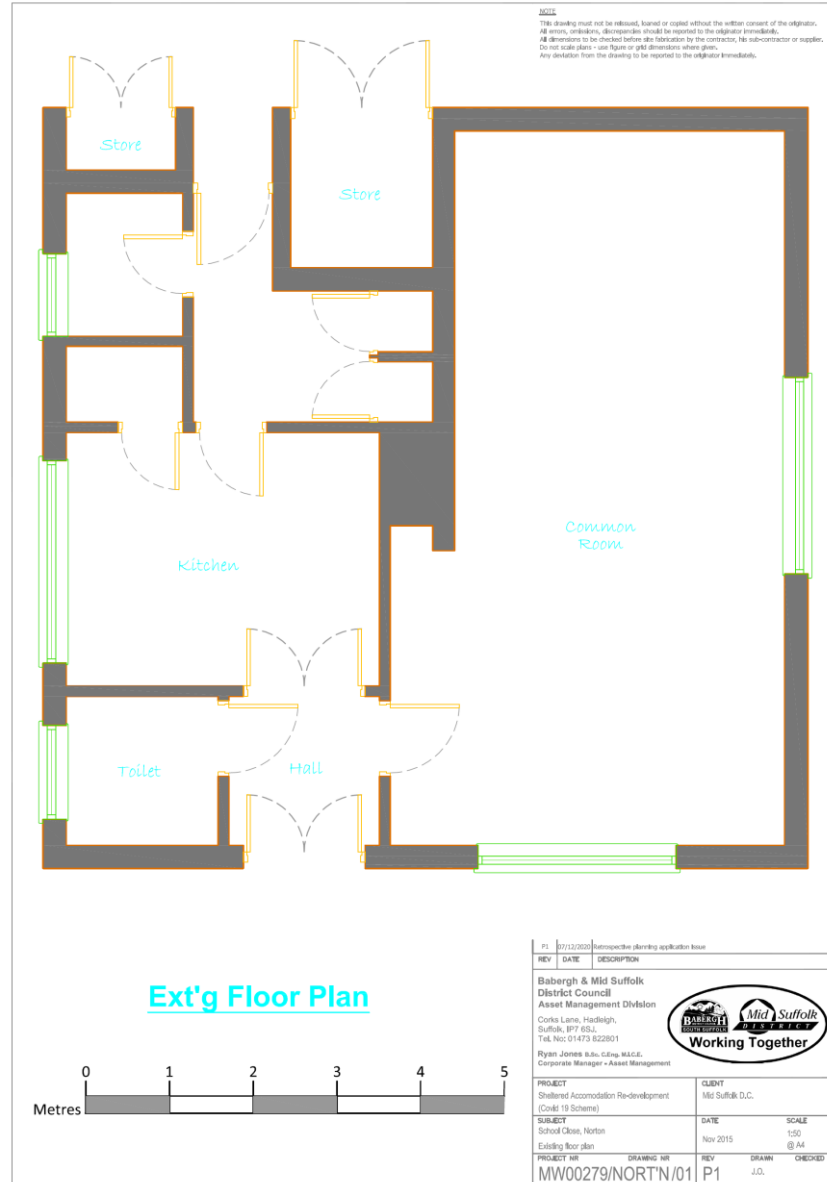
Existing South Elevation
(Right Flank)



Page 227

P1	02/09/20	As Built and Full Planning Issue.		
REV	DATE	DESCRIPTION		
PROJECT		Scheller Accommodation Re-development (Covid 19 Scheme)	CLIENT	Mid Suffolk D.C.
SUBJECT		School Close, Norton, Existing Elevation.	DATE	Sept 2020
			SCALE	1:100 @ A3
PROJECT NR	DRAWING NR	REV	DRAWN	CHECKED
MW00279/NORT/05	P1	GA		
Babergh & Mid Suffolk District Council				
PROPERTY SERVICES				
Endeavour House, 8 Russell Road, Suffolk, IP1 2BX. Tel. No: 0300 1234000				
				

Existing Floor Plans

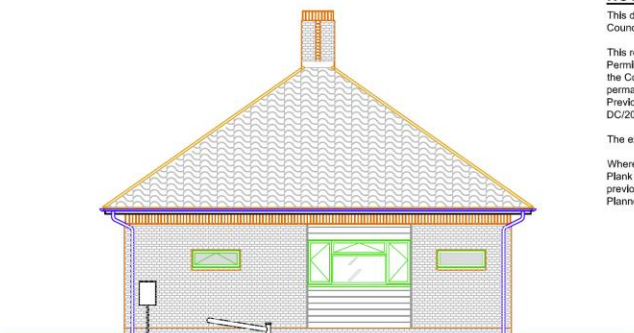


Proposed Elevations

Page 229



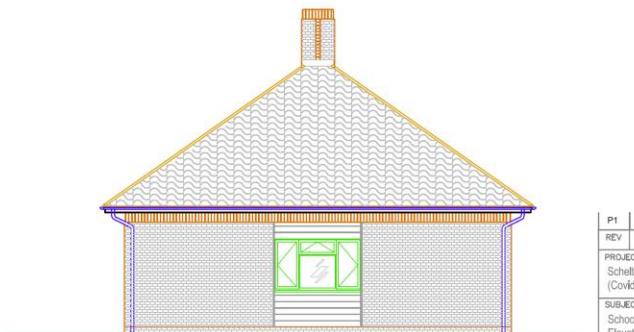
Proposed West Elevation
(Front)



Proposed North Elevation
(Left Flank)



Proposed East Elevation
(Rear)



Proposed South Elevation
(Right Flank)

NOTE
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All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier. Do not scale plans - use figure or grid dimensions where given.
Any deviation from the drawing to be reported to the originator immediately.

NOTES
This drawing **MUST** be read in conjunction with the Schedule of works and, or the Council's Standard Materials Specification sheets.
This re-development work was completed on 20 August 2020 under the revised Permitted Development legislation introduced by the Government at the time of the Covid 19 Crisis. This application is being made as the re-development is permanent and Full Planning approval is required by 31 December 2020. Previously a Pre Planning application has been made and reported on - Ref DC/20/01566.
The existing external elevations and materials have remained as existing.
Where the original window and panel arrangement has been deleted, black Hardy Plank horizontal cladding has been introduced to replace areas that were previously glazed or uPVC panelled. This format was agreed with the MSDC Planner at the time of construction.

P1	02/09/20	As Built and Full Planning Issue.			
REV	DATE	DESCRIPTION	CLIENT	DATE	SCALE
			Mid Suffolk D.C.	Sept 2020	1:100 @ A3
PROJECT Scheller Accommodation Re-development (Covid 19 Scheme)			SUBJECT School Close, Norton, Elevation.		
PROJECT NR	DRAWING NR	REV	DRAWN	CHECKED	
MW00279/NORT /06		P1	GA		

Babergh & Mid Suffolk District Council
PROPERTY SERVICES
Endeavour House, 8 Russell Road, Suffolk, IP1 2BX.
Tel. No: 0300 1234000



Parking Improvements

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Agenda Item 7e

Committee Report

Item 7E

Reference: DC/20/05665

Case Officer: Katherine Hale

Ward: Stradbroke & Laxfield.

Ward Member/s: Cllr Julie Flatman.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Planning Application - Erection of 1no dwelling (following demolition of barn, alternative scheme approved DC/19/05712).

Location

Barn At Little Meadows Farm, Banyards Green, Laxfield, IP13 8EU

Expiry Date: 05/02/2021

Application Type: FUL - Full Planning Application

Development Type: Minor Dwellings

Applicant: Mr And Mrs Jamie And Anna Martin-Edwards

Agent:

Parish: Laxfield

Site Area: 0.17 hectares

Details of Previous Committee / Resolutions and any member site visit:

Previous full planning application for the erection of 1 dwelling Decision under reference DC/19/05712

Previous Class Q Committee Decision under reference DC/19/01072

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The applicant is an employee of Babergh and Mid Suffolk District Councils.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework

CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment

GP01 - Design and layout of development
H07 - Restricting housing development unrelated to needs of countryside
H09 - Conversion of rural buildings to dwellings
H08 - Replacement dwellings in the countryside
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
CL08 - Protecting wildlife habitats
T09 - Parking Standards
T10 - Highway Considerations in Development

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Neighbourhood Plan is currently at:-

Stage 2: Preparing a draft neighbourhood plan.

Accordingly, the Neighbourhood Plan has very limited weight as the detail of the policies is not yet known.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council (Appendix 3)

“Laxfield Parish Council has only one objection to this application specifically regarding the significant change of materials to the roof.

Laxfield Parish Council would like to make one further comment as a general observation. It is requested that, in the future, applicants are required to submit all relevant documents so that it is easier for all parties to consider applications with the right information readily available: if drawings had been submitted of the existing approved application, it would have been immediately obvious what was intended.”

National Consultee (Appendix 4)

None

County Council Responses (Appendix 5)

SCC Highways

“The vehicular access for the proposed dwelling is adequate and visibility has been improved compared to the existing layout. 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:

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. LDA-182-06 with an X dimension of 2.4m and a Y dimension of 43m to the North and 59m to the South and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. LDA-182-06 for the purposes of 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.”

SCC Fire and Rescue Service

“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), 2019 Edition, 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, 2019 Edition.

Water Supplies

Suffolk Fire and Rescue Service records show that the nearest fire hydrant in this location is over 220 metres from the proposed build site and we therefore recommend that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter). 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 or appoint Approved Inspector in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.”

Internal Consultee Responses (Appendix 6)

Environmental Health – Land Contamination

“Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.”

Ecology

“No objection subject to securing biodiversity mitigation and enhancement measures.”

Summary

We have reviewed the Ecology Survey (JP ecology, October 2019) relating to the likely impacts of development on designated sites, protected species and Priority species & habitats. We are satisfied that there is sufficient ecological information available for determination. The ecological report was submitted to support the previously approved application (DC/19/05712). However, we are satisfied that the report is up to date and that the alternative design will not result in additional impacts to mobile species or other ecological features. Therefore, we are satisfied that the report remains valid to support this amended application.

This provides certainty for the LPA of the likely impacts on protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in the Ecology Survey (JP ecology, October 2019) should be secured and implemented in full. This is necessary to conserve and enhance Protected and Priority Species.

We also support the proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170d of the National Planning Policy Framework 2019. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured as a condition of any consent.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013.

Submission for approval and implementation of the details below should be a condition of any planning consent.

Recommended conditions

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS “All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in Ecology Survey (JP ecology, October 2019) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.”

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

2. PRIOR TO SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY “A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following: a) Purpose and conservation objectives for the proposed enhancement measures; b) detailed designs to achieve stated objectives; c) locations of proposed enhancement measures by appropriate maps and plans; d) persons responsible for implementing the enhancement measures; e) details of initial aftercare

and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.”

Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the NPPF and s40 of the NERC Act 2006 (Priority habitats & species).

3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME “A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.”

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).”

B: Representations

At the time of writing this report no letters/emails/online comments have been received. A verbal update shall be provided as necessary.

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY

REF: DC/19/05712	Full Planning Application - Erection of 1no Dwelling (following demolition of existing barns),	DECISION: GTD 07.02.2020
REF: DC/19/01072	Notification for Prior Approval for a Proposed Change of Use of Existing Barn to a Single Dwellinghouse (Class C3), and for Associated Operation Development. Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.	DECISION: AFDR 25.04.2019
REF: DC/18/02777	Application under Section 73 of the Town and Country Planning Act. Removal of Condition 4 (Agricultural Occupancy) relating to planning application W/7537. Erect bungalow and garage for occupation by farmer).	DECISION: GTD 20.08.2018
REF: DC/18/01597	Application for Lawful Development Certificate for Existing Use - Continued occupation of Little Meadows Farm (C3) in	DECISION: LU 08.06.2018

breach of the original agricultural occupancy condition W/7537 condition 4.

REF: 2603/14

Change of use of domestic storage building to a micro dairy to produce goats cheese (Use Class B2)

DECISION: GTD
24.11.2014

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1 The application site is situated to the north east of Laxfield and relates to an existing barn at Little Meadows Farm. The barn is 'L' shaped in appearance and lies adjacent to the farmhouse.
- 1.2 The surrounding area is predominantly rural in character with agricultural fields surrounding the site.
- 1.3 There are no specific constraints on the site.

2. The Proposal

- 2.1. The proposal seeks to make minor changes to the previously approved scheme which went before committee on 5 February 2020 under reference DC/19/05712. The proposal would see the demolition of the existing barn and the erection of a single storey dwelling in its place.
- 2.2 The notable changes to this application are the point of access has been altered from the existing access to a new access. Together with some minor changes to the windows. These changes are: for the removal of a gable window on the south west elevation to the Study, a slate roof (instead of metal standing seam), the introduction of a new window on the north east elevation to serve the kitchen, and a small increase in size to the window and bi-folding doors.
- 2.3 The materials are proposed to be similar to those of an agricultural building, including timber cladding, metal roof and timber joinery.

3. The Principle Of Development

- 3.1. The starting point for any planning decision is the development plan, as identified in Section 38(6) of the Planning and Compulsory Purchase Act 2004. Determination of any application must be made in accordance with the plan unless material considerations indicate otherwise. A key material consideration regarding the principle of development is the National Planning Policy Framework (NPPF) 2019.
- 3.2 Mid Suffolk currently benefits from a housing land supply in excess of five-years, as set out in the Council's Housing Land Supply Position Statement and Joint Annual Monitoring Report, both published in October 2020. There is, therefore, no requirement for the Council to determine what weight to attach to all the relevant development plan policies in the context of the tilted balance test, whether they are policies for the supply of housing or restrictive 'counterpart' policies, such as countryside protection policies. This said, there is a need for Council to determine whether relevant development policies generally conform to the NPPF. Where they do not, they will carry less statutory weight.

3.3 The NPPF requires the approval of proposals that accord with an up to date development plan without delay, or where there are no policies, or the policies which are most important are out of date, granting permission unless the NPPF policies provide a clear reason for refusal, or adverse impacts of doing so would demonstrably outweigh the benefits. The age of policies itself does not cause them to cease to be part of the development plan or become “out of date” as identified in paragraph 213 of the NPPF. Significant weight should be given to the general public interest in having plan-led decisions even if the particular policies in a development plan may be old, and weight can be attributed to policies based on their compliance with the requirements of the NPPF.

3.4 Policy CS1 of the Core Strategy, and saved Policy H9 of the Local Plan are policies most important for determining the application. Policy CS1 identifies a settlement hierarchy as to sequentially direct development, forming part of a strategy to provide for a sustainable level of growth. The Policy identifies categories of settlement within the district, with Towns representing the most preferable location for development, followed by the Key Service Centres, Primary then Secondary Villages. Local Plan Policy H9 allows the conversion of agricultural and rural buildings, subject to specific criteria.

3.6 The principle of development is established for this application, having been previously considered as acceptable by way of extant consent DC/19/05712.

3.7. In addition, due regard is had to the planning history attached to the site and the “fallback” permitted development position this creates for the applicant. Under application reference DC/19/01072 prior approval was granted under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the creation of one dwelling within the current agricultural building on site. This application is still extant and may be implemented to create a new dwelling in this countryside location.

4. Nearby Services and Connections Assessment Of Proposal

4.1. Laxfield is listed as a primary village within the Core Strategy Settlement Hierarchy. This means that the village is capable of limited growth where local need has been established.

4.2. The village of Laxfield has limited services, including a village hall, church and co-operative village shop.

4.3. The connections between the site and the services available within Laxfield are limited, with off road foot paths leading from the settlement boundary to the corner of Bickers Hill Road and Cratfield Lane, beyond this point wide grass verges bound the road, making pedestrian access possible. Due to the limited services available in Laxfield, it is considered that some reliance on the private vehicle is to be expected to access wider services.

4.4. While this location on this basis might weigh against the development, the material weight of the fallback position under Class Q together with the previously approved application under DC/19/05712 is applicable. As such it is recognised that whatever the considerations may be in respect of the sustainability of the site significant material consideration also has to be given to the potential fall-back position for residential development on this site, available under Class Q, and extant planning permission with regards to consent DC/19/01072 as well as extant permission DC/19/05712.

5. Site Access, Parking And Highway Safety Considerations

5.1. Access to the site would be off an unnamed road off Bickers Hill Road. The proposed access is further west than that previously approved under DC/19/05712.

5.2. Suffolk County Council Highways have been consulted and raise no objection to the proposed access as it is considered that the visibility has been improved with this proposed access and as such recommend conditions be attached to any approval.

5.3. The proposal is not considered to have a detrimental impact on highway safety or significantly increase the amount of traffic on the road such that the application would warrant refusal. The proposal is therefore considered to be in accordance with the NPPF and the development plan.

6. Design And Layout [Impact On Street Scene]

6.1. The design of the proposal is to visually represent an agricultural building, to ensure the dwelling does not detract from the area's rural character. The dwelling is to be single storey in nature and is to use a mix of materials that result in the buildings agricultural appearance.

6.2. The proposed new dwelling has some minor differences compared to the previously approval under reference DC/19/05712 in so far as the fenestration changes to both the north east and south west elevations. The changes see the removal of a gable window on the south west elevation to the Study, a slate roof (instead of metal standing seam), the introduction of a new window on the north east elevation to serve the kitchen, and a small increase in size to the window and bi-folding doors.

6.3. The proposed design is considered to be in-keeping and acceptable.

7. Landscape Impact, Trees, Ecology, Biodiversity And Protected Species

7.1. Policy CS5 of the Core Strategy seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encouraging development that is consistent with conserving its overall character.

7.2 Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.

7.3 The application site does not form part of a designated landscape.

7.4. The predominant character of the surrounding area is strongly rural and in particular, agricultural. This character aspect is formed by the large field patterns visible through aerial photography.

7.5. The proposal would be viewed together with the farmhouse known as Little Meadows Farm. Some limited harm to the quality of the rural landscape would occur given that the development would remove an area with an agricultural character from the wider landscape, although noting the extant consent for Class Q conversion and design of the proposed dwelling this is not considered to be significant to consider refusal.

7.6 Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) requires all 'competent authorities' (public bodies) to 'have regard to the Habitats Directive in the exercise of its functions.' For a Local Planning Authority to comply with regulation 9(5) it must 'engage' with the provisions of the Habitats Directive.

7.7 Paragraph 118 of the NPPF requires planning authorities, when determining planning applications, to seek the conservation and enhancement of biodiversity by ensuring significant harm resulting from a development is avoided (through locating on an alternative site with less harmful impacts), or where not

possible to be adequately mitigated, or, as a last resort, compensated for, and if this cannot be secured then planning permission should be refused.

7.8. Consultation with the Council's Ecology consultation shows no objections to the proposed works provided that mitigation and enhancement of the site can be secured via planning conditions.

8. Land Contamination, Flood Risk, Drainage and Waste

8.1. Local Plan policy H17 requires that residential development be kept away from sources of pollution. Analysis of the site has found no contamination in the soil that would adversely affect the health of future residents of the site which has been confirmed by the Council's Environmental Health Team.

8.2. The site is located within Flood Zone 1, such that specific consideration as to the impacts of river and surface water flooding are not required. It is considered that due to large areas of soft land surrounding the site, any issues relating to surface water drainage are unlikely to result in significant levels of flooding within the locality.

9. Impact On Residential Amenity

9.1. Local Plan policy H16 seeks to protect the existing amenity of adjacent dwellings and to avoid development which erodes the character of the surrounding area.

9.2. The closest neighbouring residential property to the application site is that of a single storey bungalow, located to the North-West, both the proposal site and the neighbouring property face out onto Bickers Hill Road.

9.3. The proposal is not considered to give rise to any detrimental impact on residential amenity due to its single storey design and the separation distances involved between the proposed dwelling and the existing neighbouring property.

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

13.1. Given the extant planning permissions which already exist under the previous Class Q and planning application DC/19/05712, the principle of development in this location is considered acceptable.

13.2. As such the question at hand is whether this application would cause any detrimental impacts by way of design, highway safety or residential amenity.

13.3. SCC Highways raised no objection to the proposed access, the design is still considered appropriate and fits in with the existing surroundings and the proposal would cause no harm to residential amenity due to its form, scale and design.

13.4 The proposal is therefore not considered to result in any material harm and is considered acceptable.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to GRANT planning permission, subject to conditions.

(1) That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Standard time limit (3yrs for implementation of scheme from date of issue)
- Approved Plans (Plans submitted that form this application)
- Cycle Storage and Bin Storage to be located within existing secured shed on site.
- Wildlife Lighting Strategy
- Work in accordance with Ecological Appraisal Recommendations
- Biodiversity Enhancements Strategy to be agreed
- Removal of PD Rights (Class A-D)
- Provision for parking provided prior to occupation
- Visibility splays and no obstruction over 0.6 metres

(2) And the following informative notes as summarised and those as may be deemed necessary:

- Pro active working statement
- SCC Highways notes
- Support for sustainable development principles



Application No: DC/20/01175

Location: Barn at Little Meadows Farm,
Banyards Green, Laxfield, IP13 8EU

Page No.

Appendix 1: Call In Request	N/a	
Appendix 2: Details of Previous Decision	Previous full planning application for the erection of 1 dwelling Decision under reference DC/19/05712 Previous Class Q Committee Decision under reference DC/19/01072	
Appendix 3: Town/Parish Council/s	<i>Laxfield Parish Council</i>	
Appendix 4: National Consultee Responses		
Appendix 5: County Council Responses	<i>SCC Highways</i> <i>SCC Fire & Rescue</i>	
Appendix 6: Internal Consultee Responses	<i>Environmental Health – Land Contamination</i> <i>Ecology</i>	
Appendix 7: Any other consultee responses	N/a	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	
Appendix 10: Further information		



Babergh and Mid Suffolk District Councils



The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.



Babergh and Mid Suffolk District Councils

LAXFIELD PARISH COUNCIL CONSULTEE COMMENTS

DC/20/05665 APPLICATION FOR PLANNING PERMISSION

Proposal: Planning Application - Erection of 1no dwelling (following demolition of barn, alternative scheme approved DC/19/05712).

Location:

Case Officer: Katherine Hale

Consultee Details:

Name: Mrs Karen Gregory

Address: Hill Farm Barn, Framlingham Road, Badingham IP13 8JL

Email: laxfieldparishclerk@gmail.com

On Behalf Of: Laxfield Parish Council

COMMENTS

Laxfield Parish Council has only one objection to this application specifically regarding the significant change of materials to the roof.

Laxfield Parish Council would like to make one further comment as a general observation. It is requested that, in the future, applicants are required to submit all relevant documents so that it is easier for all parties to consider applications with the right information readily available: if drawings had been submitted of the existing approved application, it would have been immediately obvious what was intended.

Your Ref:DC/20/05665
Our Ref: SCC/CON/0492/21
Date: 11 February 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Katherine Hale

Dear Katherine,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/05665

PROPOSAL: Planning Application - Erection of 1no dwelling (following demolition of barn, alternative scheme approved DC/19/05712).

LOCATION: Barn At Little Meadows Farm, Banyards Green, Laxfield, IP13 8EU

The vehicular access for the proposed dwelling is adequate and visibility has been improved compared to the existing layout. 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:

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. LDA-182-06 with an X dimension of 2.4m and a Y dimension of 43m to the North and 59m to the South and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. LDA-182-06 for the purposes of 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.

Yours sincerely,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

Your Ref:DC/20/05665
Our Ref: SCC/CON/5129/20
Date: 23 December 2020
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Katherine Hale

Dear Katherine,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/05665

PROPOSAL: Planning Application - Erection of 1no dwelling (following demolition of barn, alternative scheme approved DC/19/05712).

LOCATION: Barn At Little Meadows Farm Banyards Green Laxfield Suffolk IP13 8EU

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

The current proposal would not have a detrimental impact on the highway network at this location. Therefore, SCC does not wish to raise an objection to DC/20/05665.

Yours sincerely,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

Mid Suffolk District Council
Planning Department
Endeavour House
Russell Road
Ipswich
IP1 2BX

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

Your Ref:
Our Ref: FS/F180850
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk

Web Address: <http://www.suffolk.gov.uk>

Date: 22/12/2020

Dear Sirs,

Barn At Little Meadows Farm, Banyards Green, Laxfield, IP13 8EU
Planning Application No: DC/20/05665

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), 2019 Edition, 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, 2019 Edition.

Water Supplies

Suffolk Fire and Rescue Service records show that the nearest fire hydrant in this location is over 220 metres from the proposed build site and we therefore recommend that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

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

/continued

OFFICIAL

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Copy : Mr And Mrs Jamie And Anna Martin-Edwards Barn At Little Meadows Farm
Banyards Green Laxfield IP13 8EU

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@babberghmidsuffolk.gov.uk>
Sent: 15 December 2020 15:03
To: Katherine Hale <Katherine.Hale@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>
Subject: DC/20/05665

Environmental Health - Land Contamination
APPLICATION FOR PLANNING PERMISSION - DC/20/05665

Proposal: Planning Application - Erection of 1 no dwelling (following demolition of barn, alternative scheme approved DC/19/05712).

Location: Barn At Little Meadows Farm, Banyards Green, Laxfield, IP13 8EU

Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

- 1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*
- 2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
- 3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.*
- 4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.*
- 5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.*

6. *Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.*
7. *Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.*
8. *Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.*
9. *Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.*
10. *A photographic record will be made of relevant observations.*
11. *The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: • re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or • treatment of material on site to meet compliance targets so it can be re-used; or • removal from site to a suitably licensed landfill or permitted treatment facility.*
12. *A Verification Report will be produced for the work.*

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk

www.babergh.gov.uk www.midsuffolk.gov.uk



05 January 2021

Katherine Hale
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DC/20/05665
Location: Planning Application - Erection of 1no dwelling (following demolition of barn, alternative scheme approved DC/19/05712).
Proposal: Barn At Little Meadows Farm Banyards Green Laxfield IP13 8EU

Dear Katherine,

Thank you for consulting Place Services on the above application.

No objection subject to securing biodiversity mitigation and enhancement measures

Summary

We have reviewed the Ecology Survey (JP ecology, October 2019) relating to the likely impacts of development on designated sites, protected species and Priority species & habitats.

We are satisfied that there is sufficient ecological information available for determination. The ecological report was submitted to support the previously approved application (DC/19/05712). However, we are satisfied that the report is up to date and that the alternative design will not result in additional impacts to mobile species or other ecological features. Therefore, we are satisfied that the report remains valid to support this amended application.

This provides certainty for the LPA of the likely impacts on protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in the Ecology Survey (JP ecology, October 2019) should be secured and implemented in full. This is necessary to conserve and enhance Protected and Priority Species.

We also support the proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170d of



the National Planning Policy Framework 2019. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured as a condition of any consent.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013.

Submission for approval and implementation of the details below should be a condition of any planning consent.

Recommended conditions

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

“All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in Ecology Survey (JP ecology, October 2019) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.”

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

2. PRIOR TO SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY

“A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans;*
- d) persons responsible for implementing the enhancement measures;*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.”



Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the NPPF and s40 of the NERC Act 2006 (Priority habitats & species).

3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

“A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.”

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)
Ecological Consultant
placeservicesecology@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

Philip Isbell – Acting Chief Planning Officer
Growth & Sustainable Planning

Mid Suffolk District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



Mr J Edwards And Miss A Martin
Little Meadows Farm
Banyards Green
Laxfield
Woodbridge
Suffolk
IP13 8EU

Please ask for: Daniel Cameron
Your reference:
Our reference: DC/19/01072
E-mail: planningblue@baberghmidsuffolk.gov.uk
Date: 25th April 2019

Dear Sir/Madam

PRIOR APPROVAL - AGRICULTURAL TO DWELLING - DC/19/01072

Notification under Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015

Proposal: Notification for Prior Approval for a Proposed Change of Use of Existing Barn to a Single Dwellinghouse (Class C3), and for Associated Operation Development. Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.

Location: Barn At Little Meadows Farm, Banyards Green, Laxfield, Woodbridge Suffolk IP13 8EU

Section A – Plans & Documents:

The plans and documents recorded below are those upon which this decision has been reached:

Plans - Existing LDA-182-01B - Received 04/03/2019
Plans - Proposed LDA-182-02B - Received 04/03/2019

Section B:

The **Mid Suffolk District Council** hereby give notice in pursuance of the above legislation:

- 1) That prior approval to the development is required
- 2) Prior approval has been **GIVEN** subject to the following conditions:
 1. ACTION REQUIRED IN ACCORDANCE WITH SPECIFIC TIMETABLE: TIME LIMIT FOR COMPLETION

The development hereby approved shall be completed within a period of three years starting with the date given on this notice.

Reason - In order to comply with the provisions of Section Q.2 (3) of Class Q of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

2. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard.

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

3. COMPLIANCE REQUIRED: ECOLOGICAL CONSTRUCTION METHODS

The ecological mitigation set out at Section 6.2 and at Appendix 1 of the Ecological Survey submitted in support of this application by JP Ecology dated February 2019 shall be undertaken at all times during the construction of the development hereby approved.

Reason - In order for the Local Planning Authority to have certainty as to the ecological impacts of the development and to ensure these are minimised at all times.

4. ACTION REQUIRED PRIOR TO THE OCCUPATION OF THE DWELLING: ADDITIONAL DETAILS REQUIRED AS TO CYCLE STORAGE AND BIN STORAGE

Prior to the first occupation of the development hereby approved, details relating to vehicle and cycle parking at the property, and bin storage and presentation areas, shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be implemented at the site and retained in their approved form at all times thereafter.

Reason - In order to provide clarity with regards to how the property will function once occupied and to ensure that this does not impede the safe use of the public highway.

NOTES:

The applicant is reminded that this approval is subject to the development being:-

In accordance with Class Q Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended);

1. If you have applied for a change of use only (class Q (a) only) before you begin development you must apply to the local planning authority to determine whether the prior approval of the authority will be required in relation to:
 - a) Highways impacts
 - b) Noise impacts
 - c) Contamination risks

- d) Flooding risk
 - e) Whether the location and siting of the building makes it impractical or undesirable
- The development under class Q (a) and (b) must begin within 3 years of the prior approval date.

Informative Notes:

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. While the applicant did not take advantage of the service, the Council provides a pre-application advice service prior to the submission of any application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

2. Environmental Health at the District Councils should be contacted in the event of unexpected ground conditions / contamination being encountered during construction. The developer should be aware that the responsibility for the safe development of the site lies with them at all times.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here: CIL in Babergh and CIL in Mid Suffolk or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

Yours faithfully

Philip Isbell

Acting Chief Planning Officer – Growth & Sustainable Planning

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practise refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.

Philip Isbell – Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:

Mr Jamie Edwards And Miss Anna Martin
Little Meadows Farm
Banyards Green
Laxfield
IP13 8EU

Applicant:

Mr Jamie Edwards And Miss Anna Martin
Little Meadows Farm
Banyards Green
Laxfield
IP13 8EU

Date Application Received: 09-Dec-19

Application Reference: DC/19/05712

Date Registered: 10-Dec-19

Proposal & Location of Development:

Full Planning Application - Erection of 1no Dwelling (following demolition of existing barns),

Barn At Little Meadows Farm , Banyards Green, Laxfield, IP13 8EU

Section A – Plans & Documents:

This decision refers to drawing no./entitled LDA-182-01B - SITE LOCATION PLAN received 09/12/2019 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Floor Plan - Proposed LDA-182-04B - PROPOSED FLOOR PLAN - Received 09/12/2019
Defined Red Line Plan LDA-182-01B - SITE LOCATION PLAN - Received 09/12/2019
Elevations - Existing LDA-182-01B - EXISTING ELEVATIONS - Received 09/12/2019
Floor Plan - Existing LDA-182-01B - EXISTING FLOOR PLANS - Received 09/12/2019
Block Plan - Proposed LDA-182-04B - PROPOSED BLOCK PLAN - Received 09/12/2019
Elevations - Proposed LDA-182-04B - PROPOSED ELEVATIONS - Received 09/12/2019

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:
COMMENCEMENT TIME LIMIT

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. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard.

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

3. ON GOING REQUIREMENT FOR DEVELOPMENT: REFUSE BINS AND COLLECTION AREAS

The existing shed on site proposed for the cycle storage and the storage of refuse/recycling bins shall be available before the development hereby approved is brought into first use/occupation and shall be retained thereafter for no other purpose.

Reason: To ensure that cycles, refuse and recycling bins are not stored on the highway causing obstruction and dangers for other users.

4. ONGOING REQUIREMENT OF DEVELOPMENT: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

Prior to any further works for external lighting being installed on the site, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

Any lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority Habitats & Species)

5. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in Ecology Survey (JP ecology, October 2019) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

6. ONGOING REQUIREMENT OF DEVELOPMENT: BIODIVERSITY ENHANCEMENT

All Biodiversity Enhancement works shall be carried out in accordance with the details contained in the Ecology Survey (JP ecology, October 2019) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

Reason - To allow the Local Planning Authority to discharge its duties under the habitat regulations 2012, the wildlife and countryside act 1981 as amended and s40 of the NERC act 2006 (Priority habitats and species)

7. SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Classes A to D and Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- - no enlargement, improvement, insertion of new openings or other alteration of the dwelling house(s) shall be carried out, - no fence, gate, wall or any other means of enclosure, shall be erected, except pursuant to the grant of planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

8. ACTION REQUIRED PRIOR TO USE/OCCUPATION - HIGHWAYS: PROVISION OF PARKING.

The hereby approved development shall not be occupied until the parking and manoeuvring area within the site for the purposes of loading, unloading, manoeuvring and parking of vehicles has been provided and made functionally available. Thereafter that area 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.

9. SPECIFIC RESTRICTION ON DEVELOPMENT: BOUND MATERIAL

Prior to the hereby permitted development being first occupied, the access onto the site shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The bound material shall be retained and maintained thereafter.

Reason - To secure appropriate improvements to the existing vehicular access in the interests of highway safety having regard to the increase in its use which will result from the development permitted and to prevent hazards caused by loose materials being carried out into the highway.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
SB02 - Development appropriate to its setting
GP01 - Design and layout of development
H07 - Restricting housing development unrelated to needs of countryside
H08 - Replacement dwellings in the countryside
H09 - Conversion of rural buildings to dwellings
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
CL08 - Protecting wildlife habitats
T09 - Parking Standards
T10 - Highway Considerations in Development

NOTES:

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early

stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: DC/19/05712

Signed: Philip Isbell

Dated: 7th February 2020

**Chief Planning Officer
Sustainable Communities**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

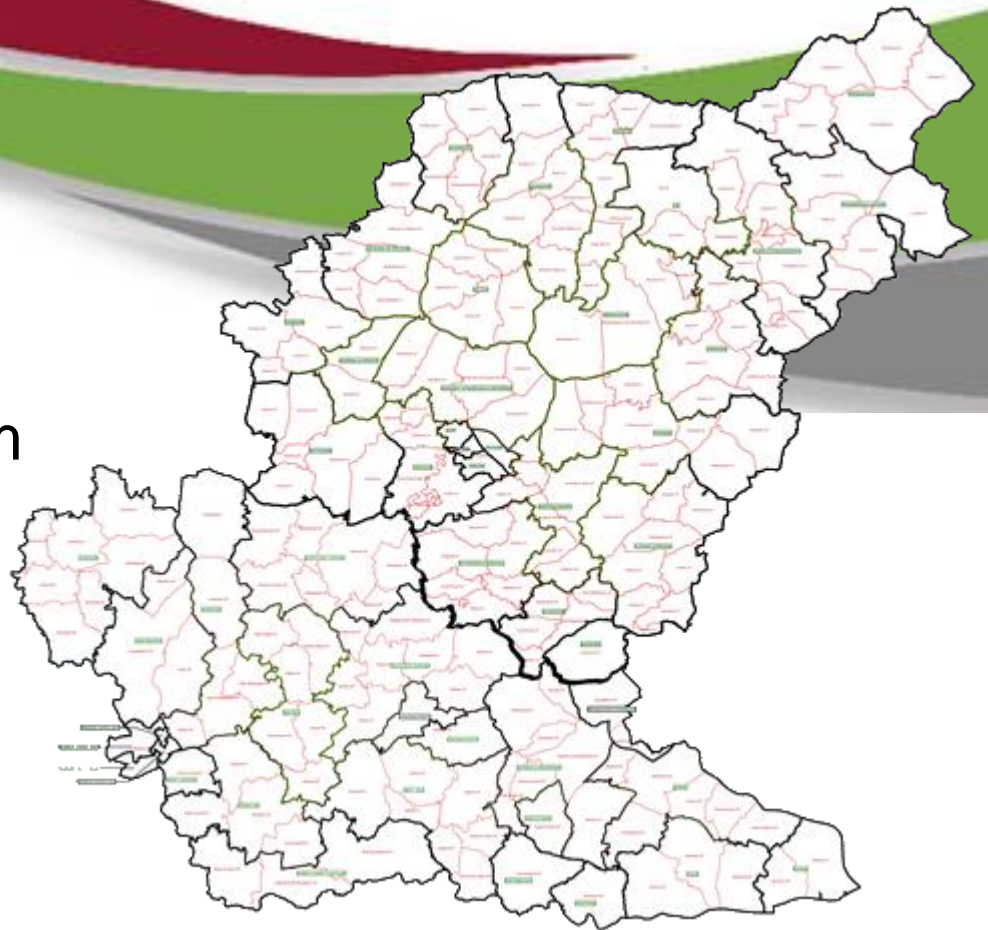
2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.

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Application No:
DC/20/05665

Address:
Barn At Little Meadows Farm
Banyards Green
Laxfield





Aerial Map – wider view

Slide 3



Constraints Map

..... Footpath

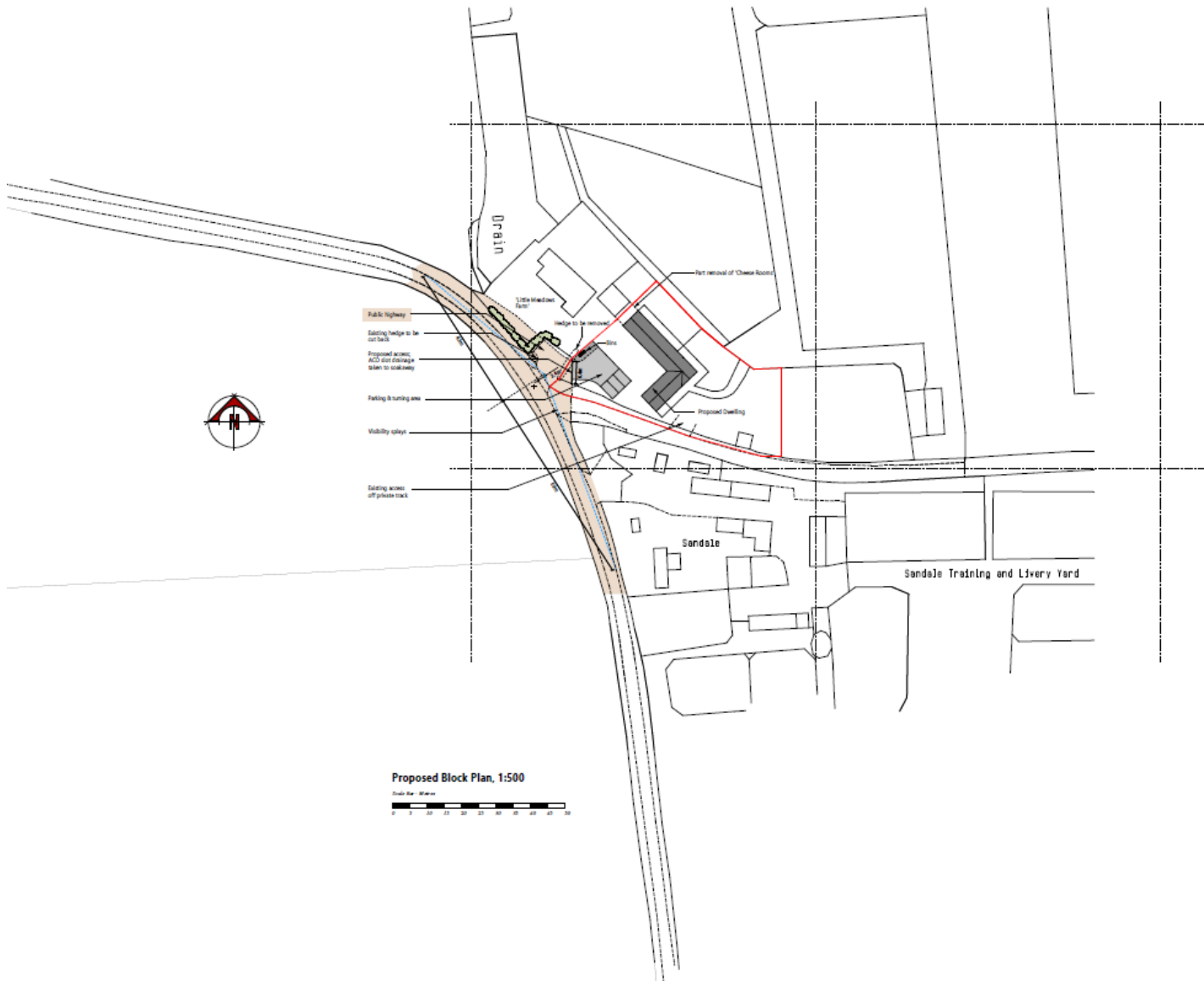


Proposed Block Plan

Slide 5

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Proposed Block Plan, 1:500



ADDRESS	
PROJECT	Proposed New Dwelling (Revised Scheme)
ADDRESS	Barn at Little Meadow Farm, Sandpits Green, Laxfield, IP13 8EU
CLIENT	Lary & Karen c/o Jamie & Anna
DATE	January 2021
SCALE / SIZE	1:500 / A1
DRAWING	Site Plan Proposed Access
REFERENCE	LDA-182-06



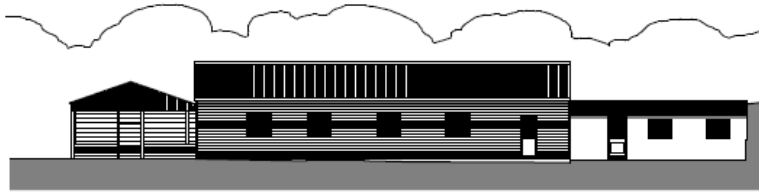
Let's Design Architecture

1 Church Hill | Southwold | Suffolk | IP14 3EJ
01702 728862 | 01714 646300 | info@letsdesignarchitecture.com

Existing Plans and Location Plan

Slide 6

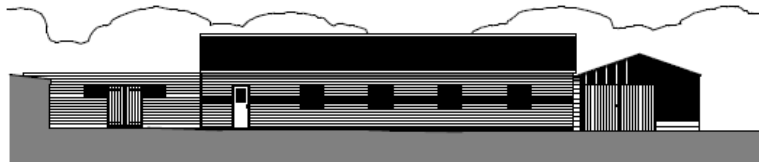
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 should be reported to the original designer.



North East Elevation



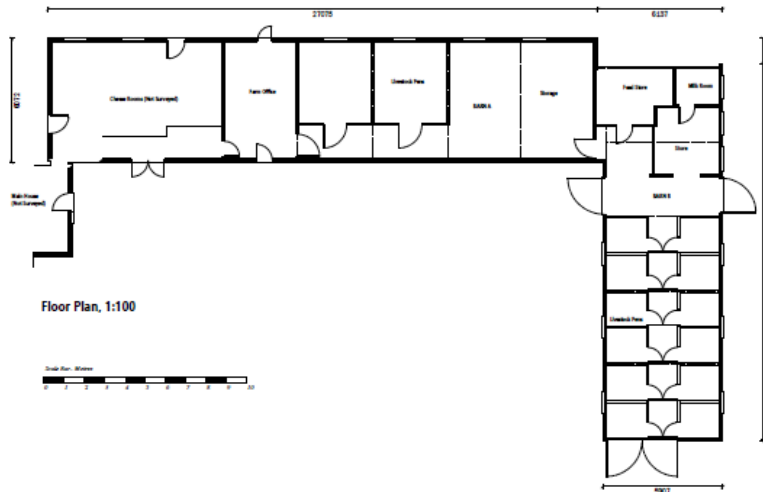
North West Elevation



South West Elevation



South East Elevation



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REVISED:	R-21/02/19 - final presentation A-16/02/19 - final presentation
PROJECT:	Proposed Barn Conversion
ADDRESS:	Barn at Little Meadows Farm, Bargers Green, Lafield, SP13 0SU
CLIENT:	Larry & Karen c/o Jamie & Anna
DATE:	February 2019
SCALE / SIZE:	1:100 / A3, or as shown
DRAWING:	Measured Survey (As Existing)
REFERENCE:	LDA-182-01B

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Block plan and Proposed Elevations/ Floor Plans Slide 7

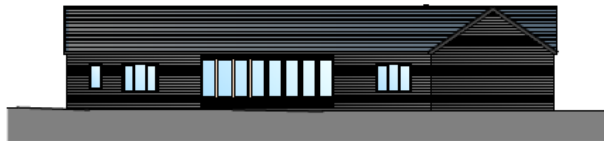
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North East Elevation



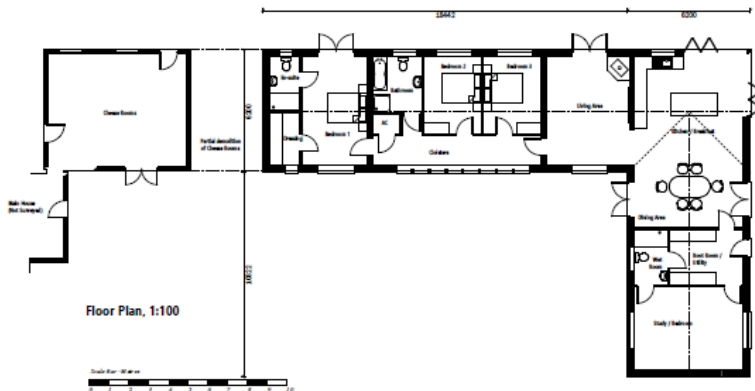
North West Elevation



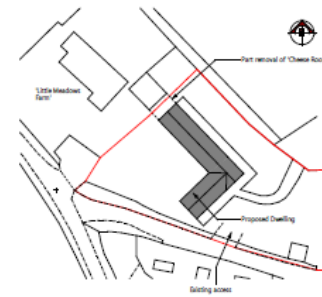
South West Elevation



South East Elevation



Floor Plan, 1:100



Block Plan, 1:500

REVISIONS	0 - 18/11/19 - Initial amendments 1 - 19/11/19 - amendments for 19/19
PROJECT	Proposed New Dwelling (Detailed Scheme)
ADDRESS	Barn at Little Meadow Farm, Babergh Green, Ludford, IP13 8EJ
CLIENT	Larry & Karen (via James & Anna)
DATE	October 2019
SCALE / SIZE	1:100 / A1
DRAWING	Proposed Scheme Design
REFERENCE	LDA-182-04D



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