

Public Document Pack



DEVELOPMENT CONTROL COMMITTEE A

DATE	Wednesday 22 June 2016
PLACE	Council Chamber, Council Offices, High Street, Needham Market
TIME	9.30am

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

14 June 2016

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

AGENDA

1. Apologies for absence/substitutions
2. To receive any declarations of pecuniary or non-pecuniary interest by Members
3. Declarations of lobbying
4. Declarations of personal site visits
5. Confirmation of the Minutes of the meeting held on 25 May 2016

Report NA/12/16 Pages A to D

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

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

8. Schedule of planning applications

Report NA/13/16

Pages 1 to 37

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

9. Site Inspections

Note: *Should a site inspection be required for any of the applications this will be held on Wednesday 29 June 2016 (exact time to be given). The Committee will reconvene after the site inspection at 12:00 noon in the Council Chamber.*

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

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

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

Notes:

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

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

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

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

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

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

Members:

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

Conservative and Independent Group

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

Liberal Democrat Group

Councillor: John Field

Green Group

Councillor: Anne Killett
Sarah Mansel

Substitutes

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

Ward Members

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

Mid Suffolk District Council

Vision

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

Strategic Priorities 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')

Suffolk Local Code of Conduct

1. Pecuniary Interests

Does the item of Council business relate to or affect any of your/your spouse /partner's pecuniary interests?

Yes

No

No interests to declare

Declare you have a pecuniary interest

Leave the room. Do not participate or vote (Unless you have a dispensation)

Breach = criminal offence

2. Non-Pecuniary Interests

Does the item of Council business relate to or affect any of your non-pecuniary interests ?

Yes

No

No interests to declare

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

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MID SUFFOLK DISTRICT COUNCIL

Minutes of the **DEVELOPMENT CONTROL COMMITTEE 'A'** held at the Council Offices, Needham Market on Wednesday 25 May 2016 at 9:30am.

PRESENT: Councillor: Matthew Hicks (Chairman)
Roy Barker *
Gerard Brewster
David Burn
John Field
Lavinia Hadingham
Diana Kearsley
Sarah Mansel
Lesley Mayes

Denotes substitute *

Ward Members: Councillor: Sarah Mansel

In Attendance: Professional Lead – Growth and Sustainable Planning (PI)
Development Management Planning Officer (RB)
Senior Legal Executive (KB)
Governance Support Officers (VL/KD)

NA58 APOLOGIES/SUBSTITUTIONS

Councillor Roy Barker was substituting for Councillor David Whybrow.

NA59 DECLARATIONS OF INTEREST

Councillor Matthew Hicks declared a non-pecuniary interest in application 3918/15, as he was the Suffolk County Council Cabinet Member for Environment and Public Protection.

NA60 DECLARATIONS OF LOBBYING

Councillor Sarah Mansel had been lobbied on application 3918/15.

NA61 DECLARATIONS OF PERSONAL SITE VISITS

None received.

NA62 MINUTES OF THE MEETING HELD ON 30 MARCH 2016

Report NA/10/16

The Minutes of the meeting held on 30 March 2016 were confirmed as a correct record.

NA63 PETITIONS

None received.

NA64 QUESTIONS FROM MEMBERS

None received.

NA65 SCHEDULE OF PLANNING APPLICATIONS

Report NA/13/16

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

<u>Planning Application Number</u>	<u>Representations from</u>
3918/15	Peter Dow (Objector) Mark Chapman (Applicant)

Item 1

Application Number:	3918/15
Proposal:	Application for approval of reserved matters pursuant to outline planning permission 0846/13 relating to Appearance, Landscaping, Layout and Scale for the development which includes the erection of 190 residential dwellings.
Site Location:	ELMSWELL – Former Grampian Harris site, St Edmunds Drive, IP30 9HF
Applicant:	Taylor Wimpey East Anglia

Prior to the Officers presentation, the Professional Lead – Growth and Sustainable Planning gave a brief history of the site to Members.

In response to Members' questions the Officer clarified points surrounding:

- noise assessment,
- the bund that was visible in the presentation,
- the entrance to the site,
- existing trees and which were to be kept,
- broadband,
- and car parking on the site.

Peter Dow, speaking on behalf of the Parish Council addressed the Committee and expressed that there was concern regarding the lack of affordable housing and it was also felt that if the existing footpath were to remain it would be a valuable buffer between the development and existing houses. Although the parking was up to standards, the feeling was that it was inadequate and as a result there would be issues with on street parking, once the development was completed. He requested that permitted development rights for the conversion of garages be removed to mitigate any potential parking problems and advised that a relief road was an aspiration in order to alleviate the current traffic issues, as well as help with the additional traffic that this development would bring.

Mark Chapman, the applicant began by praising the Officers for a clear and comprehensive report. He advised that an acoustic survey was carried out prior to

any demolition being carried out, and also after. This led to a strategy for how to mitigate noise being discussed and mitigation at source was the Environmental Officer's choice. Positive discussions with local businesses had already taken place and would continue after the meeting. Should mitigation at source not be possible, then other strategies would be visited. He also addressed questions that Members had raised with the Officer and advised the following:

- The bund seen in the Officers presentation was crushed concrete from the demolition that had been carried out, and would be re-used during the development of the site, to assist with the sustainability of the site.
- That a full survey of the trees on the site had been carried out by the Tree Protection Officer, and details of which trees were to be kept was in the report.
- With regard to parking, he stated that it would be provided as close to each property as possible, and that on street parking would only be in the terraced area of the development. In order to alleviate Members concerns regarding potential parking on verges, a further look at the detailed landscaping scheme was possible.
- There was an obligation to deliver fibre broadband, to the development and this work had already been commissioned and paid for.

Councillor Sarah Mansel, Ward Member said that this was a high profile site and that the majority of residents were concerned regarding the additional traffic and delays at the already busy railway crossing. She was disappointed that there was a lack of smaller market dwellings and no flats. She did thank the Developer for listening to some of the concerns raised by the village, and addressing these. However there was still the issue of the diverted footpath, odour from the nearby fish factory and parking. She also advised that it was felt that more planting, to enhance the privacy of existing dwellings, should be put in.

The Committee considered the application and whilst many agreed that it was positive that this brownfield site was being developed, there were concerns surrounding parking and also disappointment at the lack of affordable housing. It was generally felt that the reassurances from the Applicant regarding parking had gone some way to alleviate these concerns.

A motion to approve the application subject to an additional condition:

- Notwithstanding the landscape and masterplan strategy the hard landscaping details for the site shall include measures to discourage vehicle parking on highway verges and to safeguard street feature planting.

And an amendment to an existing condition:

- The hereby permitted garage and parking spaces shall be used solely for the parking and storage of vehicles and domestic chattels ancillary to the enjoyment of each related dwelling houses as such.

Was proposed and seconded.

By a unanimous vote.

Decision – That authority be delegated to Professional Lead – Growth & Sustainable Planning to approve the Reserved Matters (Appearance, Landscape, Scale and Layout) subject to the following conditions:

- Accord with Arboricultural Report
- Accord with Approved Plans and Documents (plans within the Bundle)
- The hereby permitted garage and parking spaces shall be used solely for the parking and storage of vehicles and domestic chattels ancillary to the enjoyment of each related dwelling houses as such.
- Notwithstanding the landscape and masterplan strategy the hard landscaping details for the site shall include measures to discourage vehicle parking on highway verges and to safeguard street feature planting.

Item 2

Application Number: **1873/16**
Proposal: Erection of two storey side extension
Site Location: **STOWMARKET** – 10 Eastward Place, IP14 1HB
Applicant: Mr and Mrs Masterson

Councillor Dave Muller, commenting by email, stated that he had no objection to the application.

By a unanimous vote.

Decision – That Planning Permission be granted subject to conditions:

- Time limit
- Approved plans as agreed
- Materials to be agreed

.....
Chairman

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A – 22nd JUNE 2016

SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

<u>ITEM</u>	<u>REF. NO</u>	<u>PROPOSAL & PARISH</u>	<u>MEMBER/WARD</u>	<u>OFFICER</u>	<u>PAGE NO</u>
1	0492/16	<p><u>In the Parish of Tostock:</u> Erection of single storey rear and side extensions to existing annex.</p>	Cllr J Levantis Cllr S Mansel	TS	1-13
2	1751/16	<p><u>In the Parish of Norton:</u> Erection of 2 no. new two-storey dwellings and construction of new vehicular access.</p>	Cllr J Levantis Cllr S Mansel	AS	14-37

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 22 June 2016

AGENDA ITEM NO 1
APPLICATION NO 0492/16
PROPOSAL Erection of single storey rear and side extensions to existing annex
SITE LOCATION Annexe at Ifold, New Road, Tostock, IP30 9PJ
SITE AREA (Ha)
APPLICANT Mr & Mrs J Parnum
RECEIVED February 1, 2016
EXPIRY DATE March 29, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) The applicants are related to a member of council staff.

PRE-APPLICATION ADVICE

1. None

SITE AND SURROUNDINGS

2. The site dwelling is a two storey, modern, buff brick and concrete tiled, detached, bungalow with a uPVC conservatory on the rear elevation and a single storey extension on the north side elevation, this is the site of the attached annexe accommodation. The dwelling faces west towards the highway and set within a generous plot size.

The neighbouring dwelling to the south has been extended by a large, two storey, gabled ended unit. Opposite the site plot is a row of semi-detached Authority dwellings and the immediate locality has just one listed building to the north west at a distance that this proposal will have no visual impact upon that public house. The site is outside of the local Conservation Area.

HISTORY

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

0492/16	Erection of single storey rear and side extensions to existing annex	Granted
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PROPOSAL

4. The proposal is for single storey extensions to a two storey dwelling to form an annex. The main extension would be 5.4 metre high (2.8 metres to eaves).

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Tostock Parish Council**

- Support

MSDC - Heritage (LB, affecting LB, Con Area affecting Con Area)

The Heritage Team has no comments to make on this proposal

LOCAL AND THIRD PARTY REPRESENTATIONS

7. There are no representations received.

ASSESSMENT

8. **Principle of Development**

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

The works proposed are not considered to be detrimental with regard to the host dwelling. The proposed extension at Ifold will not rival the large, two storey extension of the neighbour to the south. There are generous extensions within the street scene.

Design and Layout

The proposal seeks to add a single storey, pitched roof extension to the rear (east) elevation of the existing attached annexe which runs along the north

elevation of the host dwelling lfold. It is also proposed to erect a new porch onto the north elevation of that extension. The new porch is an additional access into the main dwelling and leads to the annexe section of the new footprint created. There is a link between the annexe and the host dwelling via the utility room. The original annexe site now allows for a new bedroom, a study and a bathroom serving the host dwelling.

The external design will have no impact on the front (west) elevation of the dwelling and, therefore, no impact on the local street scene. The new (east) facing rear gable is wide and slightly overlaps the original rear elevation of the dwellinghouse. In terms of design this proposal it is not especially in keeping with the overall form of lfold, however, the only impact is from within the plot and, at single storey level only, it is highly unlikely that there will be no harm caused to the existing structure.

Highway Safety (Parking, Access, Layout)

The site is accessed via a private drive and dropped kerb in front of the dwelling. The frontage has a large area of hardstanding and this development will have no impact upon the existing parking and turning areas within the site.

Residential Amenity

There is just the neighbouring dwelling to the north to consider as being impacted upon from this development. However, the works are at single storey level only and all fenestration proposed is at ground floor level only. For that reason this proposal is considered acceptable and would not have significant harm to warrant refusal.

Conclusion

In assessing the development on its merits, and having regard to the comments of national and local planning policy, the proposed development is considered to have no significant detrimental impacts on the character and appearance of the existing dwelling, neighbour amenity or the wider surroundings. This proposal is considered to be in accordance with policies of the extant development plan and NPPF.

RECOMMENDATION

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

- **Standard Time Limit**
- **In accordance with approved plans**

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Tilly Smith
Planning Officer

APPENDIX A - PLANNING POLICIES

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

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

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

Cor5 - CS5 Mid Suffolks Environment

2. **Mid Suffolk Local Plan**

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

H18 - EXTENSIONS TO EXISTING DWELLINGS

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

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

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

The following people **objected** to the application

The following people **supported** the application:

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



Title: Committee Site Plan

Reference: 0492/16

Site: Annexe at Ifold, New Road, Tostock, IP30 9PJ



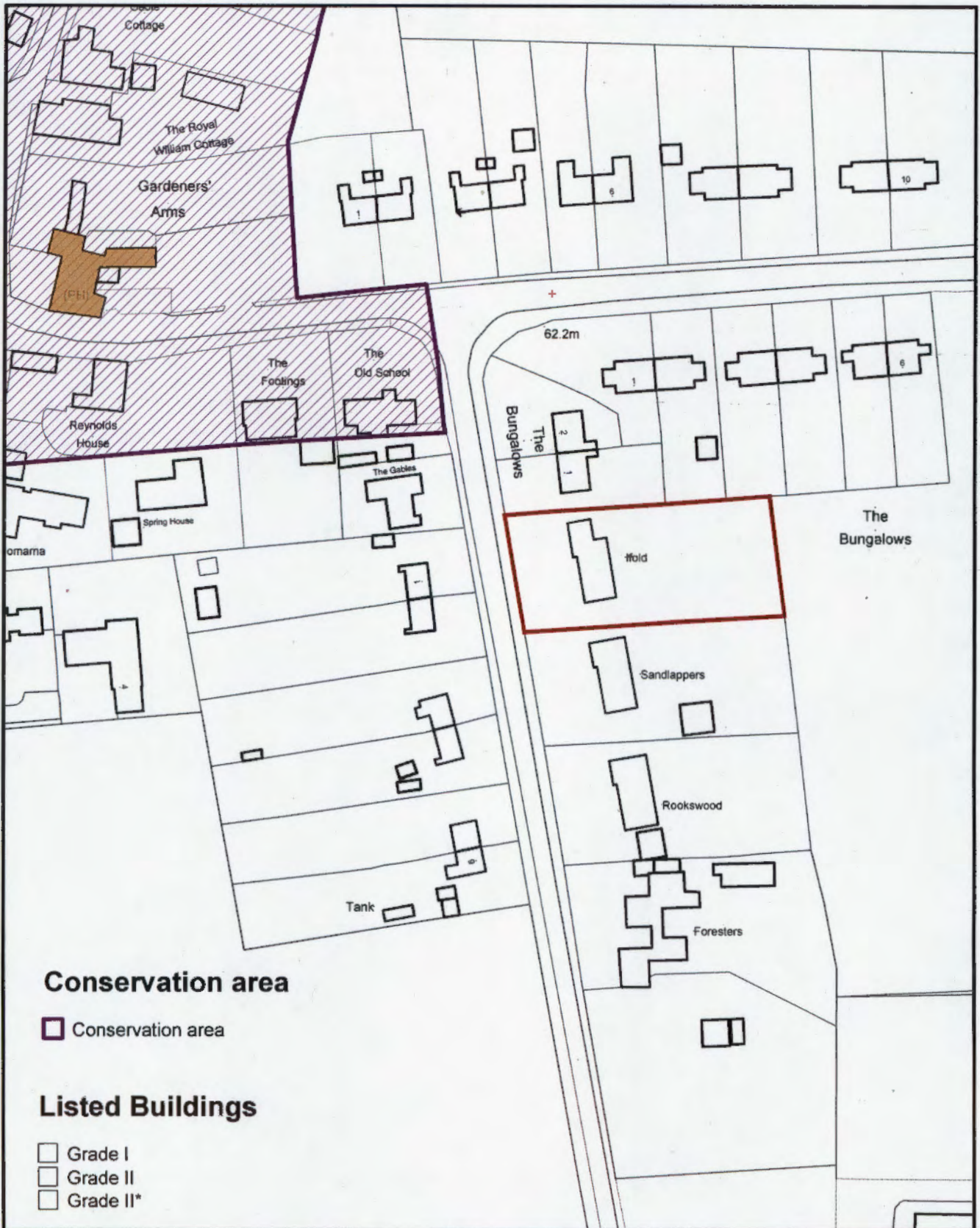
MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csdun.gov.uk
 www.midsuffolk.gov.uk



SCALE 1:1250

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Conservation area

□ Conservation area

Listed Buildings

- Grade I
- Grade II
- Grade II*

Title: Committee Constraints Map

Reference: 0492/16

Site: Annexe at Ifold, New Road, Tostock, IP30 9PJ

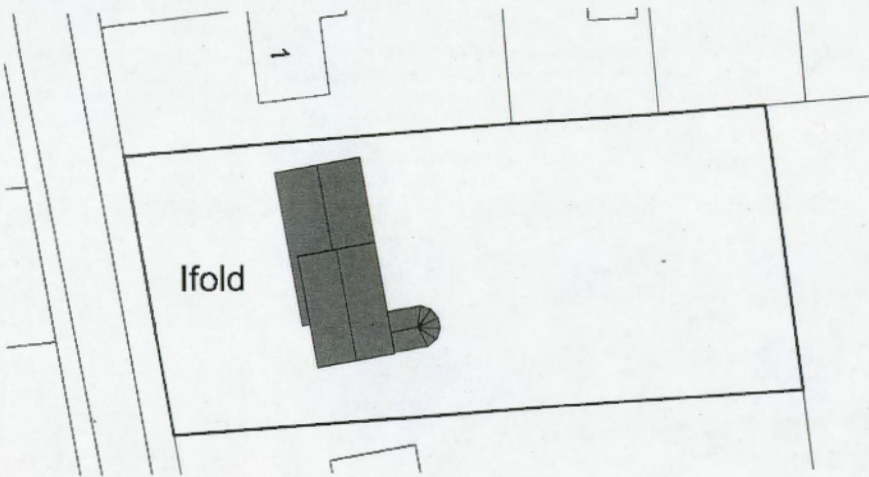
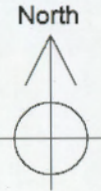


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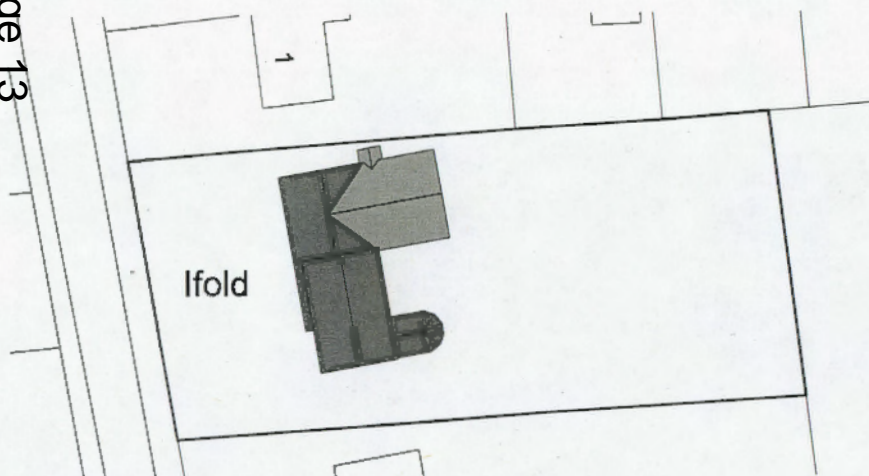


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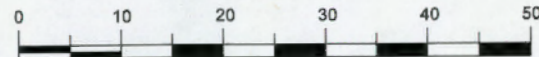
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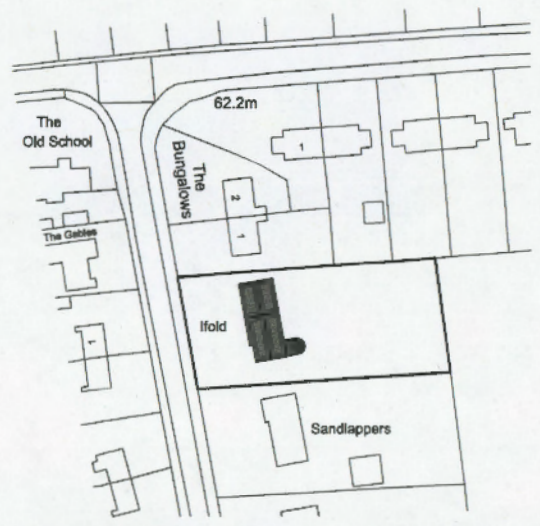
Block plan as existing



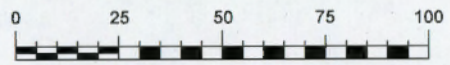
Block plan as proposed



Scale bar 1:500 @ A3



Location plan



Scale bar 1:1250 @ A3

Ian Smittle Architectural Services
75 Camden Road, Ipswich IP3 8JN
telephone 01473 714209
Do not scale from this drawing
- If in doubt ASK

Site location and block plan
Proposed rear/side extension and internal alterations
Ifold, New Road, Tostock nr. Bury St. Edmunds, Suffolk, IP30 9PJ
For John and Jane Parrum
Scales 1:500 + 1:1250 @ A3 dwg. number 201505/01



Front elevation to West

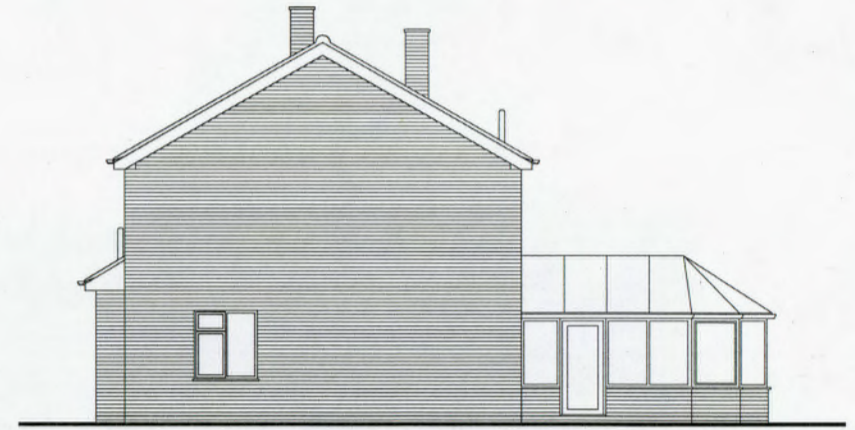


Side elevation to North

Page 14

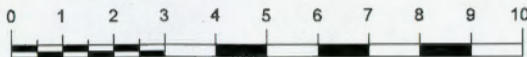


Rear elevation to East



Side elevation to South

8



Scale bar 1:100 @ A3

- Materials:**
Walls: Buff brick, render panel
Roof: pantiles
Gutters: White uPVC
Fascia: White painted timber
Frames: White uPVC
Conservatory: White uPVC with translucent polycarbonate roof

Ian Smilie Architectural Services
 75 Camden Road, Ipswich IP3 8JN
 telephone 01473 714209
 Do not scale from this drawing
 - If in doubt ASK

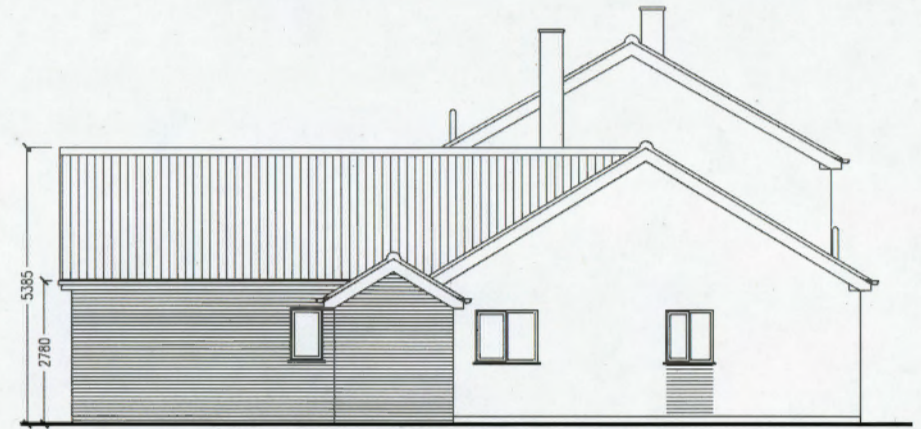
As existing elevations

Ifold, New Road, Tostock nr. Bury St. Edmunds, Suffolk IP30 9PJ
 For John and Jane Parrum

Scale 1:100 @ A3 dwg. number 2015051/03



Front elevation to West



Side elevation to North

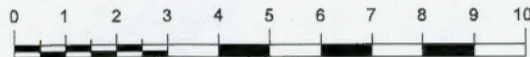
Page 15



Rear elevation to East



Side elevation to South



Scale bar 1:100 @ A3

Materials:

Walls: Buff brick, render to match

Roof: Pantiles to match

Gutters: White uPVC to match

Fascia: White painted timber to match

Frames: White uPVC to match

lan Smilie Architectural Services
 75 Camden Road, Ipswich IP3 8JN
 telephone 01473 714209
 Do not scale from this drawing
 - If in doubt ASK

As proposed elevations

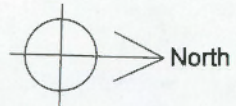
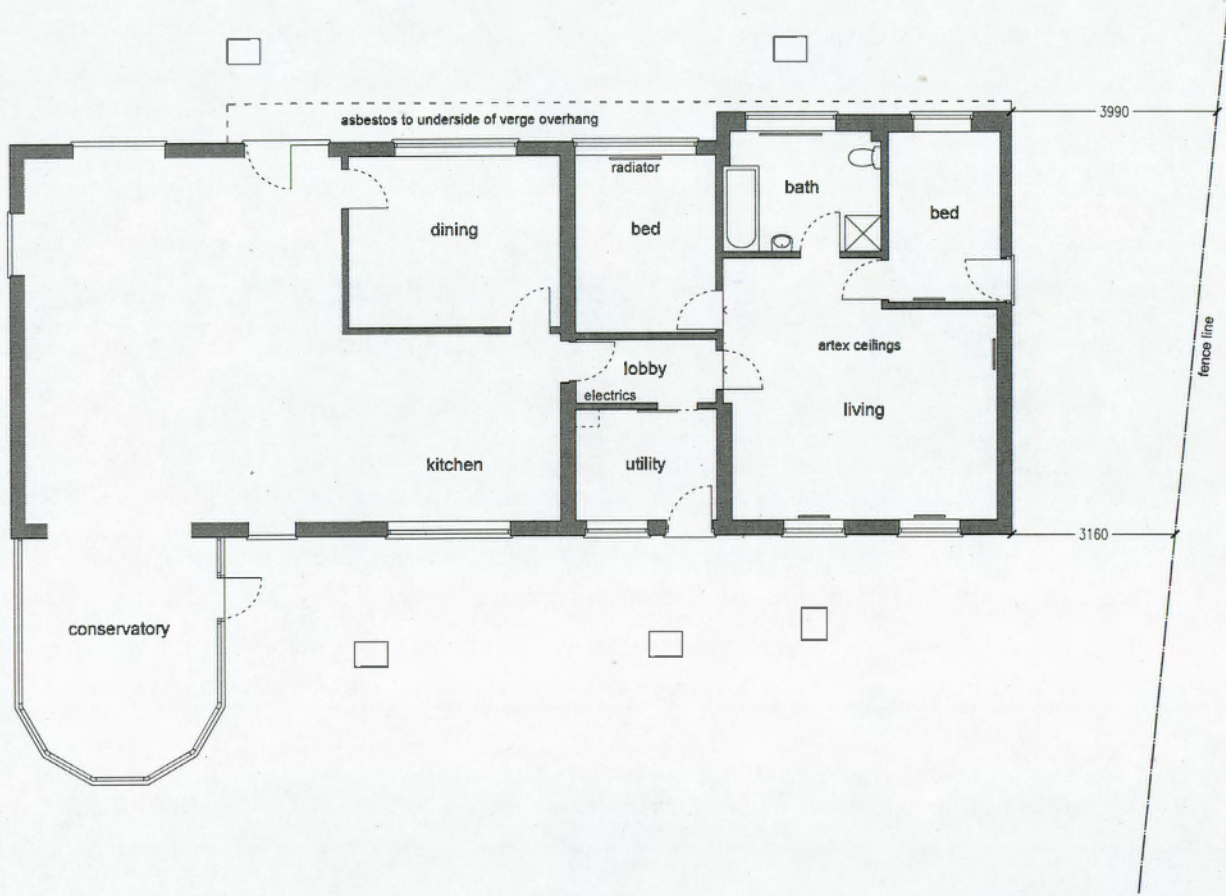
Proposed rear/side extension and internal alterations

Yfold, New Road, Tostock nr. Bury St. Edmunds, Suffolk, IP30 9PJ

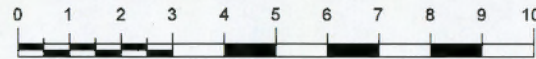
For John and Jane Parnum

Scale 1:100 @ A3 drg. number 2015051/05

6



Ground floor plan

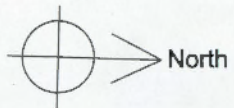
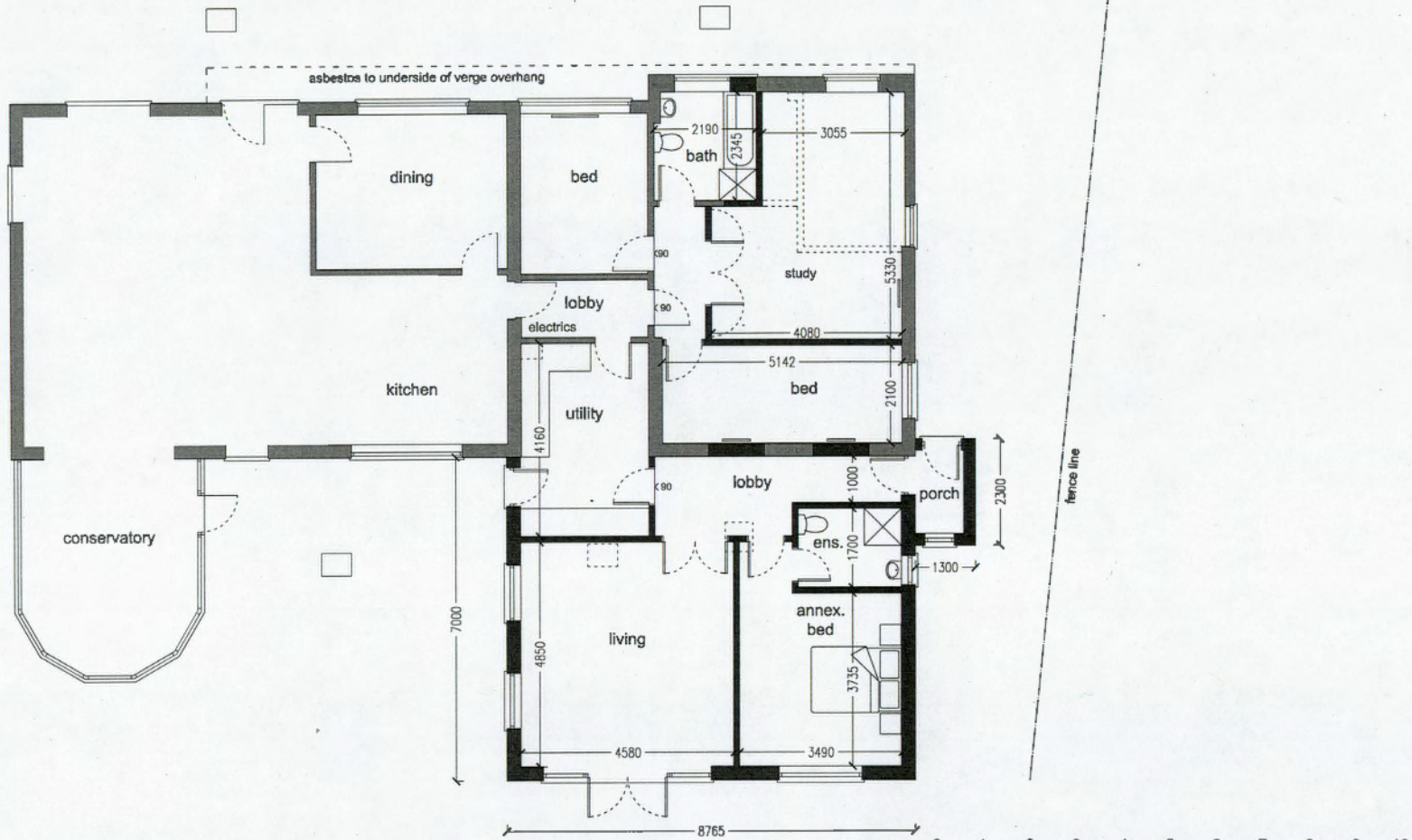


Scale bar 1:100 @ A3

Rev. A: Fence line added

lan Smille Architectural Services
 75 Camden Road, Ipswich IP3 8JN
 telephone 01473 74209
 Do not scale from this drawing
 - If in doubt ASK

As existing plan
 Proposed rear/side extension and internal alterations
 1fold, New Road, Tostock nr. Bury St. Edmunds, Suffolk, IP30 9PJ
 For John and Jane Pamum
 Scale 1:100 @ A3 dwg. number 2015051/02 Rev. A



Ground floor plan

Scale bar 1:100 @ A3

Rev. A: Fence line added
Rev. B: Internal layout amended

Jon Smille Architectural Services
 75 Camden Road, Ipswich IP3 8JN
 telephone 01473 714209
 Do not scale from this drawing
 - If in doubt ASK -

As proposed plan
 Alterations to existing dwelling and formation of rear annex
 1fold, New Road, Tostock nr. Bung St. Edmunds, Suffolk IP30 9PJ
 For John and Jane Parrum
 Scale 1:100 @ A3 drg. number 2015051/04 Rev. B

From: marilyn.bottomley@btinternet.com [mailto:marilyn.bottomley@btinternet.com]
Sent: 14 March 2016 12:14
To: Planning Admin
Subject: Planning application 0492

Planning application 0492/16 Annexe at Ifold, New Road, Tostock

Tostock Parish council supports the above application

Marilyn Bottomley
Clerk



Consultation Response Pro forma

1	Application Number	0492/16 Ifold, Tostock	
2	Date of Response	1.3.16	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Heritage Enabling Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team has no comments to make on this proposal.	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.		
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions		

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

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 22 June 2016

AGENDA ITEM NO 2
APPLICATION NO 1751/16
PROPOSAL Erection of 2 no. new two-storey dwellings and construction of new vehicular access.
SITE LOCATION Land adj Halfboys, Ixworth Road, Norton IP31 3LE
SITE AREA (Ha)
APPLICANT Ms K Simmons
RECEIVED April 11, 2016
EXPIRY DATE June 7, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

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

PRE-APPLICATION ADVICE

1. None

SITE AND SURROUNDINGS

2. The site extends to approximately 0.06 hectares of existing residential garden land located to the western side of the A1088 Ixworth Road. The site lies within the settlement boundary of Norton, to the north of the village centre, and within the village's 30mph speed limit.

To the north of the proposal site lies the existing host dwelling and residential garden of Halfboys. To the south of the site lies an undeveloped and overgrown area of green space. To the west of the site, across a drainage ditch lie arable fields. To the east of the site, across the fronting Ixworth Road Highway lies the village hall, playing fields and pre-school.

HISTORY

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

3782/14	Application for Outline Planning Permission for severance of side garden for erection of one dwelling with garage	Granted 04/03/2015
0044/03/OL	SEVERANCE OF SIDE GARDEN FOR CONSTRUCTION OF DWELLING WITH	Granted 23/04/2003

	GARAGE AND CONSTRUCTION OF NEW VEHICULAR ACCESS	
0015/95/OL	SEVERANCE OF SIDE GARDEN FOR CONSTRUCTION OF DETACHED COTTAGE STYLE DWELLING AND GARAGE, WITH CONSTRUCTION OF NEW VEHICULAR ACCESS.	Granted 18/04/1995
0251/87/OL	Severance of side garden for construction of detached cottage style dwelling and garage, with construction of new access,	Granted 10/02/1989

PROPOSAL

4. The application seeks full planning permission for the erection of 2 no. two-storey dwellings, linked together by single-storey attached side garage elements. The proposal also seeks permission for the construction of a new shared vehicular access onto the A1088 Ixworth Road Highway.

The proposed dwelling would mirror each other and would consist of side gabled pitched roofs with chimney stacks. The front elevations would have a 3 window range with central entrance doors sided by balancing bay windows at ground floor level. The dwelling would also consist of two-storey rear projecting elements and the aforementioned single-storey attached side garages.

The proposed dwellings would have maximum ridge heights of approximately 7.5 metres, eaves heights of approximately 5 metres, maximum widths of approximately 12.83 metres, and maximum depths of approximately 11.7 metres.

The proposed dwellings would be externally finished in facing soft red brickwork with dark red peg tile roofs and white UPVC windows and doors.

The proposed dwellings would be set back approximately 5.5 metres from the edge of the fronting highway and would be served by a shared central vehicular access leading to hardstanding driveways to the dwelling frontages, set behind low level native mixed hedgerow planting.

The proposed dwellings would have rear private patio areas measuring approximately 4.7 by 6.6 metres and private lawns beyond this at minimum depth of 5.1 metres from the rear edge of the patios.

The density of the proposed development would be approximately 29 dwellings per hectare.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. Parish Council

The Council has the following observations to make:

T10: It would appear there are insufficient car parking spaces allocated. With two properties there will be twice as many vehicles egressing the site. There is also concern about increased traffic generated by the properties on to the main A1088 and being sited opposite the Village Hall entrance this could be a problem for vehicles using this facility.

H15: The proposed dwellings do not reflect the local character of the area.

GP1: The design and layout of the proposed new dwellings does not respect the appearance of the surrounding area by means of size and scale.

H13 & SB2: It is considered that the large size of two properties would result in overdevelopment of the site.

SCC Highways

Recommends conditions as detailed below.

1) AL 3 Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM01; and with an entrance width of 4.5m and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

SCC Archaeological Service

There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

MSDC Environment Health (Land Contamination)

Have reviewed the application and can confirm that the applicant has submitted all the information required to demonstrate that the site is suitable for the proposed end use - Therefore have no objections to raise with respect to this application. Would only request that EH are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

MSDC Environment Health (Other Issues)

Have no objection to the proposed development.

MSDC Tree Officer

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

Suffolk Wildlife Trust

No response received.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the one representation received.
- Looks like the application is on to the property next door
 - Trees have been cut down that are not the landowner's to cut down
 - The landowner believes the site is bigger than it is
 - The landowner has also put crushed concrete on site that looks over the boundary of the site – cannot see why you would lay concrete slab up to or passing the site boundary – landowner has to go on to neighbouring land either way as it is not possible to put a fence up by either party
 - The landowner has pulled out a hedge that was an old hawthorn hedge that was clearly the boundary

ASSESSMENT

8. There are a number of considerations which will be addressed as follows.
- o Principle of Development
 - o Planning Obligations
 - o Design and Layout
 - o Residential Amenity
 - o Highway and Access Issues
 - o Impact on Heritage Assets and Archaeology
 - o Land Contamination
 - o Landscaping and Biodiversity
 - o Other Issues

PRINCIPLE OF DEVELOPMENT

The Council acknowledges that it is unable to demonstrate a five-year supply of deliverable housing land, as required by paragraph 47 of the National Planning Policy Framework (NPPF).

Accordingly, in accordance with paragraph 49 of the NPPF, the proposal should be considered in the context of the presumption in favour of sustainable development. For the purposes of decision taking, that means granting planning permission unless the adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF, taken as a whole.

Paragraph 49 of the NPPF states that:

"Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."

Mid Suffolk District Council does not have this housing land supply at this time and, as such, the Council's housing supply policies are not considered to be up to date. Paragraph 14 of the NPPF states in this respect:

"For decision-taking this means:

approving development proposals that accord with the development plan without delay; and

where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted"

In light of this, as the development plan is considered out of date in terms of the Council's housing supply policies, it is necessary to consider that, nevertheless, the NPPF requires that development be sustainable and assess whether the adverse impacts outweigh the benefits when considered in the whole.

Further to the above, the proposed development site lies within a Primary Village, as designated in policy Cor1 of the development plan. As such the proposed development is considered to be sustainably located within an existing settlement where it will help support existing local services and facilities.

Extant permission Ref. 3782/14, which granted outline planning permission for the erection of one dwelling and a garage on the site is considered material in the consideration of the current application in that new housing development has recently been approved on the site in March 2015.

For the above reasons the principle of housing development is considered acceptable subject to consideration of all other material planning considerations.

PLANNING OBLIGATIONS

The Community Infrastructure Levy (CIL), a new, fixed rate payment that the council 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, is now implemented.

Section 106 legal agreements will also be used alongside CIL to secure on-site infrastructure and items that do not fall within the definition of infrastructure, such as affordable housing.

The Council adopted a CIL Charging Schedule on 21st January 2016. CIL will therefore be charged on all relevant planning permissions granted from 11th

April 2016 in accordance with the current charging schedule.

It is not considered that the proposed development would require a contribution towards affordable housing delivery by reason of the site location, the number of proposed dwellings (being less than 5 no.) and the site area being less than 0.17 of a hectare. The proposed development is therefore considered to be in accordance with altered policy H4 of the development plan.

DESIGN AND LAYOUT

Section 7 of the NPPF refers to design. It provides that good design is a key aspect of sustainable development; it should contribute positively to making places better for people. Decisions should aim to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks.

Furthermore it provides that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. The NPPF goes on to state it is "proper to seek to promote or reinforce local distinctiveness" (para 60) and permission should be "refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions" (para 64).

At a local level policy Cor5 of the development plan states (inter alia) that development will be of a high quality of design that respects the local distinctiveness and the built heritage of Mid Suffolk, enhancing the character and appearance of the district. It should create visual interest within the street scene.

Policy Cor9 of the development plan states (inter alia) that new housing development should provide a mix of housing types, sizes and affordability to cater for different accommodation needs. The policy states that densities of at least 30 dwellings per hectare will be sought unless special local circumstances require a different treatment at lower densities, such as in villages, taking into account the character and appearance of the existing built environment.

Policy SB2 of the development plan states (inter alia) that all such developments will normally be permitted unless, to a material extent, they are considered to adversely affect: the character and appearance of the settlement; and existing open spaces providing important facilities or amenities for the local community. The policy also states that the local planning authority will refuse development which does not have form, scale or character in keeping with the surrounding area and that excessive infilling or inappropriate forms of development will be refused.

Policy GP1 of the development plan states (inter alia) that poor design and layout will normally be refused and that the local planning authority will normally grant permission for proposals that: maintain or enhance the character and appearance of their surroundings and respect the scale and density of surrounding development; have materials and finishes that respect the local vernacular where appropriate; provide siting of buildings and creation of spaces

that maintain and enhance the character of the site; incorporate and protect important natural landscape features, including existing trees, shrubs and hedgerows; and make proper provision for the garaging, parking and turning of motor vehicles and for access in a manner that does not dominate the appearance and design of the layout.

Policy H13 of the development plan states (inter alia) that new housing development will be expected to achieve a high standard of design and layout and be of a scale and density appropriate to the site and its surroundings and should: provide design and layout that respects the character of the proposal site and the relationship of the proposed development to its surroundings; be of a design that compliments the scale, form and materials of the local vernacular; have adequate privacy, sufficient daylight and sunlight and be provided with private amenity spaces or gardens; retain landscape features, including hedges and trees, unless impracticable or unnecessary; and propose satisfactory landscaping.

Policy H15 of the development plan states (inter alia) that proposed new housing should be consistent with the pattern and form of new development in the neighbouring area, the character of its setting, and the configuration of the site, including its natural features.

It is considered that the existing street scene to the north and south of the proposal site portrays an existing, varied and diverse character of dwelling types, sizes and designs spaced at medium to high densities.

The proposed development would provide a pair of modest 3 bedroom dwellings on a site, at density of less than 30 dwellings per hectare (as prescribed by policy Cor9 of the development plan) that is comparable to existing dwellings on the same road. The proposed dwellings are also considered to provide adequately sized private garden and patio spaces to the rear, facing fields and that would enjoy afternoon sunshine. The proposed layout would also enable adequate driveway and parking spaces to the dwelling frontages and still allow space for fronting low level hedgerow planting. The proposed development is therefore considered to make efficient use of land at a density that is comparable to the prevailing character of the existing street scene.

The proposed scale, form, design and external finishing materials of the new dwellings is considered to be consistent with the existing varied character of the street scene and one that respects the character of the proposal site and the relationship of the proposed development to its surroundings.

RESIDENTIAL AMENITY

Paragraph 17 of the NPPF (2012) states (inter alia) that a core planning principle is that planning should always seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Policies within the adopted development plan require (inter alia) that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties.

The proposed dwellings would be sited approximately 16 metres from the

nearest existing neighbouring dwelling, that being Halfboys to the north, and would consist of no side facing windows above ground floor level. It is therefore not considered that the proposed dwellings would adversely impact the amenities currently enjoyed by occupants of any existing neighbouring properties.

The two-storey elements of the proposed dwellings would be located approximately 3.3 metres from the mutual boundary to the centre of the site with the proposed attached single-storey garages in between. Again there would be no proposed first floor windows that would directly face either of the proposed properties. It is not therefore considered that either of the proposed dwellings would adversely impact the amenities reasonably expected by future occupants of the land and buildings.

HIGHWAY AND ACCESS ISSUES

Paragraph 32 of the NPPF (2012) states (inter alia) that decisions on all such development proposals should take account of whether safe and suitable access to the site can be achieved and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

At a local level policy T9 of the development plan states (inter alia) that development proposals will normally be required to provide for the parking and manoeuvring of vehicles on the application site, in accordance with the parking standards adopted by the local planning authority.

Policy T10 of the development plan states (inter alia) that when considering planning applications for development, the local planning authority will have regard to: the provision of safe access to and egress from the site; the suitability of existing roads giving access to the development, in terms of the safe and free flow of traffic and pedestrian safety; whether the amount and type of traffic generated by the proposal will be acceptable in relation to the capacity of the road network in the locality of the site; and the provision of adequate space for the parking and turning of vehicles within the curtilage of the site.

In accordance with current adopted advisory parking standards provided by the local highway authority each of the proposed three bedroom dwellings should provide at least 2 no. on-site parking spaces, clear of the public highway. Furthermore, these standards advise that each parking space should measure at least 2.4 metres wide (with 0.9 metres of additional borrowed space available to enable doors to be opened over an access path or flower bed etc.) by 4.8 metres in length.

It is considered that 2 no. parking spaces, of the above specifications, would be provided to the frontage of each proposed new dwelling, with an additional third parking space available per dwelling in the proposed side garages. In addition to the proposed on-site parking spaces, it is considered that sufficient space would remain on site to enable vehicles to turn and re-enter the highway safely in forward gear.

It is considered that the proposed development proposes a sufficiently sized shared vehicular access, that would meet the current specifications as advised by the local highway authority. It is also considered that the proposed access will

allow safe and unobscured highway visibility when entering the public highway.

The proposed development is considered to provide safe highway access and visibility and adequate on-site turning and parking spaces.

IMPACT ON HERITAGE ASSETS AND ARCHAEOLOGY

Under the NPPF paragraph 17 states that, as one of the core planning principles, planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraph 131 of the NPPF goes on to provide that (inter alia) in determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to- the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Furthermore, paragraph 141 of the NPPF states that local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly available. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

At a local level policy HB14 of the development plan states (inter alia) that where there is an overriding case for preservation, planning permission for development that would affect an archaeological site or its setting will be refused.

Furthermore, policy HB14 states that having taken archaeological advice, the local planning authority may decide that development can take place subject to either satisfactory measures to preserve the archaeological remains in situ or for the site to be excavated and the findings recorded. In appropriate cases the local planning authority will impose a planning condition requiring the developer to make appropriate and satisfactory provision for the excavation and recording of the archaeological remains.

The County Archaeological Unit have advised that the application site lies in an area of archaeological importance, recorded in the County Historic Environment Record, on the edge of a medieval green. The proposed development site is

also situated adjacent to the line of a Roman road (NRN 008). As a result, there is high potential for encountering early occupation deposits at this location. Any groundworks associated with the proposed development has the potential to cause significant damage or destruction to any underlying heritage assets.

County Archaeology have advised that there are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 141), it is advised that any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

LAND CONTAMINATION

The applicant has submitted a land contamination assessment with the application. Following assessment by Council contaminated specialists, it is not considered that the future occupants of the property would be at significant risk from sources of land contamination.

LANDSCAPING AND BIODIVERSITY

The proposal site comprises an area of existing maintained garden land with the southern portion of the site presently covered with hard-core groundings. The proposal site is currently devoid of tree and hedgerow planting.

It is not therefore considered that the proposed development would have a demonstrable adverse impact on biodiversity or protected species habitats, and would not result in the loss of any significant trees or hedgerows.

It is considered that there is an opportunity to secure appropriate landscape planting by way of condition that would serve to enhance the landscaping and biodiversity of the site.

OTHER ISSUES

With respect of the comments received by the owner of the adjacent land:

The proposed development would be constructed within the red line as indicated on the site location plan, within which the applicant has indicated they are the sole owner by the signing of ownership certificate A, provided with the application.

Any boundary ownership disputes are considered to be a private matter between the relevant parties and not a material planning consideration in the determination of this application.

The objectors comments also relate to the cutting down of trees and a hedgerow that once grew on the site. It is not considered that the former trees and hedgerow were protected by way of either a TPO or conservation area designation, therefore it is not considered that an offence has been committed in their removal. As above mentioned the existing site is currently devoid of trees and hedgerows and the proposed development would therefore not result in further removal.

CONCLUSION

It is considered that the proposed development would provide much needed housing development within a sustainable settlement and, having considered all other material planning considerations, is not considered to result in significant harm. It is therefore considered that the proposed development should be approved.

RECOMMENDATION

That the Planning Lead - Growth and Sustainable Planning be authorised to grant Full Planning Permission subject to conditions including:

- Standard Time Limit
- Approved Plans
- Material Samples
- Landscaping Scheme and Aftercare
- Programme of Archaeological Works
- Removal of permitted development for extensions and outbuildings
- Those as recommended by the Local Highway Authority

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Alex Scott
Development Management
Planning Officer

APPENDIX A - PLANNING POLICIES

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

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

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

CSFR-FC2 - PROVISION AND DISTRIBUTION OF HOUSING

Cor1 - CS1 Settlement Hierarchy

Cor5 - CS5 Mid Suffolks Environment

Cor9 - CS9 Density and Mix

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

HB13 - PROTECTING ANCIENT MONUMENTS

H3 - HOUSING DEVELOPMENT IN VILLAGES

H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT

H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

T9 - PARKING STANDARDS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING

H4 - PROPORTION OF AFFORDABLE HOUSING IN NEW HOUSING DEVELOPMENT

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

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

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

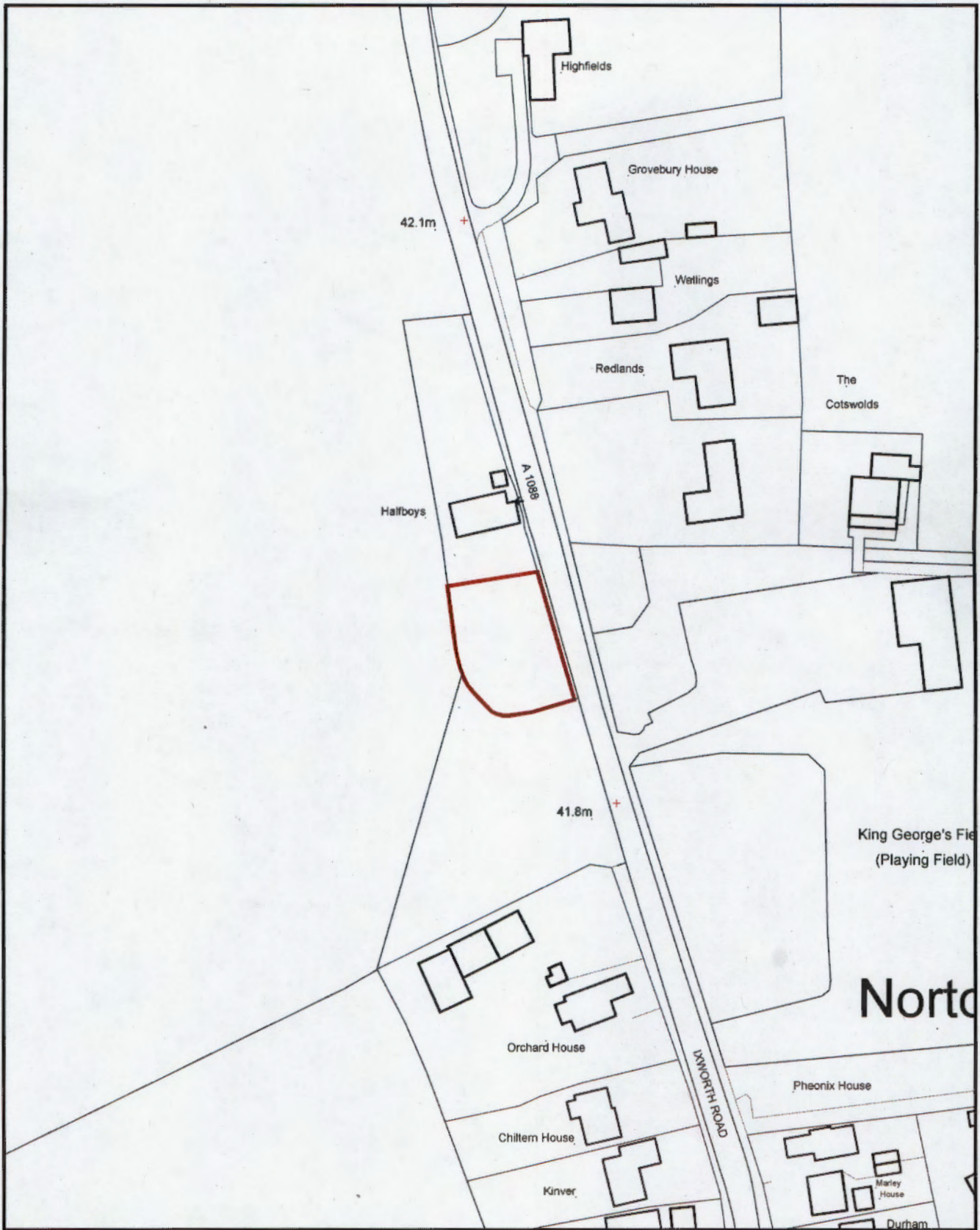
Letter(s) of representation(s) have been received from a total of **1** interested party(ies).

The following people **objected** to the application

[REDACTED]

The following people **supported** the application:

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



Title: Committee Site Plan

Reference: 1751/16

Site: Land adj Halfboys, Ixworth Road, Norton IP31 3LE

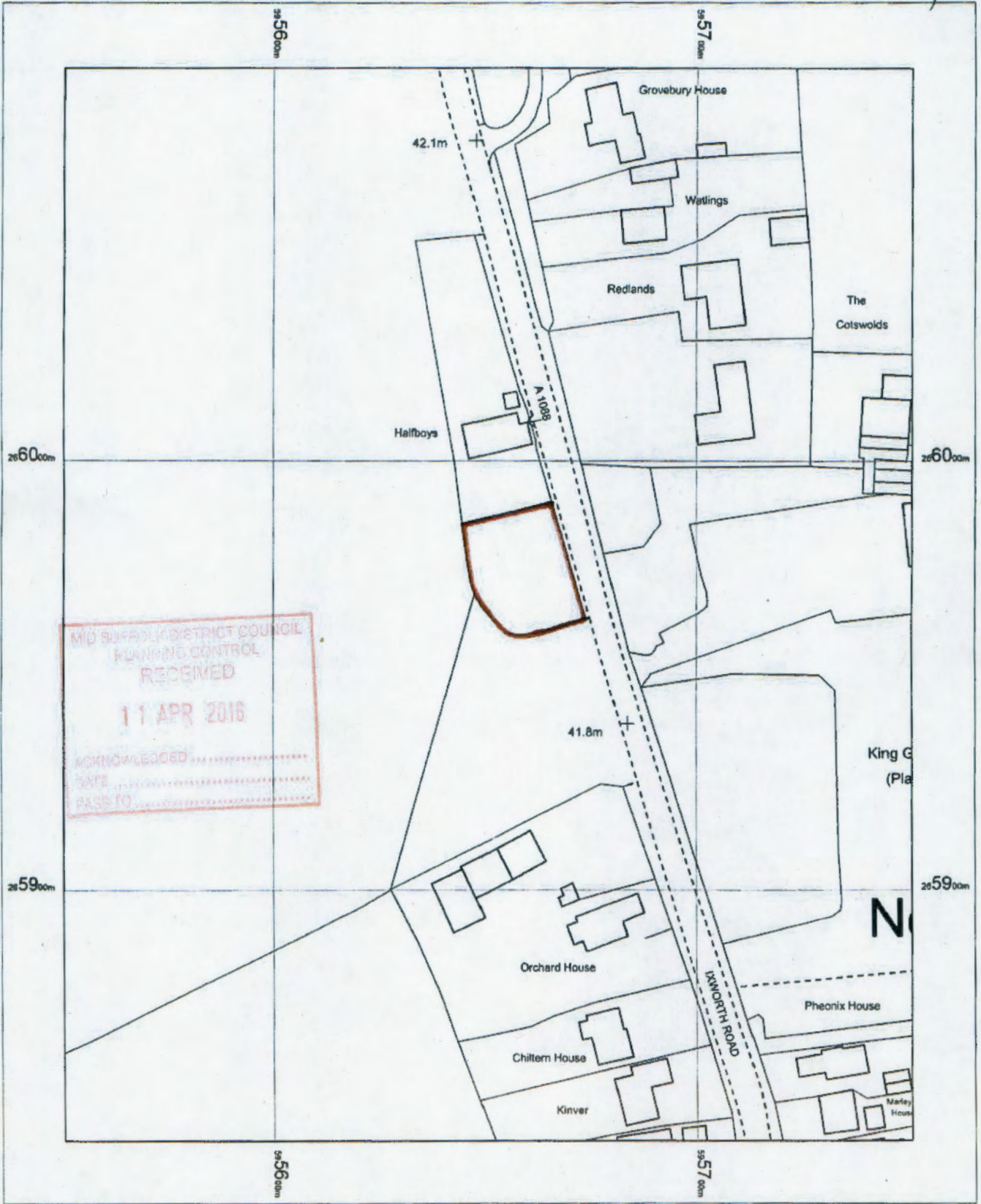


MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.c...
 www.midsuffolk.gov.uk



SCALE 1:1250

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MID SUFFOLK DISTRICT COUNCIL
 PLANNING CONTROL
 RECEIVED
 11 APR 2016
 ACKNOWLEDGED.....
 DATE.....
 PASS TO.....



OS MasterMap 1250/2500/10000 scale
 30 November 2015, ID: JEW-00483618
 maps.johnwright.com

1:1250 scale print at A4, Centre: 595651 E, 265966 N

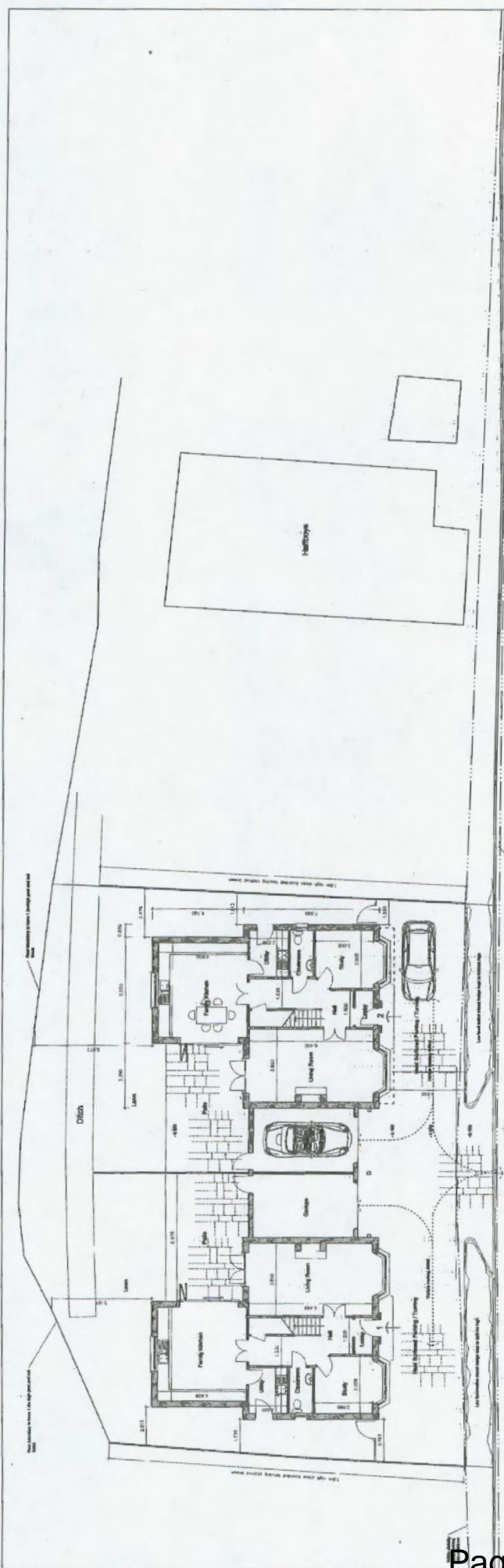
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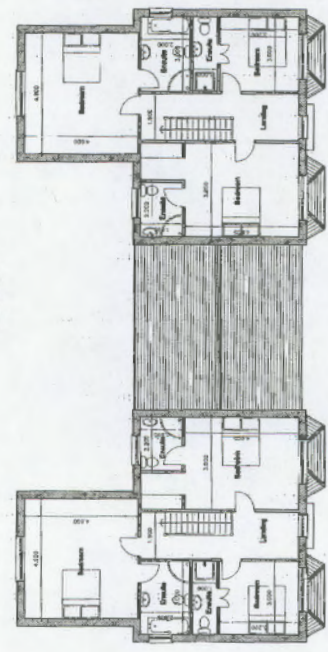
johnwright

1751 JK

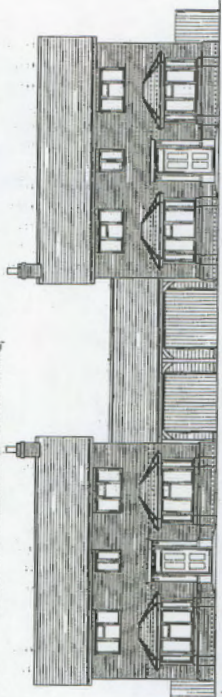
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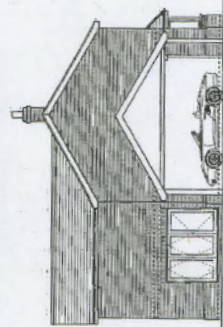
Ground Floor Plan



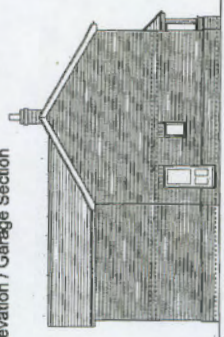
First Floor Plan



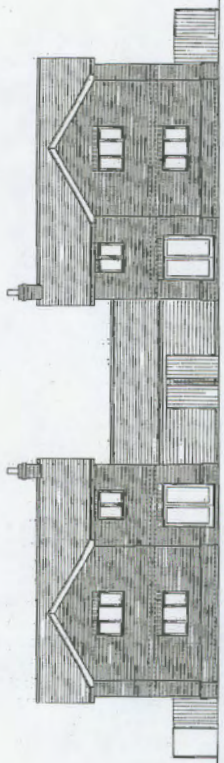
Front Elevation



Side Elevation / Garage Section



Side Elevation



Ground Floor Plan

RECEIVED
11 APR 2019
ARCHITECTURE
PAGE 10

TIM MOLL ARCHITECTURE Chartered Architect	
JOB 891	
CLIENT	MS BIRRHONS
LOCATION	1000 ROBERT TO HALPASTY, DORSET ROAD,
JOB DESCRIPTION	2/3A NEW APARTMENTS
DRAWING	SCHEDULE 2 B
DATE	MARCH 2019
SCALE	1:100
DATE	11 APR 2019
COPYRIGHT TIM MOLL ARCHITECTURE.	

MEMBER REFERRAL TO COMMITTEE

If any Member wishes to refer a planning application to Committee for determination, this form must be completed (in its entirety) and emailed to Philip Isbell or Christine Thurlow – see email addresses below. A copy must also be sent to the Case Officer for the application). The form must be emailed by the expiry of 28 days from the start of the latest publicity period for the application.

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

Planning application reference:	1751/16
Planning application address:	Land adjacent to Halfboys, Ixworth Road, Norton
Member making request:	Sarah Mansel
Date of request:	6/6/16
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	Parking standards – although this application fulfils the county parking standards – if the garage is not used for parking a car (and in fact in the D&A statement it also suggests storing cycles in the garage), then it would be very difficult to park 2 vehicles at each dwelling and leave room to turn a vehicle. As this development is on the busy A1088 cars will need to exit the properties in forward gear and this may not be possible.
13.4 Please detail the clear and substantial planning reasons for requesting a referral	Respecting local characteristics – fitting two 3 bedroomed dwellings into this plot is much larger housing density than the immediate surroundings. Although there are infill developments both to the north and south of this site, the immediate vicinity to this plot is currently arable land and is very open. Design and layout – fitting two dwellings on this plot could be considered to be overdevelopment. Both dwellings have the minimum required parking spaces and a small amenity space.
13.5 Please detail the wider District and public interest in the applicatio	'In keeping with surroundings' is a fairly subjective statement and how large a radius do you take to mean immediate surroundings.
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	I have discussed this application with the officer.

Philip Isbell

Christine Thurlow

Corporate Manager – Development Management
Philip.Isbell@midsuffolk.gov.uk

Corporate Manager – Development Management
Christine.Thurlow@babergh.gov.uk

Consultee Comments for application 1751/16

Application Summary

Application Number: 1751/16

Address: Land adj Halfboys, Ixworth Road, Norton IP31 3LE

Proposal: Erection of 2 no. new two-storey dwellings and construction of new vehicular access.

Case Officer: Alex Scott

Consultee Details

Name: Mrs jillian rowland

Address: Willow Brook Cottage Ashfield Road, Norton, Bury St Edmunds IP31 3NN

Email: rowland@talk21.com

On Behalf Of: Norton Parish Clerk

Comments

The Council has the following observations to make:

T10 It would appear there are insufficient car parking spaces allocated. With two properties there will be twice as many vehicles egressing and existing the site. There is also the concern about increased traffic generated by the properties on to the main A1088 and being sited opposite the Village Hall entrance this could be a problem for vehicles using this facility.

H15 The proposed dwellings do not reflect the local character of the area.

GP1 The design and layout of the proposed new dwellings does not respect the appearance of the surrounding area by means of size and scale.

H13 & SB2 It is considered that the large size of two properties would result in an overdevelopment of the site.

From: David Pizzezy
Sent: 27 April 2016 09:59
To: Alex Scott
Cc: Planning Admin
Subject: 1751/16 Halfboys, Norton.

Alex

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

Regards

David

David Pizzezy
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzezy@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together

Application Reference: 1751/16/FUL	Officer Allocated to: PJS
Location of Proposed Development: Land adj Halfboys, Ixworth Road, Norton IP31 3LE	
Proposal: Erection of 2 no. new two-storey dwellings and construction of new vehicular access.	
Date Documents Received: 22.04.2016	Date Reply Required by Planning: 13.05.2016
Objections:	
Recommendations/Comments:	
<p>Thank you for the opportunity to comment on the above application.</p> <p>I have no objection to the proposed development.</p>	
Signed: Philippa Stroud	Date: 12 May 2016

From: Nathan Pittam
Sent: 26 April 2016 11:46
To: Planning Admin
Subject: 1751/16/FUL. EH - Land Contamination.

M3 : 177787

1751/16/FUL. EH - Land Contamination.

Land adj Halfboys, Ixworth Road, Norton, BURY ST EDMUNDS, Suffolk.

Erection of 2 no. new two-storey dwellings and construction of new vehicular access.

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that the applicant has submitted all the information required to demonstrate that the site is suitable for the proposed end use – I therefore have no objections to raise with respect to this application. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

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

Your Ref: MS/1751/16
 Our Ref: 570\CON\1320\16
 Date: 13/05/2016
 Highways Enquiries to: kyle.porter@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.
 Email: Planning.Control@baberghmidsuffolk.gov.uk

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

For the Attention of: Alex Scott

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/1751/16

PROPOSAL: **Erection of 2 no. new two-storey dwellings and construction of new vehicular access**

LOCATION: **Land Adj Halfboys, Ixworth Road, Norton, IP31 3LE**

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

1 AL 3

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM01; and with an entrance width of 4.5m and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

2 NOTE 02

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
 Strategic Development – Resource Management

Resource Management
 6 The Churchyard, Shire Hall
 Bury St Edmunds
 Suffolk
 IP33 1RX

Philip Isbell
 Professional Lead Officer
 Planning Services
 Mid Suffolk District Council
 131 High Street
 Needham Market
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Our Ref: 2016_1751
 Date: 3 May 2016

For the Attention of Alex Scott

Dear Mr Isbell

**PLANNING APPLICATION 1751/16 – Land Adj Halfboys, Ixworth Road Norton
 ARCHAEOLOGY**

This application lies in an area of archaeological importance, recorded in the County Historic Environment Record, on the edge of a medieval green. The proposed development site is also situated adjacent to the line of a Roman road (NRN 008). As a result, there is high potential for encountering early occupation deposits at this location. Any groundworks associated with the proposed development has the potential to cause significant damage or destruction to any underlying heritage assets.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

The following two archaeological conditions are recommended:

1. No development shall take place within the area indicated [the whole site] 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.

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.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, 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 1 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, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological investigation. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Please let me know if you require any clarification or further advice.

Yours sincerely

James Rolfe

Archaeological Officer
Conservation Team