

Public Document Pack



DEVELOPMENT CONTROL COMMITTEE A

DATE	Wednesday 20 July 2016
PLACE	Council Chamber, Council Offices, High Street, Needham Market
TIME	9.30am

Please ask for: Val Last
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E-mail: val.last@baberghmidsuffolk.gov.uk

12 July 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 22 June 2016

Report NA/14/16 Pages A to D

6. Confirmation of the Minutes of the Planning Referrals Committee meeting held 8 June 2016

Report NA/15/16 Pages E to J

7. To receive notification of petitions in accordance with the Council's Petition Procedure
8. 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.

9. Schedule of planning applications

Report NA/16/16

Pages 1 to 145

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

10. Site Inspections

Note: *Should a site inspection be required for any of the applications this will be held on Wednesday 27 July 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.

11. 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.

Val Last
Governance Support Officer

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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Agenda Item 5

NA/14/16

MID SUFFOLK DISTRICT COUNCIL

Minutes of the **DEVELOPMENT CONTROL COMMITTEE 'A'** held at the Council Offices, Needham Market on Wednesday 22 June 2016 at 9:30am.

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

Denotes substitute *

Ward Members: Councillor:

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

NA66 APOLOGIES/SUBSTITUTIONS

None received.

NA67 DECLARATIONS OF INTEREST

None received.

NA68 DECLARATIONS OF LOBBYING

None received.

NA69 DECLARATIONS OF PERSONAL SITE VISITS

None received.

NA70 MINUTES OF THE MEETING HELD ON 25 MAY 2016

Report NA/12/16

The Minutes of the meeting held on 25 May 2016 were confirmed as a correct record.

NA71 PETITIONS

The Professional Lead – Growth and Sustainable Planning advised the Committee of the following:

The Councils Democratic Service has received a petition bearing 41 signatures from residents mainly of the Parish of Aspoll drawing attention to the potential further expansion of the Aspoll Cyder business at Aspoll Hall and making comment upon that.,

The petition has been lodged in response to invitations for representations, by way of the usual publicity, in connection with planning application 1990/16 for "Erection of an extension to press building, infill of existing lagoon and erection of new intake building" at Aspoll Cyder. There is an associated application 1991/16 for listed building consent. Those applications are being considered by Officers.

Under the Councils Petition Scheme the petition is required to be reported to the Committee having responsibility for the matter in its terms of reference and to be taken into account when the matter is considered either by the relevant committee or by the authorised Officer acting under delegated powers.

It was his opinion that the applications may proceed to be decided under delegated powers and for the record he confirmed that appropriate regard had been given to the petition in the assessment and consideration of those applications.

Development Control Committee A was therefore requested to receive notification of the petition in accordance with the scheme.

The petitioners have requested that the petition be reported to Full Council and minutes. The petitioners understand that there will be no debate or comment at the Council meeting and that any planning application will be considered on its merits.

It is expected that this petition will be reported at the next Council meeting on 29 June.

NA72 QUESTIONS FROM MEMBERS

None received.

NA73 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>
0492/16	John Parnum (Applicant)

Item 1

Application Number:	0492/16
Proposal:	Erection of single storey rear and side extensions to existing annex
Site Location:	TOSTOCK – Annexe at Ifold, New Road IP30 9PJ
Applicant:	Mr and Mrs J Parnum

The Case Officer advised the Committee that the red line drawing given in the papers is incorrect. The garden of the site is longer than detailed.

John Parnum, the applicant began by advising the Committee that this application was before them as the family were a multi-generational family, who wished to reside together and support each other now and in the future. His daughter and young grandson had moved in, and the house was to be extended to accommodate them. He explained that this was to be a single storey extension and would allow them to remain in their home as they grew older.

The Committee considered the application and agreed that there would be no harm to neighbours amenity.

By a unanimous vote

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

- Standard time limit
- In accordance with approved plans

Item 2

Application Number: **1751/16**
Proposal: Erection of 2 no new two-storey dwellings and construction of new vehicular access
Site Location: **NORTON** – Land adj Halfboys, Ixworth Road IP31 3LE
Applicant: Ms K Simmons

The Officer clarified that Policy CS9 of the Core Strategy gave a guide that housing density should be at least 30 dwellings per hectare, unless local circumstances required different treatment.

Councillor John Levantis, Ward Member commenting by email advised that he was both familiar with the site and aware of the comments from the Parish Council. He advised that he supported the application for two 3 bed dwellings on the site, as he felt that this would better meet housing needs, in comparison to the previous application for one dwelling on the site. He requested that if this application was approved, the Committee impose a condition on the site that would ensure that both garages associated with the dwellings were designated for vehicular use only.

Councillor Sarah Mansel advised that she requested that this application was called to Committee as she disagreed with the Officer recommendation. She felt that the immediate surroundings to the site were not similar in density to this proposal as there were open fields behind and to the south, showing an open character and not densely populated. She felt that putting two 3 bed dwellings onto this small site was over development, and that the houses were not modest. She advised that the Parish Council were also concerned about the density, as well as access to the site. There was also concern that the proposal did not allow enough space for vehicles to park and turn.

In response to Members questions the Officer clarified points including:

- If there could be a condition added to ensure the garages were used for parking vehicles.
- If there could be a condition added to ensure that the area at the front of the proposed dwellings remained as a turning circle.
- Who would arrange to move the telegraph pole situated at the edge of the proposed site entrance.

Following discussions on the above a motion to approve the application subject to the following additional conditions, was proposed and seconded:

- Garages shall be retained for vehicular use only without obstruction.
- Parking and Turning area shown on plan shall be retained for vehicular use only without obstruction.

By 4 votes to 3 with 1 abstention.

Decision – 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
- Garages shall be retained for vehicular use only without obstruction.
- Parking and Turning area shown on plan shall be retained for vehicular use only without obstruction.

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Chairman

MID SUFFOLK DISTRICT COUNCIL

Minutes of the **PLANNING REFERRALS COMMITTEE** held at the Council Offices, Needham Market on Wednesday 8 June 2016 at 2:30pm

PRESENT: Councillor: Matthew Hicks – Chairman

Councillors:	Gerard Brewster	Barry Humphreys MBE
	David Burn	John Levantis
	John Field	Sarah Mansel
	Julie Flatman	Dave Muller
	Jessica Fleming	Mike Norris
	Kathie Guthrie	Jane Storey
	Lavinia Hadingham	Keith Welham

Ward Member: Councillor: Charles Flatman

In attendance: Corporate Manager – Development Management (PI)
Senior Planning Officer (SS)
Senior Legal Executive (KB)
Corporate Manager (Strategic Housing)
Corporate Manager (Community and Heritage)
Economic Development Officer (DE)
Governance Support Officer (VL/KD)

RF01 APOLOGIES/SUBSTITUTIONS

An apology for absence was received from Councillors Roy Barker, Diana Kearsley, Lesley Mayes and David Whybrow.

RF02 DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST

Councillor Lavinia Hadingham declared a non-pecuniary interest as she knew the applicant socially.

Councillor Gerard Brewster declared a non-pecuniary interest as Portfolio Holder for the growth agenda.

RF03 DECLARATIONS OF LOBBYING

It was noted that Councillor Kathie Guthrie had been lobbied on Application 3563/15.

RF04 DECLARATIONS OF PERSONAL SITE VISITS

It was noted that Councillors David Burn, Gerard Brewster, Jessica Fleming and Mike Norris had undertaken a personal site visit.

RF05 LAND TO THE SOUTH OF EYE AIRFIELD: DEVELOPMENT BRIEF

Report RF/02/16

Corporate Manager (Community Planning (Heritage and Design))

The report set out the provisions of a Development Brief that had been prepared and submitted for land to the south of Eye Airfield. The land had been identified for housing purposes by the adopted Mid Suffolk Core Strategy and Core Strategy Focused Review and other planning documents produced to guide the development of Eye Airfield.

Councillors were requested to note that the document would subsequently be used to guide the consideration of future planning applications in line with the Development Plan and other material considerations.

Officers advised Members that there were amendments to the Recommendation 2.1 in the report, as follows:

'That, the content of the Land to the South of Eye Airfield Development Brief and Addendum be noted as an informal planning document that will be used with immediate effect to guide the consideration of future applications on the site.'

Members questioned Officers and sought clarity on sustainability and planning for the future, in particular lowering carbon footprints. Members were advised that this report set out broad principles and aspirations for the site; detail for items such as environmental sustainability would come forward in planning applications.

Note: Councillor Humphries left the Council Chamber and took no part in the vote for this item.

By 13 votes to 1.

RESOLUTION 1

That, the content of the Land to the South of Eye Airfield Development Brief and Addendum be noted as an informal planning document that will be used with immediate effect to guide the consideration of future applications on the site.

RESOLUTION 2

That, without prejudice to the formal consideration of the related planning application for the development of the site, the Planning Referrals Committee gives careful consideration to the completion of a planning obligation to ensure that future applications on the site are substantially in accordance with the provisions of the Development Brief and addendum to the Design and Access Statement

RF06 APPLICATION 3563/15

Report RF/01/16

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

Planning Application Number Representations From

3563/15

Peter Gould (Town Council)
Robert Barber (Applicant)

Application Number: 3563/15

Proposal: Outline planning permission sought for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery; re-location of existing farm buildings to the west of Parcel 15; and associated infrastructure including roads (including adaptations to Castleton Way and Langton Grove) pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping, utilities and associated earthworks.

Site Location: EYE – Land at Eye Airfield, Castleton Way

Applicant: Mr Baldwin

The application was referred to the Planning Referrals Committee for the following reasons:

- It was a 'Major' application for a residential development for 15 or over dwellings

Members were advised that Recommendation 1, bullet point 3 should be amended to:

'That subsequent applications for the development of the site should be substantially in accordance with the provisions of the development brief and addendum (and design and access statement addendum).'

It was noted that the applicant was Mr Baldwin, as per the Officer report.

Peter Gould, speaking for the Town Council, said that they understood that economic and housing growth was essential for Eye to have a sustainable future, and he advised that the Town Council had engaged fully in early place shaping discussions. Their requirements were clear and simple:

- The development should be in keeping with the town
- Improvements to current roads and junctions were required
- Existing drainage problems in the town needed to be addressed
- Education and health provision to be increased

He advised that as this was an outline application the Town Council felt unprotected from a higher density, low quality development. The Town Council felt that there had been inadequate public consultation and engagement following the inclusion of the care home in the development, and there was concern that there was no proof of need particularly in view of the closeness of the existing care home.

Robert Barber, the applicant advised Members that this outline application was the culmination of several years' hard work. The development scheme had been subject to intensive and sustained consultation, and concerns raised during the public consultation, such as drainage, had been taken into account and addressed. He made Members aware that the care home was referred to during the consultations that were carried out.

In response to Members questions, he clarified that during the original place shaping meetings, a care home was discussed, and it was an aspiration to deliver this. Due to an aging demographic the 60 bed care home was to meet future needs.

Councillor Charles Flatman, Ward Member, spoke against the application and advised the Committee that the application went against the will of the people of Eye. He expressed his thanks to Suffolk Preservation Society and the Town Council for reflecting the town's views. He advised the Committee that the people of Eye were not opposed to development, just the vast amount of housing in the proposal. The site was a greenfield site that absorbed much of the rainfall, if this was to be developed and became hardstanding for houses it would exacerbate the drainage issue. If this development went forward the contour of the town would be lost.

Members discussed the application at length and clarified various issues with the Officers present, including concerns surrounding:

- Traffic and parking issues
- Single access road to the site
- Environmental sustainability
- Size of care home and inclusion in the proposal
- Concern that outline plans could change

The Committee supported the Officer recommendation and a motion for approval was proposed and seconded.

Note: Councillor Humphries left the Council Chamber and did not return.

By a 13 votes to 1

Decision – That the Planning Lead- Growth and Sustainable Planning be authorised to secure a planning obligation under Section 106 of the Town and Country Planning Act 1990, to provide:-

- (1) Provision and management of public open space/play equipment;
 - Affordable Housing as agreed (20%);
 - That subsequent planning applications for the development of the site should be substantially in accordance with the provisions of the development brief and addendum (and design and access statement addendum);
 - Travel Plan details and provision, as agreed with SCC;
 - Education - £1,768,253
 - Pre-school provision - £170,548
 - Libraries - £60,480
 - NHS England - £100,380
 - Highway Safety Improvements (Town Centre, Primary and High Schools) - £75,000;
 - Public transport - £37,000;
 - Rights of way - £45,150;
 - Sports facilities/pitch drainage in Eye - £100,000
- (2) That, subject to the completion of the Planning Obligation in Resolution (1) above, the Planning Lead – Growth and Sustainable Planning be authorised to

grant Planning Permission subject to conditions including:-

General

- Time limit for reserved matters (standard)
- Definition of reserved matters
- Approved plans; red-lined SLP and masterplan (only in so far as relating to access)
- Quantum of residential development fixed to a maximum of 280 no. dwellings
- Maximum height of care home to be two storeys
- Development to be completed in accordance with ecology details
- Piling of any other foundation designs using penetrative methods shall not be permitted, unless otherwise agreed.

Prior to commencement/installation (where relevant)

- External lighting/illumination details
- Archaeology WSI/Assessment
- Waste management/recycling details
- Foul and surface water drainage details
- Arboricultural method statement/tree protection details
- Landscape management plan
- Fire hydrant provision details
- Construction management plan
- Land contamination strategy, investigation and remediation (if necessary)
- Land contamination monitoring and maintenance plan
- Provision of alternative habitat for Skylarks

Concurrently with Reserved Matters

- Phasing details (inc. trigger points for each successive phase)
- Proposed levels and finished floor levels details
- External facing materials details
- Energy efficiency/BREEAM details
- Hard landscaping scheme (inc. boundary treatments and screen/fencing details)
- Soft landscaping scheme
- Emergency access treatment/management details
- Refuse bin details

Highways

- Parking, manoeuvring, and cycle storage details
- Parking to be in accordance with adopted standards
- Roundabout access details
- School drop-off and zebra crossing details
- Surface water discharge prevention details
- Estate roads and footpaths details and implementation requirements
- HGV/deliveries management plan

(3) That, in the event of the Planning Obligation referred to in Resolution (1) above

not being secured the Planning Lead – Growth and Sustainable Planning be authorised to refuse Planning Permission, for reason(s) including:-

- Inadequate provision of infrastructure contributions which would fail to provide compensatory benefits to the sustainability of the development and its wider impacts, contrary to the development plan and national planning policy.

RF07 FOOD ENTERPRISE ZONES

Report RF/0316

Economic Development Officer (DE)

The report requested Member approval for the Public Consultation on the Local Development order on the Stowmarket Enterprise Park (Gipping Food Enterprise Zone, Stowmarket).

The Economic Development Officer advised the Committee that there was a change to Recommendation 2.1 as follows:

‘That the Committee adopt the draft Local Development Order for the purposes of public consultation to run for a period of 28 days, in relation to the Local Development Order (LDO) for Stowmarket Enterprise Park.’

Members thanked all Officers involved for their work, and praised the report. The Officer responded to Members questions and clarified that the site would only have B class restriction. It was felt that this would bring employment benefit to the Stowmarket and Mid Suffolk area, with the food zone making this site more attractive to potential businesses.

Note: Councillors Jane Storey, Kathie Guthrie and Jessica Fleming left the Council Chamber and took no part in the vote for this item.

By a unanimous vote.

RESOLUTION

That the Committee adopt the draft Local Development Order for the purposes of public consultation to run for a period of 28 days, in relation to the Local Development Order (LDO) for Stowmarket Enterprise Park.

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A MEETING 20 JULY 2016

SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Item.	Ref No.	Location And Proposal	Ward Member	Officer	Page No.
1.	0958/16	<u>9 Finborough Road, Stowmarket</u> Demolition of existing dwelling and construction of 22no. new dwellings with 18no. parking spaces to the rear. Creation of new vehicle access from Iliffe Way	Cllr Ekpenyong & Cllr Mrs Mayes	GW	1-51
2.	2113/16	<u>Land Between Norwich Road and Pesthouse Lane, Barham</u> Erection of 27 dwellings including 9 affordable homes (following demolition of existing buildings)	Cllrs Whitehead & Caston	RB	52-104
3.	0722/16	<u>Meade Farm Buildings Drinkstone</u> Continued use of land and buildings as an operational base for agricultural research and development. Erection of storage building and cabin (following removal of existing structure)	Cllr Mrs Otton	SES	105-145

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AGENDA ITEM NO 1
APPLICATION NO 0958/16
PROPOSAL Demolition of existing dwelling and construction of 22no. new dwellings with 18no. parking spaces to the rear. Creation of new vehicle access from Iliffe Way
SITE LOCATION 9 Finborough Road, Stowmarket IP14 1PN
SITE AREA (Ha) 0.19
APPLICANT Havebury Housing Partnership
RECEIVED February 23, 2016
EXPIRY DATE May 25, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

it is a "Major" application for a residential land allocation for 15 or over dwellings

PRE-APPLICATION ADVICE

1. Pre-application advice was sought by the applicant from Planning, Heritage and Arboricultural Officers.

SITE AND SURROUNDINGS

2. The application site is situated on the corner of Finborough Road and Iliffe Way. The site currently accommodates a single residential dwelling set back from the Finborough Road frontage and indeed separated by means of a pond, which extends across this site and the neighbouring No. 7 Finborough Road.

There are trees both to the Finborough Road and Iliffe Way frontages, those on Iliffe Way having a Tree Preservation Order and those to Finborough Road protected by the Conservation Area designation of this part of the site.

The neighbouring No. 7 Finborough Road consists of several parts having been redeveloped, to the front, parallel to the existing dwelling on the application site are Orbit Housing Offices, converted from the original dwelling, to the rear of this is a respite care facility and two bungalows.

The surrounding area in respect of Finborough Road is predominantly

residential and forms part of the Stowmarket Conservation Area, and which includes the front part of the application site.

To the south of the site the character of the area varies, this area being used for car parking for access to the supermarket, various shops and the town centre.

The Conservation Area in the vicinity of the site is characterised by a predominantly linear form of development with plots facing the road, being Victorian and early 20th century semi-detached and terraced brick dwellings.

HISTORY

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

1424/08	Remove one cedar tree.	Raise No Objection 01/05/2008
2226/05	Canopy reduce one yew tree by 50%.	Raise No Objection 14/11/2005
0763/80	Erection of extension to dwelling	Granted 27/08/1980

PROPOSAL

4. The proposal is to demolish the existing dwelling and construct 22 new dwellings. The properties would be 1 bedroom flats and the proposal would have a predominant frontage to Finborough Road, with a rear projection parallel to Iliffe Way.

The proposal retains the existing site front building line as existing and respecting that at the adjacent No 7 Finborough Road. The trees on the application site and the pond would be retained as part of this proposal.

The proposed building is three storeys high, with varying finished heights due to the roof design. The design breaks the building into four smaller sections, facing onto Finborough Road, using different roof heights, design and materials. The Iliffe Road frontage is also broken up with gable roof elements, the set back of the rear projection element and the use of different materials.

Parking and access from the Finborough Road frontage is removed, enhancing this amenity area, and instead access to the site is from Iliffe Way with undercroft access to parking spaces which are located to the rear of the buildings.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. Stowmarket Town Council

The Town Council opposes the planning application on the following grounds:

- i) That, contrary to planning policy **ENV03**, the design and layout does not respect the characteristic of the sites and the surroundings;
- ii) That, contrary to planning policy **GP1**, the proposal will not maintain or enhance the character and appearance of its surroundings, and will not respect the scale and density of surrounding development;
- iii) That the scale of the housing development will not be consistent with protecting the character of the settlement and landscape setting of the town, contrary to planning policy **H02**;
- iv) That, contrary to planning policy **H13**, the design and layout will not respect the character of the proposal site and the relationship of the proposed development to its surroundings;
- v) That, contrary to planning policy **H13**, the amenity of neighbouring residents would be unduly affected by reason of overlooking and loss of daylight;
- vi) That the proposed new housing will not be consistent with the pattern and form of development in the neighbouring area, contrary to planning policy **H15**;
- vii) That, contrary to planning policy **SB2**, the proposed development will adversely affect the character and appearance of the settlement;
- viii) That planning policy **SB2** states 'The district planning authority will refuse development which does not have a form, scale or character in keeping with the surrounding development'; and
- ix) That planning policy **SB2** states 'inappropriate forms of development will be refused'.

Historic England

First comment received 4th April 2016

No objections to the principle of redevelopment of the site and a more contemporary approach to the design, as an opportunity to enhance the character and appearance of the conservation area, in accordance with

paragraph 137 of the NPPF, we have a number of concerns.

There is no heritage statement or analysis of the character of the conservation area and the impact of the proposed development on its significance.

The National Planning Policy Framework (NPPF) identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraphs 6, 7 and 14). The NPPF also states that the significance of a heritage asset can be harmed or lost through development within its setting (paragraph 132) and that the conservation of heritage assets is a core principle of the planning process (paragraph 17).

We have considered the development in terms this policy and whilst we would not object to the principle redevelopment of the site, we are concerned that the scale, form, height and pattern of development proposed will result in a degree of harm to the character and appearance of the conservation area in terms of NPPF paragraphs 132 and 134 and would therefore not support the application.

Whilst we have no objections to the principle of redevelopment of the site and would support the aim of enhancing the character of the area, we would recommend that the scheme is reviewed and informed by a detailed understanding of the character of the area and the significance of heritage assets affected in accordance with the principles set out in the NPPF.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. However, should the Council decide to approve the application in its present form, you should be satisfied that it can be demonstrated that any harm caused to the significance of the conservation area is outweighed by the public benefits of providing housing in accordance with paragraph 134 of the NPPF.

Additional comments following requested details, 31st May 2016

We acknowledge that there are elements of the proposed development which will enhance the current appearance of the site such as the landscaping treatment to the Finborough Road frontage and we also have no objections to the principle of a more contemporary design approach. Although the Heritage Statement draws attention to other residential redevelopment of a higher density, elsewhere within and adjacent to the conservation area, these are predominantly two storey buildings. We therefore remain concerned that the scale and height of the proposed development at three storeys will introduce an over dominant feature into the street scene and further erode the distinctive historic character of two storey, residential semis and terraces of simple

form, with pitched and hipped roofs, in this part of the conservation area.

We have considered the development in relation to the National Planning Policy Framework (NPPF) and have concluded that it would result in harm to the significance and setting of the conservation area, the character and appearance of which would neither be preserved nor enhanced, in terms of NPPF paragraphs 132 and 134. We are therefore unable to support the application and would recommend refusal.

However, should the Council decide to approve the application in its present form, you should be satisfied that it can be demonstrated that any harm caused to the significance of the conservation area is outweighed by the public benefits of providing housing in accordance with paragraph 134 of the NPPF.

Recommendation

However, should the Council decide to approve the application in its present form, you should be satisfied that it can be demonstrated that any harm caused to the significance of the conservation area is outweighed by the public benefits of providing housing in accordance with paragraph 134 of the NPPF.

Strategic Housing

The development proposes 22 new dwellings - all of which are to be affordable homes thus provides 100% affordable housing.

From a housing delivery point of view this application proposes much needed housing.

Approve, subject to securing allocations to affordable units are in accordance with the agreed allocations policy.

Babergh and Mid Suffolk District Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the assessment confirms a minimum need for 134 homes per annum.

The units on this proposed development will reflect management practicalities and local housing needs.

Environmental Health

No objection to the application based on the findings of the Delta Simons report dated January 2015. 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.

Waste Management

No objection, subject to increase in size to accommodate four 1100l refuse, four 1100l recycling and a glass 240l bin.

Arboricultural Officer

Whilst with sensitive precautionary measures this development might be possible without significant damage to the protected trees, I am not satisfied that the relationship of these dwellings to the trees would provide for acceptable living conditions for future occupiers. The proximity, orientation and scale of the development in relation to the trees is likely to result in pressure to fell or ongoing pruning due to loss of light and nuisance from leaf fall and branch shedding. Such requests will be difficult for the Council to resist and would threaten the value and future of the trees and consequently have a detrimental impact to the character and appearance of the local area. As a result I am unable to support the application in its current form.

If you are minded to recommend approval we will require details to demonstrate the feasibility of an appropriate foundation design and no-dig construction avoiding damage to the trees.

SCC Highways

No objection subject to conditions.

SCC Floods

No objections to the drainage strategy in principle.

Anglian Water

No objection subject to condition to ensure surface water strategy implemented prior to hard standing is constructed.

SCC Fire and Rescue

Access must meet with the requirements specified in Building Regulations Approved Document B.

No additional water supply for fire fighting purposes is required in respect of this application.

SCC Rights of Way

No comments.

SCC Archaeology

No significant impact on known archaeological sites or areas with archaeological potential. No objection and no mitigation required.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

Objections: 11

Number and scale too great for location
 Loss of light and privacy
 Out of keeping
 Impact on highway safety
 Insufficient parking provision
 Impact on conservation area

ASSESSMENT

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

- Principle of Development
- Design and Layout
- Heritage Assets
- Highway and Access
- Residential Amenity
- Landscape
- Biodiversity
- Environment and Flood Risk

• PRINCIPLE OF DEVELOPMENT

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27th March 2012. It provides that the NPPF "*does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise*".

Development Plan

The application site is situated within the settlement boundary of Stowmarket, designated as a Town in Core Strategy Policy CS1. The principle of the provision of residential development within the settlement boundary is considered to be acceptable in principle. As such the proposal is considered to be acceptable in principle subject to detailed compliance with Policies GP1, H3, H10, H13, H14, H15, H16, HB13, CL2, CL8, T9 and T10 of the saved Mid Suffolk Local Plan (1998), Policy CS1, CS3 and CS5 of the Core Strategy (2008) and Policies FC1 and FC1.1 of the Core Strategy Focused Review (2012) and other material considerations.

However 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 relevant policies set out above are not considered to be up to date and on this occasion are not considered to justify refusal in this respect. Indeed 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 the light of this the development plan is considered out of date such that the in principle objection on the basis of housing policies does not justify refusal at this time. However, the NPPF nevertheless requires that development be sustainable and that adverse impacts do not outweigh the benefits to be acceptable in principle.

Paragraph 7 of the NPPF sets out three dimensions for sustainable development, economic, social and environmental:

"an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure:

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a

low carbon economy."

The proposal is to develop 22 new dwellings, which would not only add to the supply of housing in the district but support the local economy both in respect of construction and supporting local services. Furthermore the proposal is to provide affordable housing and which Strategic Housing confirm would provide housing for the highest need group on the housing register.

Furthermore the application site is in very close proximity of a wide range of services, such that occupiers need not be reliant on the private motor car and could primarily access services through sustainable means.

In the light of all of the above the proposal is considered to be sustainable development within all three identified strands such that there is a presumption in favour of this proposal, in accordance with the NPPF.

- **DESIGN AND LAYOUT**

The proposal is a three storey building situated on a similar front building line to the existing dwelling and neighbouring No. 7 (Orbit Housing offices). The rearward projection is parallel to Iliffe Way, and set back from this frontage. The result is that whilst the proposal is a relatively large building it respects the layout of the existing site and consequently retains this character of the locality, with particular regards to the set back, building lines and amenity area to the front of the site.

The height of the proposal in the streetscene, having particular regards to the scale of this development and the surrounding Conservation Area is somewhat higher than the neighbouring properties. However, the proposal is not considered to be out of keeping with the character of the locality to warrant refusal in this respect given the Finborough Road frontage properties increase in height to this point from the East, before decreasing as Finborough Road runs West and indeed varying across the locality.

Furthermore the design of the proposal creates a terraced appearance reflecting this character of the locality. This character is further developed by the roof design which provides a break in the bulk of the proposal. This creates a terraced character reflective of the locality such that the proposal is considered to maintain the character and appearance of the locality in this respect. In addition the retention of the frontage space and pond and respect to the front building line is such that the proposal is further considered to maintain the character of the surroundings in this respect. This is of particular importance given the frontage is within the Conservation Area such that it was considered worthy of designation and a part of this area, whilst the remainder is not within the designation.

The proposal, whilst of larger scale than that existing on site, is overall considered to respect and maintain the character and appearance of the

locality in compliance with Local Plan Policy and not to have a detrimental impact to warrant refusal in this respect.

- **HERITAGE ASSETS**

The site lies adjacent to but almost entirely outside of the Stowmarket Conservation Area, with only the immediate frontage of the site within the Conservation Area.

This part of Stowmarket is predominantly residential, and properties in Finborough Road are a variety of ages, types and styles. The buildings in the immediate vicinity of the site are generally large in scale and although predominantly two storey are frequently around 9m-10m in height with the proposal varying between 10m and 11.2m. As such the height of the proposal would in itself not be out of keeping with the immediate locality, and further supports the character with regards to the increasing building heights experienced in Finborough Road up to Iliffe Way from East to West.

The proposal will also be set back around 11 metres from the highway, thereby respecting the existing pattern of development along this part of Finborough Road. This maintains and enhances the site and indeed has particular regards to the part of the site which falls within the Conservation Area boundary. Historic England indeed consider that the are elements of the proposal which will enhance the appearance of the site, including the landscaping to the Finborough Road frontage.

The proposal would form a significant proposal on the corner plot in the streetscene and is adjacent to the Conservation Area. Historic England consider that the proposal would result in harm to the significance of the Conservation Area, as they consider the character and appearance of which would neither be preserved nor enhanced, in terms of NPPF paragraphs 132 and 134.

Following these comments from Historic England the proposal has been amended to reduce the roof height of the eastern part of the Finborough Road frontage to provide a further break in the height and form.

Whilst the proposal is outside the Conservation Area it abuts and forms a corner plot in the streetscene. The proposal is a significant proposal, however the combination of the design, siting, retention of landscaping and enhancements to the frontage is such that the proposal is considered to result in less than substantial harm to the significance of the Conservation Area.

The NPPF paragraph 134 states that "*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*"

The proposal will provide 22 new affordable dwellings in a highly sustainable location and in a mix to provide housing for the highest need group on the housing register. In the light of this and the harm identified the proposal is considered to result in significant public benefits to outweigh the less than substantial harm to the significance of the Conservation Area, such that refusal is not warranted in this regard.

- **HIGHWAY AND ACCESS**

The proposal removes the current residential access and frontage parking from Finborough Road, such that this is considered beneficial to highway safety given the proximity of the Finborough Road and Iliffe Way junction.

The access to the site from Iliffe Way is considered to be satisfactory by Suffolk County Council Highways.

In respect of parking provision the site includes 18 parking spaces, such that the proposal would not have one space per dwelling. However, the site is in a highly sustainable location with a wide range of services and facilities including a supermarket within easy walking distance and a range of sustainable transport options available to access the wider area.

Suffolk County Council Highways raise no objection to the proposal in this respect.

- **RESIDENTIAL AMENITY**

The proposal is separated from neighbouring No. 18 Finborough Road by Iliffe Way, and whilst windows would face this direction the separation distances and intervening public realm are such that the proposal is not considered to have an unacceptable impact on neighbouring residential amenity in this respect.

To the North of the site properties are again separated by the public realm, in this case Finborough Road itself, such that again this combined with the separation distances is such that the proposal is not considered unacceptable.

To the East of the site are the neighbouring 7, and 7a, b and c. No. 7 is a two storey building with low eaves height fronting Finborough Road, whilst to the rear are 7a, a respite care unit and Nos 7 b and c, which are accessible residential bungalows. There are facing windows but these are to bedrooms and bathrooms rather than living areas and combined with the separation distances and low eaves level, set just above the fence line is such that the proposal is not considered to have a detrimental impact to warrant refusal in this respect.

- **LANDSCAPE**

The application site is, in part, within the Conservation Area, whilst the trees situated to the western boundary of the site with Iliffe Way are protected by TPO.

The Arboricultural Officer notes that with sensitive precautionary measures the development could be undertaken without significant damage to the protected trees.

The main issue raised by the Arboricultural Officer is the relationship of the trees with the dwelling and the proximity, orientation and scale of the development which may risk future pressure for works to the trees due to loss of light and nuisance from leaf fall.

The trees form a significant feature within the site, wider area and as part of the wider setting of the Conservation Area and any impact in this respect would be considered to affect the character and appearance of the surroundings and indeed the Conservation Area.

However, the trees are protected by the proposal and conditions could adequately control works and construction in this regard. The trees which may be particularly an issue in this respect are situated to the western boundary, these are deciduous trees such that shading would be limited to summer months. Furthermore the design of the proposal has considered this issue with properties benefiting from extensive glazing including patio doors and are also dual aspect providing further lighting to properties.

In the light of this and with the offer from the applicant to provide gutter guards, features to deal with leaf drop and given that the trees are protected such that any work will be controlled in this respect it is not considered that the proposal would result in a detrimental impact on the trees to warrant refusal in this regard.

- **BIODIVERSITY**

The proposal for the demolition of an existing dwelling and the erection of 22 flats on the existing residential curtilage is not considered to risk harm to protected species to consider refusal in this respect. Indeed the existing trees on the application site and pond would be retained.

A condition to ensure the protection of habitats and to secure an appropriate landscaping scheme to support the biodiversity of the site.

- **ENVIRONMENT AND FLOOD RISK**

The application site is outside any flood zone and proposes a scheme for drainage of surface water, which Suffolk County Council Floods Team have considered and raise no objections to.

- **CONCLUSION**

The proposed development is in a highly sustainable location such that there is a presumption in favour of development, in accordance with the NPPF. The design and layout is considered to respect its surroundings and although there is some harm to the Conservation Area this is less than substantial, and which harm is more than outweighed by the significant public benefit of affordable housing provision for the highest need in this sustainable location.

Furthermore the proposal is not considered to risk significant harm to the landscape, residential amenity, highway safety or biodiversity to warrant refusal. The development is considered to be in accordance with the relevant Local Plan, Core Strategy and Core Strategy Focused Review policies and the objectives of the NPPF.

RECOMMENDATION

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Professional Lead - Growth and Sustainable Planning to secure:

- Affordable housing

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

- Standard time limit
- Approved plans
- Implementation of surface water strategy prior to construction of hard standing
- Access completed in accordance with drawing and available for use prior to first occupation
- Prior to the commencement of development existing dropped kerbs and tactile paving on Iliffe Way relocated in accordance with details to be agreed
- New vehicular access surfaced with bound material
- Details to show means to prevent discharge of surface water onto the highway
- Any gates set back a minimum of 10m
- Removal of permitted development rights such that access shall only be from Iliffe Way
- Parking and manoeuvring areas provided prior to first occupation
- Hard and soft landscaping details and implementation
- Biodiversity protection and enhancement measures
- Foundation design and no dig construction methods
- Details for leaf-drop measures
- Materials
- Construction working hours
- Levels to be agreed

Professional Lead - Growth & Sustainable Planning Senior 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

Cor1 - CS1 Settlement Hierarchy

Cor5 - CS5 Mid Suffolks Environment

Cor6 - CS6 Services and Infrastructure

Cor8 - CS8 Provision and Distribution of Housing

Cor9 - CS9 Density and Mix

CS SAAP - Stowmarket Area Action Plan

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

HB13 - PROTECTING ANCIENT MONUMENTS

HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS

HB9 - CONTROLLING DEMOLITION IN CONSERVATION AREAS

HB1 - PROTECTION OF HISTORIC BUILDINGS

CL8 - PROTECTING WILDLIFE HABITATS

RT12 - FOOTPATHS AND BRIDLEWAYS

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS

T8 - LORRY PARKING IN TOWNS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

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 **14** interested party(ies).

The following people **objected** to the application

[REDACTED]



The following people **supported** the application:

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

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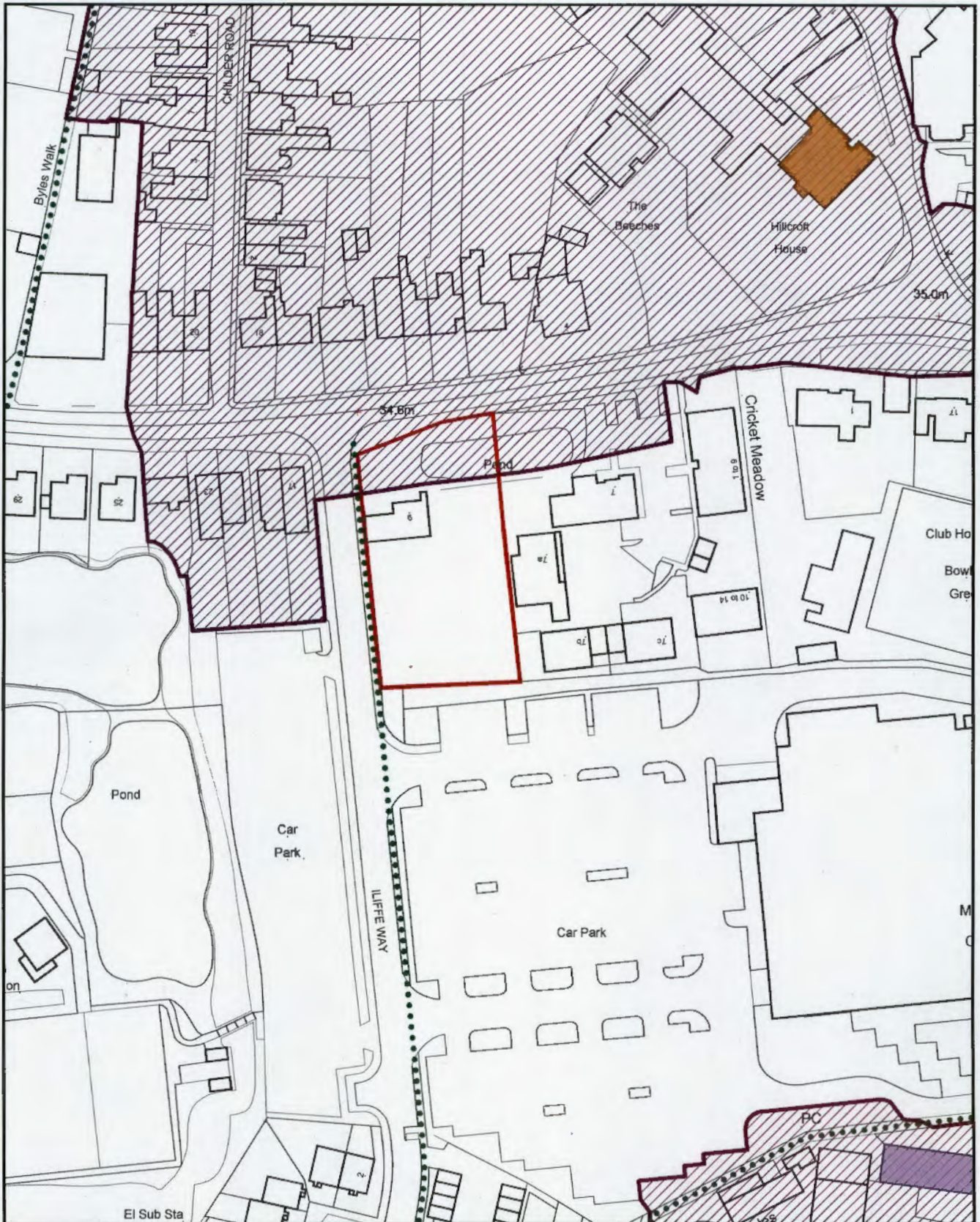


Title: Site Location Plan
Reference: 0958/16
Site: 9 Finborough Road
 Stowmarket







MID SUFFOLK DISTRICT COUNCIL
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Title: Constraints Map
Reference: 0958/16
Site: 9 Finborough Road
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Public rights of way

-  Public rights of way
-  Footpath
-  Restricted Byway
-  Bridleway

Conservation area

-  Conservation area

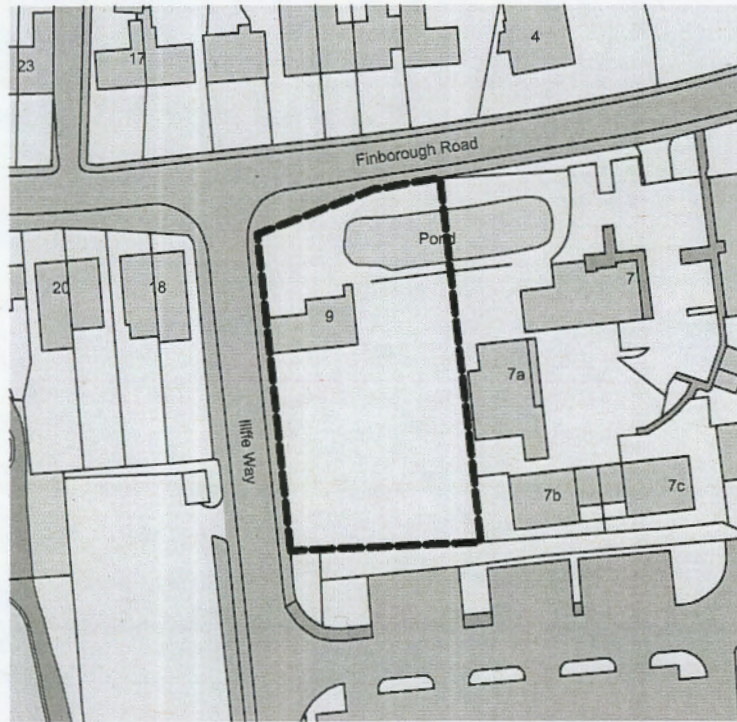


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Site Location Plan

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CLIENT

Havebury Housing Partnership

PROJECT

Finborough Road, Stowmarket

DRAWING TITLE

Site Location Plan

SCALE @ A4

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STATUS

DRAWN

SR

CHECKED

GJ

DATE

Jan 2015

DRAWING NUMBER

15-288

REVISION

001

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CLIENT
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PROJECT
 Finborough Road, Stowmarket

DRAWING TITLE
 Proposed Block Plan

SCALE @ A3
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STATUS
 Preliminary

DRAWN
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 GJ

DATE
 Jan 2015

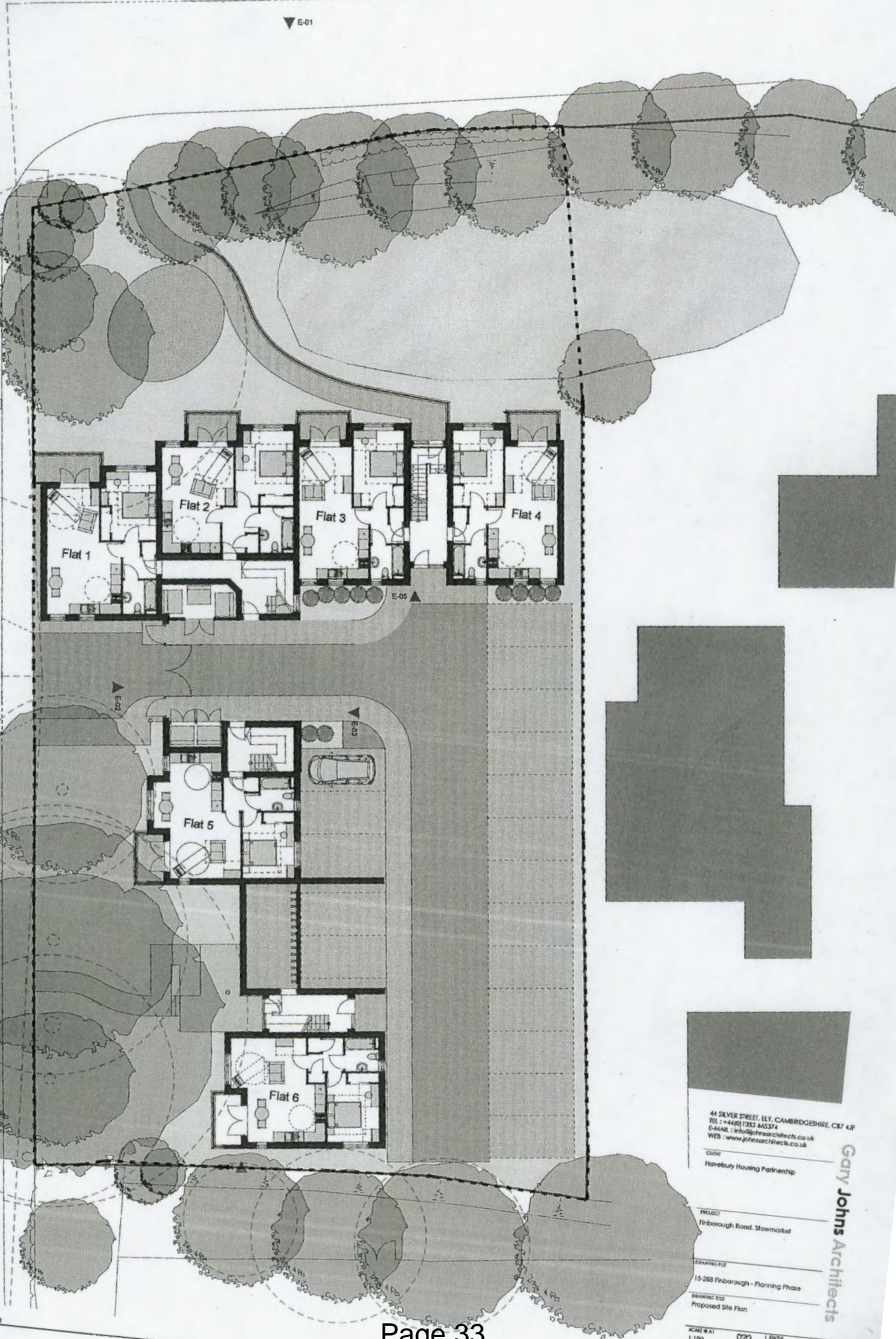
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Proposed Block Plan

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▼ E-01



Proposed Site - Ground Floor Plan

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CLIENT: Havebury Housing Partnership

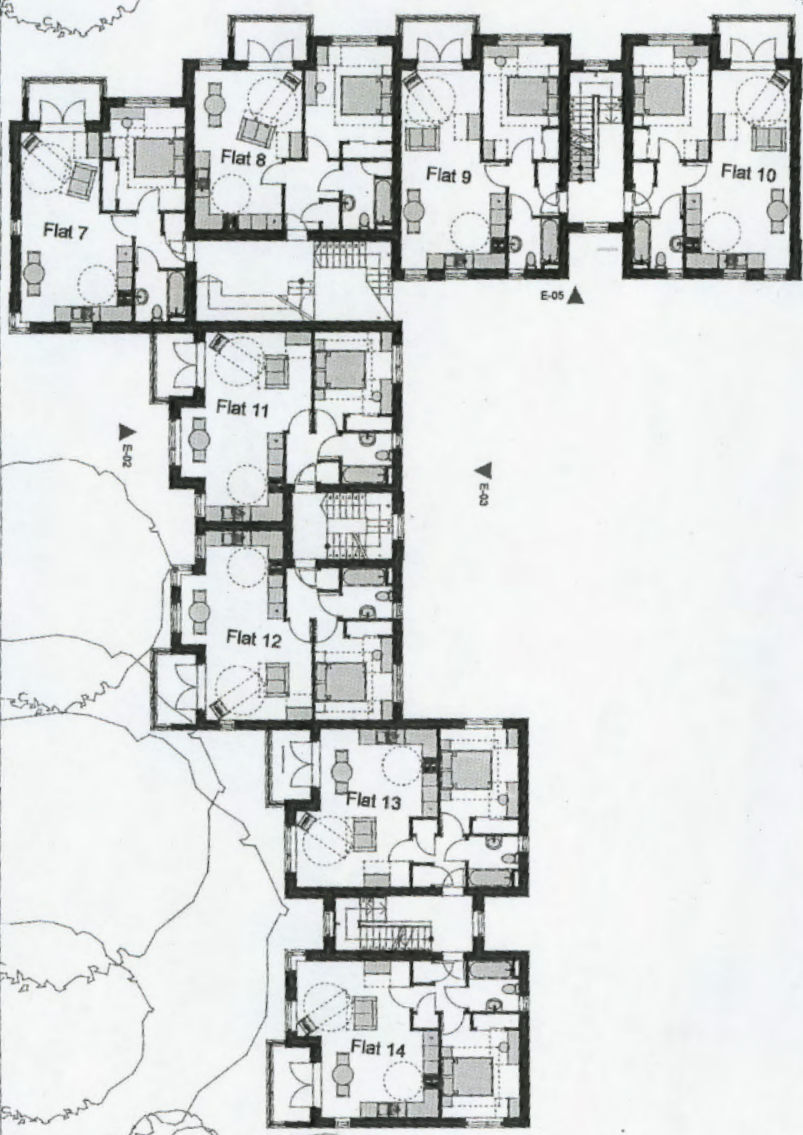
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DRAWING REF: 15-288 Finborough - Planning Phase

DRAWING TITLE: Proposed Site Plan

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ed First Floor

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CLIENT
 Hovebury Housing Partnership

PROJECT
 Finborough Road, Stowmarket

DRAWING FILE
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DRAWING TITLE
 Proposed First Floor Plan

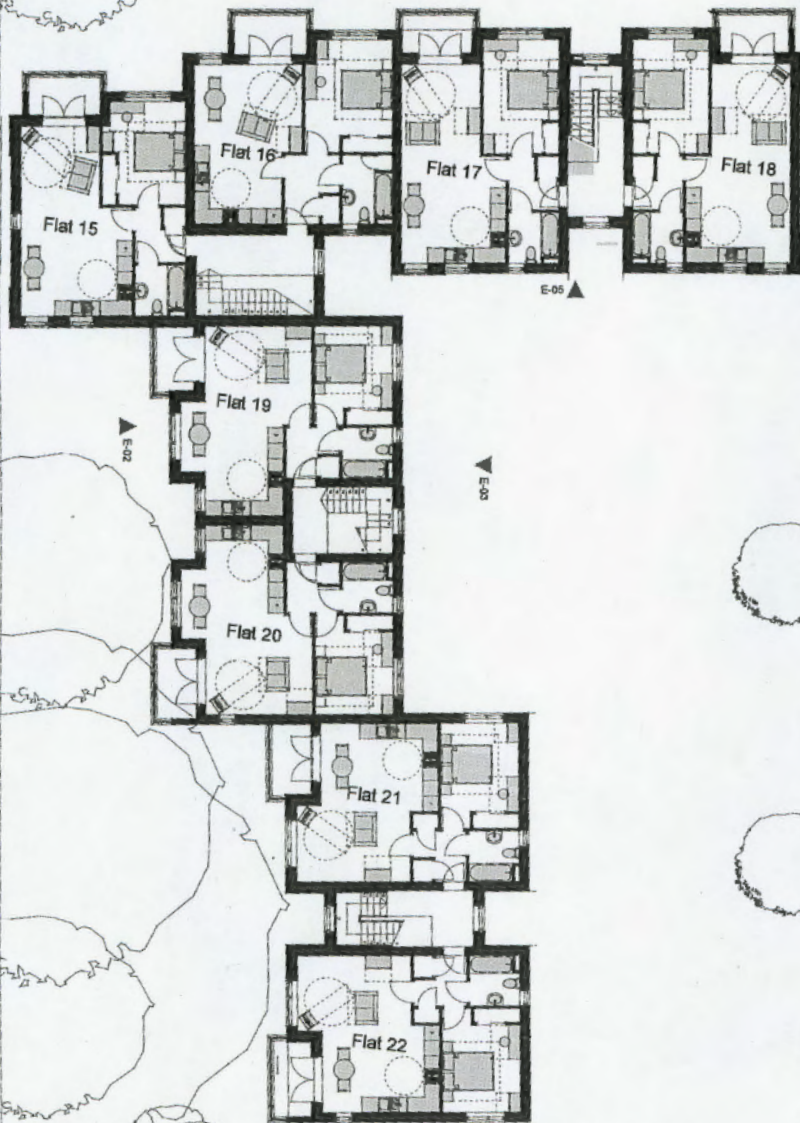
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Proposed Second Floor

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CLIENT
 Havsbury Housing Partnership

PROJECT
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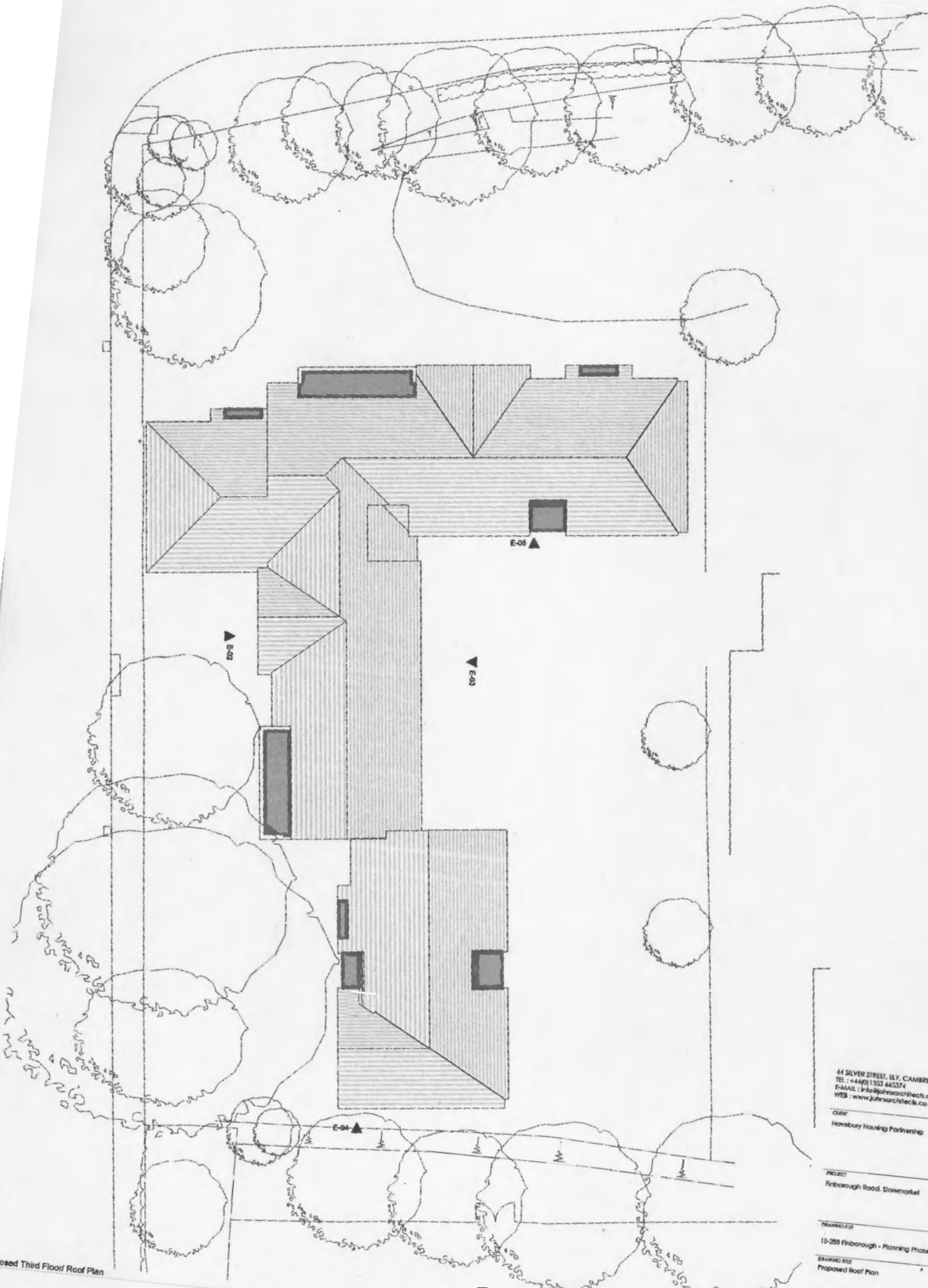
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Proposed Third Floor/ Roof Plan

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CLIENT
 Harebury Housing Partnership

PROJECT
 Finborough Road, Stowmarket

DRAWING REF
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DRAWING TITLE
 Proposed Roof Plan

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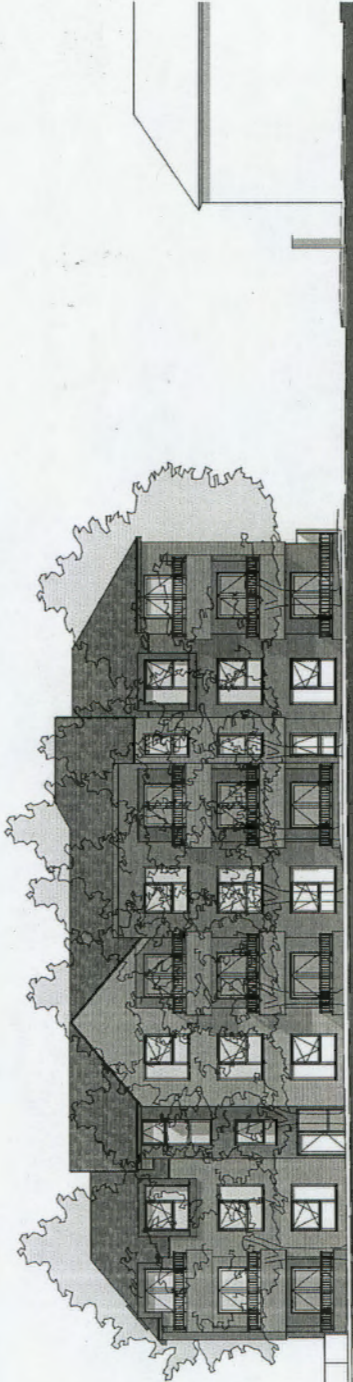
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CLIENT: Horestonary Housing Partnership

PROJECT: Fenborough Road, Stowmarket

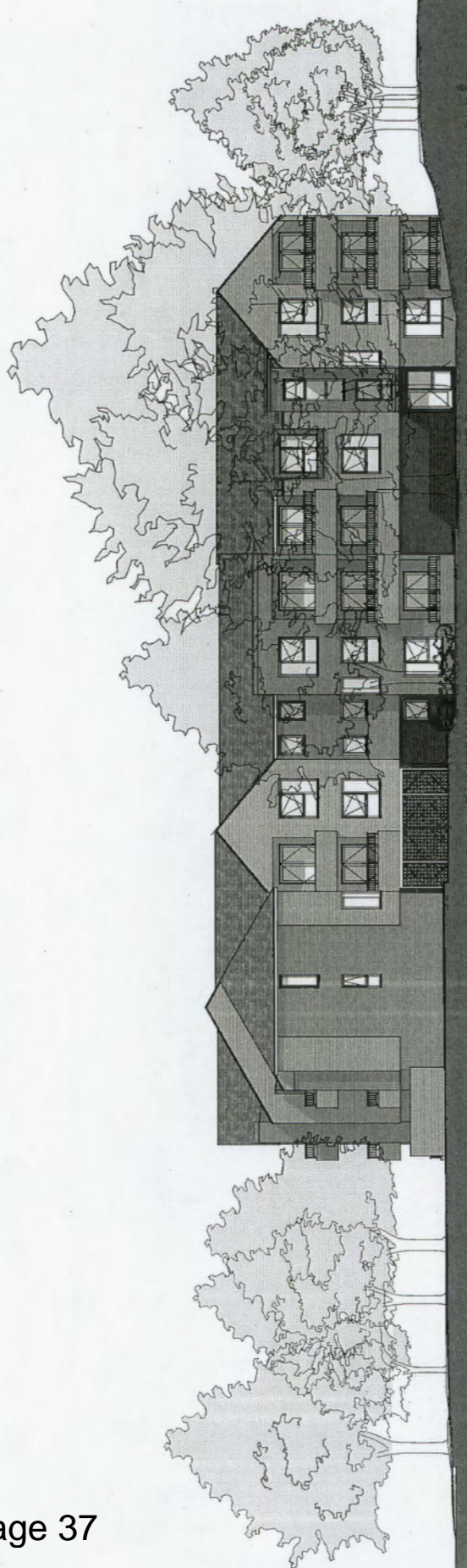
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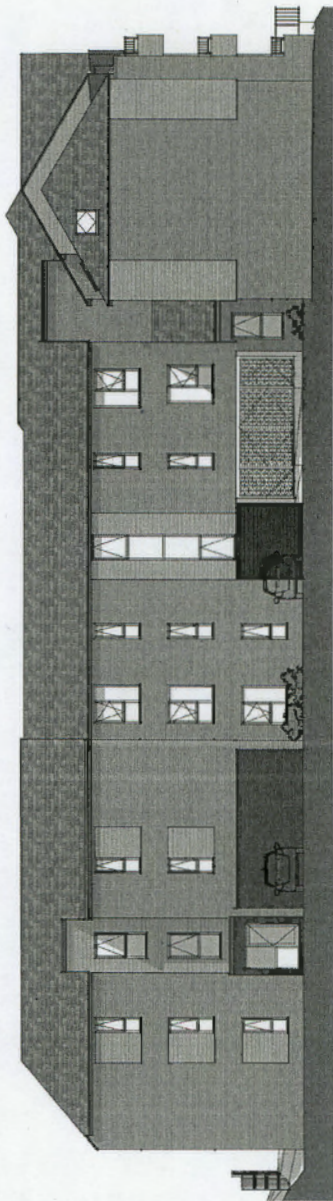
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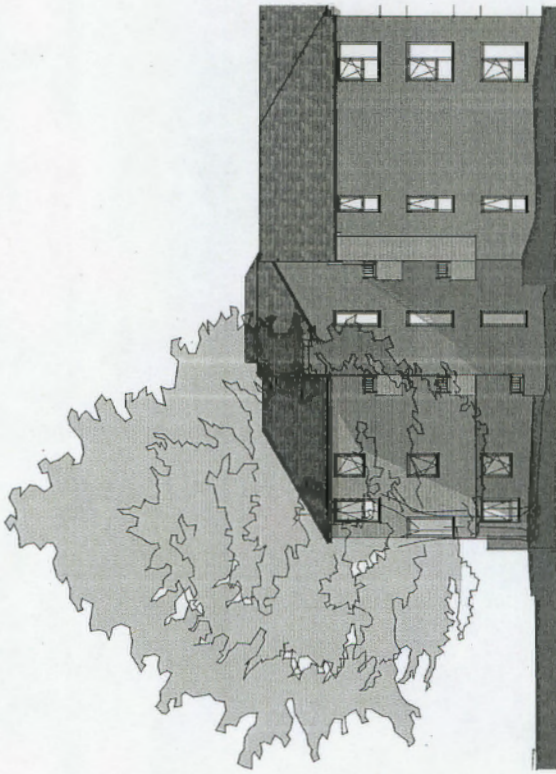


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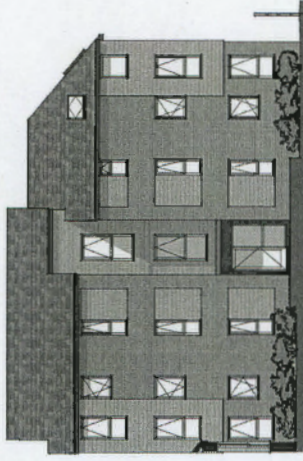
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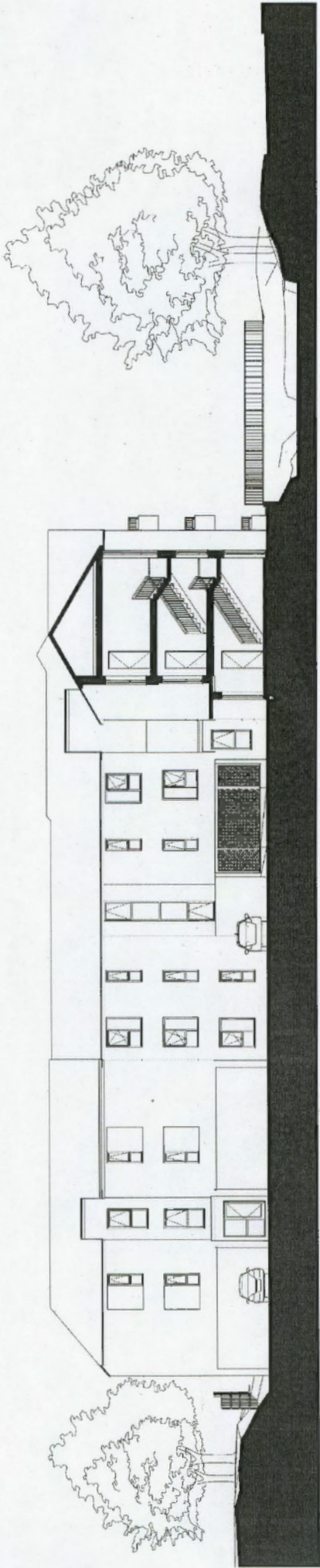


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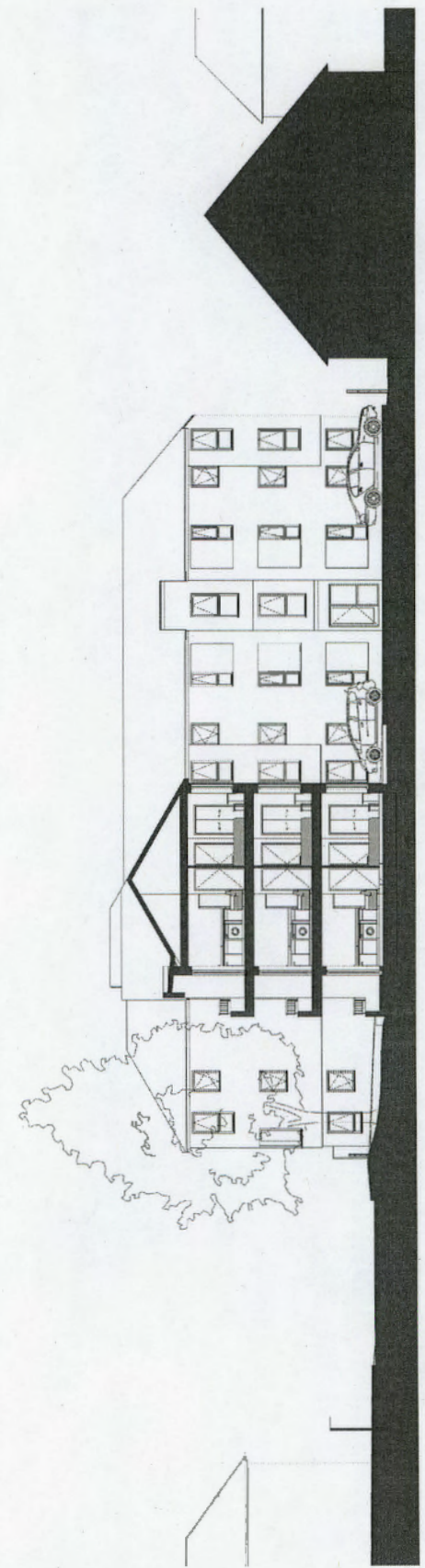


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B-01 Site Section 1:100

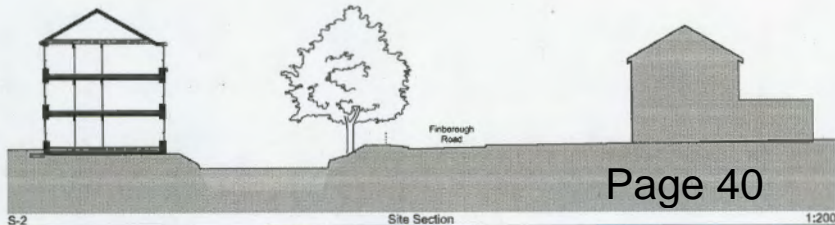
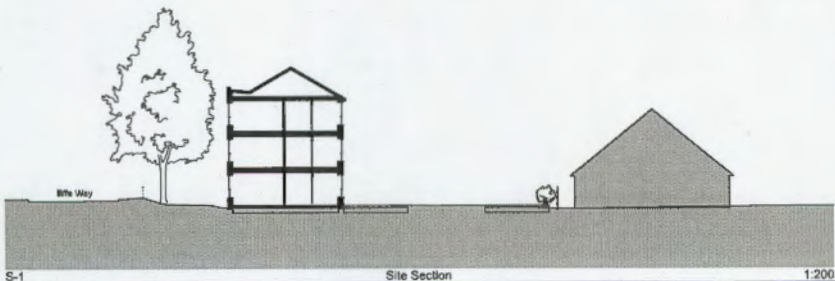
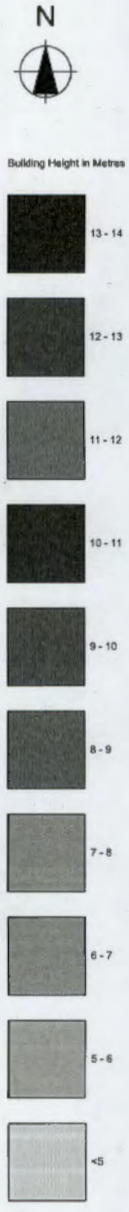
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Project	Hembsay Road, Stowmarket
Drawn by	15-208 Hembsay - Planning Phase
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Date	15-208
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Rev	Description	By	Date
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2	Issued for construction	MS	03.06.16
3	Issued for construction	MS	03.06.16

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Gary Johns Architects

Client: Haverbury Housing Partnership

PROJECT: Finborough Road, Slawmorket

DRAWING FILE: 15-288 Finborough - Planning Phase

DRAWING TITLE: Figure Ground Plan and Site Sections

SCALE	STATUS
1:500, 1:200	Preliminary

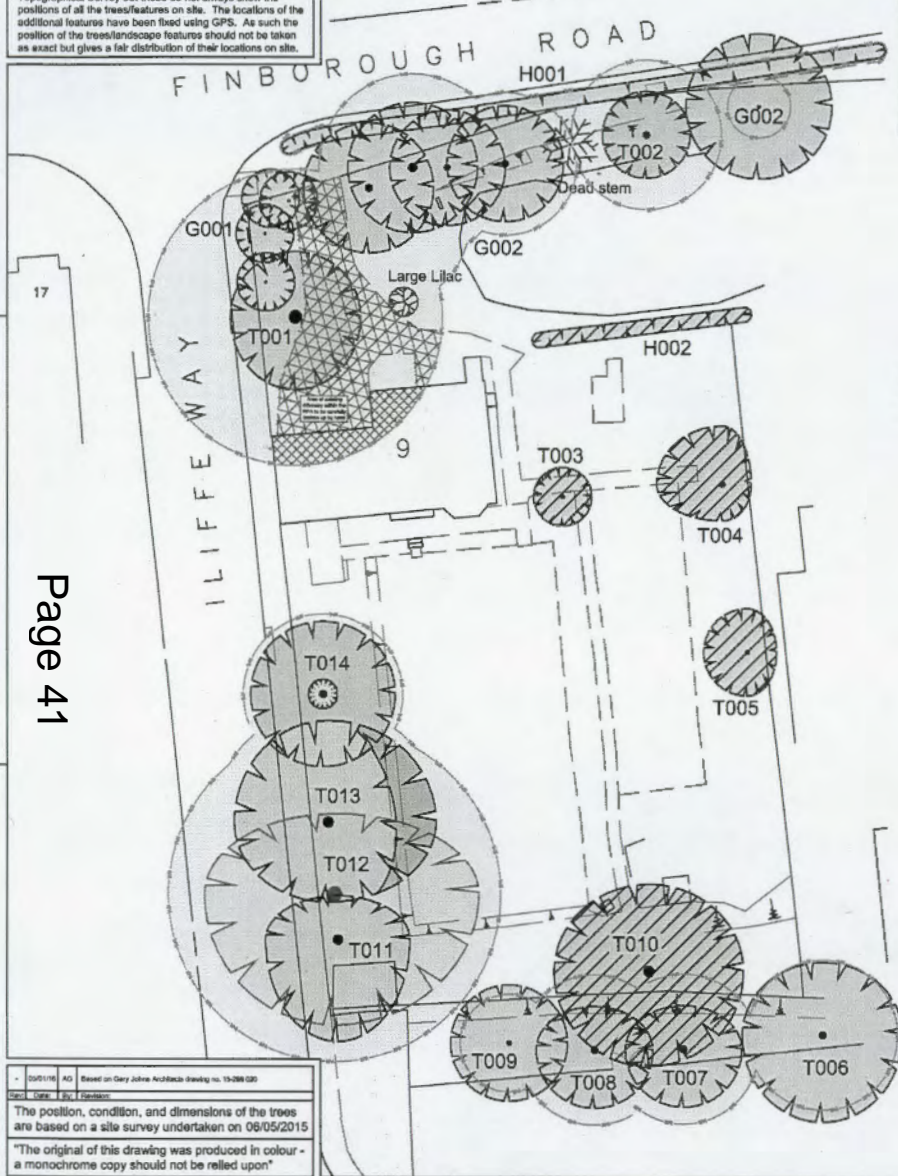
DESIGN NUMBER	DATE
MS SR	03.06.16

DRAWING NUMBER	REVISION
15-288	031

NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of the additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

Existing Site Plan



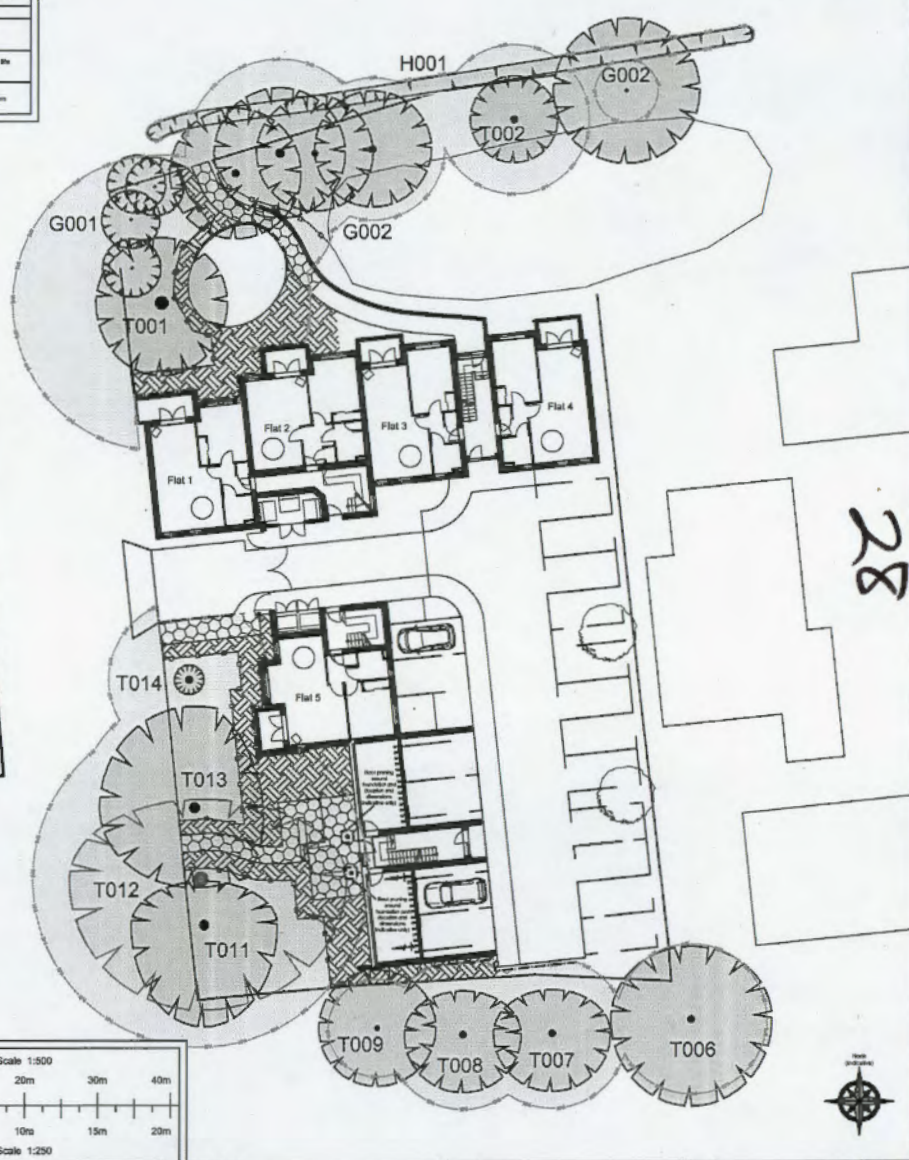
CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Trees in such condition that they cannot realistically be retained as living trees in the current BS or be larger than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 100mm

LEGEND

- Existing Tree/Hedge BS 5837:2012 Category A
- Existing Tree/Hedge BS 5837:2012 Category B
- Existing Tree/Hedge BS 5837:2012 Category C
- Existing Tree/Hedge BS 5837:2012 Category CU
- Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
- Additional features which doesn't meet BS 5837:2012 categorisation but is included for reference
- Dead or Dying Tree
- Trees which require crown reduction to facilitate the prospective development
- Trees which require pollarding to facilitate the prospective development
- Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category B
- Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category C
- Area of existing driveway within the RPA to be carefully broken up by hand and returned to soft landscaping
- Area where significant rooting is unlikely due to presence of existing structure
- Line of proposed temporary protective barrier (see appendix F.3)
- Line of proposed Root Pruning
- Area of temporary Ground Protection
- Proposed development which is close to the RPA to be constructed following the 'No Dig' Specification

Proposed Site Plan



Page 41

02/01/16 AG Based on Gary Johns Architects drawing no. 13-288-020
 Date: 02/01/16
 The position, condition, and dimensions of the trees are based on a site survey undertaken on 08/05/2015
 "The original of this drawing was produced in colour - a monochrome copy should not be relied upon"

HAYDEN'S
Arboricultural Consultants

5 Mosleys Farm Business Centre
 Fornham All Saints
 Bury St Edmunds
 Suffolk, IP28 6JY
 Tel: 01284 765391
 Mobile: 07850 167400
 Twitter: @treesurveyors
 Email: info@treesurveys.co.uk
 © HAYDEN'S 2015
 Web Page: www.treesurveys.co.uk

Client: Gary Johns Architects
 Site: Land off Iliffe Way, Stowmarket

Drawing File: 4726-D
 CAD File Ref: C:\InPro\4726-D-IliffeWay-TS&AIA.dwg

Drawing Title: TS & AIA
 Drawn By: AG
 Created by: PH

Date: 05/01/16
 Scale: 1:250
 © A2

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Gemma Walker

From: Nathan Pittam
Sent: 06 July 2016 08:57
To: Planning Admin; Gemma Walker
Subject: 0958/16/FUL. EH - Land Contamination.

M3 : 176224

0958/16/FUL. EH - Land Contamination.

9 Finborough Road, STOWMARKET, Suffolk, IP14 1PN.

Demolition of existing dwelling and construction of 22no. new dwellings

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that I have no objection to the application based on the findings of the Delta Simons report dated January 2015. 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

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From: Greg McSorley
Sent: 18 March 2016 11:47
To: Planning Admin
Subject: Re 0958/16 9 Finborough Road Stowmarket

Good morning,

Thank you for consulting us on this proposal. In my opinion there would be no significant impact on known archaeological sites or areas with archaeological potential. I have no objection to the development and do not believe any archaeological mitigation is required.
Best wishes

Greg McSorley
Business Support Officer
Suffolk County Council Archaeological Service
6 The Churchyard
Shire Hall
Bury St Edmunds
Suffolk IP33 1RX
Tel.: 01284 741230
Email: greg.mcsorley@suffolk.gov.uk

Website: <http://www.suffolk.gov.uk/archaeology>
Search the Suffolk HER online at: <http://heritage.suffolk.gov.uk>
Follow us on Twitter at: <https://twitter.com/SCCArchaeology>

Consultation Response Pro forma

1	Application Number	0958/16/FUL	
2	Date of Response	24.03.2016	
3	Responding Officer	Name:	Julie Abbey-Taylor
		Job Title:	Corporate Manager – Strategic Housing
		Responding on behalf of...	Strategic Housing service
4	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.	<p>The development proposes 22 new dwellings – all of which are to be affordable homes thus provides 100% affordable housing.</p> <p>From a housing delivery point of view this application proposes much needed housing single and childless couples on the Council's housing register.</p> <p>Recommendation – Approve subject to a planning condition to ensure that allocations to the "affordable units" are in accordance with the agreed allocations policy as attached.</p>	
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.	<p>We have had extensive discussions with the housing association developer to develop this scheme in a very sustainable location within Stowmarket.</p> <p>The Council will receive 100% nominations to this scheme using Gateway to Homechoice choice based lettings system.</p> <p>See Housing Needs evidence attached.</p>	
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	None	
7	Recommended conditions	Scheme to meet Housing standards as agreed by the Homes & Communities Agency.	

Please note that this form can be submitted electronically on the Council's 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 Council's website and available to view by the public.

From: RM PROW Planning
Sent: 29 March 2016 14:00
To: Planning Admin
Subject: RE: Consultation on Planning Application 0958/16

For The Attention Of: Gemma Walker

Rights of Way Response

Thank you for your consultation regarding the above planning application.

Please accept this email as confirmation that we have no comments or observations to make in respect of this application affecting public footpath 24

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

Regards

Jennifer Green
Rights of Way and Access
Part Time - Office hours Wednesdays and Thursday
Resource Management, Suffolk County Council
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

☎ (01473) 264266 | ✉ PROWPlanning@suffolk.gov.uk | 🌐 <http://publicrightsofway.onesuffolk.net/>
| Report A Public Right of Way Problem Here

For great ideas on visiting Suffolk's countryside visit www.discoversuffolk.org.uk

The 2016 Suffolk Walking Festival is between the 14th May and 5th June. For more information please visit www.suffolkwalkingfestival.co.uk

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

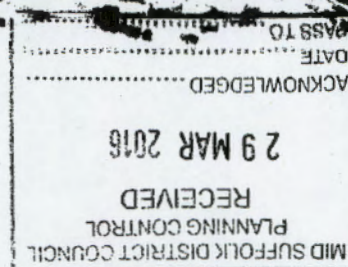
Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Your Ref: 0958/16
Our Ref: FS/F221335
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 23/03/2016

Dear Sirs

9 Finborough Road, Stowmarket IP14 1PN
Planning Application No: 0958/16



I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

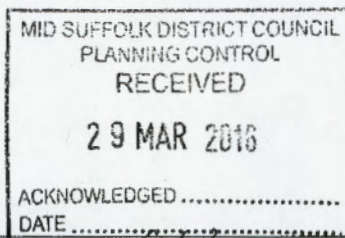
Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

No additional water supply for fire fighting purposes is required in respect of this planning application.



Continued/

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

A large, dark, irregular redacted area covering the signature of Mrs A Kempen.

Mrs A Kempen
Water Officer

Copy: Mr S Robinson, Gary Johns Architects, 44 Silver Street, Ely, Cambs CB7 4JF
Enc: Sprinkler information

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Consultation Response Pro forma

1	Application Number	0958/16	
2	Date of Response	1/04/2016	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	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.	No objection subject to the bin store increasing in size to accommodate four 1100l refuse bins and four 1100l recycling bins and a glass 240l bin. A mix of five 1100l bins is not sufficient and there will be overflowing bins. It is not clear if the bin store will have a pin code entry but this is advised to stop non-residents utilising the bins.	
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.	Provision of bins to flats is calculated at six flats per set of 1100l bins consisting of 1 x 1100l refuse bin and 1 x 1100l recycling bin which is noted in the Waste Management Guidance for Developers.	
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	Resize the bin store accordingly to accommodate four sets of 1100l bins but keep it located near to the road so that access can be gained by the dustcart.	

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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Historic England

EAST OF ENGLAND OFFICE

Ms Gemma Walker
 Mid Suffolk District Council
 131 High Street
 Needham Market
 Suffolk
 IP6 8DL

Direct Dial: 01223 582749

Our ref: P00504955

31 May 2016

Dear Ms Walker

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

**9 FINBOROUGH ROAD, STOWMARKET IP14 1PN
 Application No 0958/16**

Thank you for your letter of 14 March 2016 notifying Historic England of the above application.

Historic England Advice

We note that a Heritage Statement has now been provided which considers the significance of the site and its surroundings and assesses the impact of the proposed development on the character and appearance of the conservation area. The statement assesses the conservation area as a whole but notes that the western section of Finborough Road is predominantly residential in character with most buildings being set back from the road with large planted front gardens, generally of two storeys and built of brick, occasionally painted, with slate roofs. In assessing the impact of the development, the statement acknowledges that the proposal increases the density of residential accommodation on the site and that it is larger in scale than the existing building. Although the statement concludes that the high quality design will conserve and enhance the setting of the conservation area and that its setting will therefore not be harmed, it does go on to say that *'.....should a level of harm be ascribed to the proposals, it would fall at the lower end of the 'less than substantial harm category'*.

As stated in our previous letter of 4 April 2016, there is a distinctive character to the part of the conservation which forms the immediate context of the site. This is predominantly a linear pattern of development plots facing the road, with a range of Victorian and early 20th century semi-detached and terraced brick dwellings which are mostly of two storeys in height, with pitched and hipped slate roofs. The distinctive grain, pattern, scale and form of existing development make a positive contribution to the character of the conservation area and development which does not follow this has the potential to erode these historic characteristics and therefore have a negative impact on the heritage asset.



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
 HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA

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Historic England

EAST OF ENGLAND OFFICE

We acknowledge that there are elements of the proposed development which will enhance the current appearance of the site such as the landscaping treatment to the Finborough Road frontage and we also have no objections to the principle of a more contemporary design approach. Although the Heritage Statement draws attention to other residential redevelopment of a higher density, elsewhere within and adjacent to the conservation area, these are predominantly two storey buildings. We therefore remain concerned that the scale and height of the proposed development at three storeys will introduce an over dominant feature into the street scene and further erode the distinctive historic character of two storey, residential semis and terraces of simple form, with pitched and hipped roofs, in this part of the conservation area.

We have considered the development in relation to the National Planning Policy Framework (NPPF) and have concluded that it would result in harm to the significance and setting of the conservation area, the character and appearance of which would neither be preserved nor enhanced, in terms of NPPF paragraphs 132 and 134. We are therefore unable to support the application and would recommend refusal.

However, should the Council decide to approve the application in its present form, you should be satisfied that it can be demonstrated that any harm caused to the significance of the conservation area is outweighed by the public benefits of providing housing in accordance with paragraph 134 of the NPPF. Please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.

Recommendation

However, should the Council decide to approve the application in its present form, you should be satisfied that it can be demonstrated that any harm caused to the significance of the conservation area is outweighed by the public benefits of providing housing in accordance with paragraph 134 of the NPPF. Please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.

Yours sincerely

David Edleston
Consultant
e-east@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



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EAST OF ENGLAND OFFICE

Ms Gemma Walker
 Mid Suffolk District Council
 131 High Street
 Needham Market
 Suffolk
 IP6 8DL

Direct Dial: 01223 582749

Our ref: P00504955

4 April 2016

Dear Ms Walker

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

**9 FINBOROUGH ROAD, STOWMARKET IP14 1PN
 Application No 0958/16**

Thank you for your letter of 14 March 2016 notifying Historic England of the above application.

Summary

The application proposes the redevelopment of the site at 9 Finborough Road, Stowmarket to provide 22 new dwellings following the demolition of the existing dwelling. We are concerned that the development will cause a degree of harm to the character of the conservation area and would therefore be unable to support the application in its present form.

Historic England Advice

The proposed development is for the demolition of the existing dwelling and the construction of 22 new dwellings, in an L-shaped block of three storeys, with associated parking and the provision of new vehicular access. The application site lies partly within and adjacent to the Stowmarket Conservation Area.

The immediate context of the application site, which includes the conservation area to the north and west, is predominantly characterised by a linear pattern of development plots facing the road, with a range of Victorian and early 20th century semi-detached and terraced dwellings which are mostly of two storeys with pitched and hipped roofs.

Whilst we have no objections to the principle of redevelopment of the site and a more contemporary approach to the design, as an opportunity to enhance the character and appearance of the conservation area, in accordance with paragraph 137 of the National Planning Policy Framework (NPPF), we have a number of concerns with the potential impact of the development. Although the application is supported by a Design and Access Statement, there is no Heritage Statement or analysis of the



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
 HistoricEngland.org.uk



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Historic England

EAST OF ENGLAND OFFICE

character of the conservation area and the impact of the proposed development on its significance, as required by NPPF paragraph 128. The distinctive grain, pattern and form of existing development make a positive contribution to the character of the conservation area and development which does not follow this has the potential to erode these historic characteristics and therefore have a negative impact on the heritage asset.

The National Planning Policy Framework (NPPF) identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraphs 6, 7 and 14). The NPPF also states that the significance of a heritage asset can be harmed or lost through development within its setting (paragraph 132) and that the conservation of heritage assets is a core principle of the planning process (paragraph 17).

We have considered the development in terms this policy and whilst we would not object to the principle redevelopment of the site, we are concerned that the scale, form, height and pattern of development proposed will result in a degree of harm to the character and appearance of the conservation area in terms of NPPF paragraphs 132 and 134 and would therefore not support the application.

Recommendation

Whilst we have no objections to the principle of redevelopment of the site and would support the aim of enhancing the character of the area, we would recommend that the scheme is reviewed and informed by a detailed understanding of the character of the area and the significance of heritage assets affected in accordance with the principles set out in the NPPF.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. However, should the Council decide to approve the application in its present form, you should be satisfied that it can be demonstrated that any harm caused to the significance of the conservation area is outweighed by the public benefits of providing housing in accordance with paragraph 134 of the NPPF. Please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.

Yours sincerely

David Edleston

Consultant

E-mail: e-east@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



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From: Michelle Marshall [mailto:Michellelm@stowmarket.org]
Sent: 07 April 2016 12:23
To: Planning Admin
Subject: Planning applications

Please see comments from Stowmarket Town Council regarding recent planning applications:

0679/16

No objection be raised to the grant of planning consent.

0958/16

The Town Council opposes the planning application on the following grounds:

- i) That, contrary to planning policy **ENV03**, the design and layout does not respect the characteristic of the sites and the surroundings;
- ii) That, contrary to planning policy **GP1**, the proposal will not maintain or enhance the character and appearance of its surroundings, and will not respect the scale and density of surrounding development;
- iii) That the scale of the housing development will not be consistent with protecting the character of the settlement and landscape setting of the town, contrary to planning policy **H02**;
- iv) That, contrary to planning policy **H13**, the design and layout will not respect the character of the proposal site and the relationship of the proposed development to its surroundings;
- v) That, contrary to planning policy **H13**, the amenity of neighbouring residents would be unduly affected by reason of overlooking and loss of daylight;
- vi) That the proposed new housing will not be consistent with the pattern and form of development in the neighbouring area, contrary to planning policy **H15**;
- vii) That, contrary to planning policy **SB2**, the proposed development will adversely affect the character and appearance of the settlement;
- viii) That planning policy **SB2** states 'The district planning authority will refuse development which does not have a form, scale or character in keeping with the surrounding development'; and
- ix) That planning policy **SB2** states 'inappropriate forms of development will be refused'.

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From: RM Floods Planning
Sent: 08 April 2016 11:25
To: Planning Admin
Subject: RE: Consultation on Planning Application 0958/16

FAO Gemma Walker

Demolition of existing dwelling and construction of 22no. new dwellings with 18no. parking spaces to the rear. Creation of new vehicle access from Iliffe Way. 9 Finborough Road, Stowmarket IP14 1PN

SCC Position

We have no objections to this drainage strategy in principle.

However could the applicant please confirm that in the MicroDriange calcs; the contributing imp. area (0.11ha) includes both the roof area and all the private driveway and parking areas. If not, they should be given the low permeability of the subsoil.

Advisory Notes – the corridor between flats 3 and 4 will be used as an exceedance route towards the local pond – this corridor should remain open at all times. Ideally other flow paths should be allowed through this northern block of flats.

Otherwise the drainage strategy is sound, however I would advise that Anglian Water are consulted regarding the permitted discharge off this site.

Kind Regards

Steven Halls

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

Your Ref: MS/0958/16
Our Ref: 570\CON\0861\16
Date: 11th April 2016
Highways Enquiries to: martin.egan@suffolk.gov.uk

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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: Gemma Walker

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0958/16

PROPOSAL: Demolition of existing dwelling and construction of 22no. new dwellings with 18no. parking spaces to the rear. Creation of new vehicle access from Iliffe Way

LOCATION: 9, Finborough Road, Stowmarket

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:

The proposed location for the new vehicular access on Iliffe Way conflicts with the existing pedestrian crossing which allows pedestrians to cross Iliffe Way. The applicant will therefore need to remove the existing crossing and provide a replacement crossing point onto Iliffe Way. This will require works to both sides of Iliffe Way to drop the kerbs and to provide the hazard warning tactile paving.

1 AL 1

Condition: The access shall be completed in all respects in accordance with Drawing Number 15-288/020/A as submitted; with an entrance width of 5.0 metres (as shown on the submitted drawing) and be available for use before any dwelling is first occupied. Thereafter it shall be retained in its approved form. At this time all other means of access within the frontage of the application site shall be permanently and effectively "stopped up" in a manner which previously shall have been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure the approved layout is properly constructed and laid out and to avoid multiple accesses which would be detrimental to highway safety.

2

CONDITION: Before any other development commences the existing dropped kerbs and tactile paving on Iliffe Way associated with the pedestrian crossing shall be relocated to avoid the proposed new vehicular access. The replacement pedestrian crossing point shall be laid out and constructed in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a replacement pedestrian crossing is provided due to the existing crossing conflicting with the new vehicular access location.

3 AL 8

Condition: Prior to the new dwellings hereby permitted being first occupied, the new vehicular access onto the Iliffe Way shall be properly surfaced with a bound material for a minimum distance of 20 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

4 D 2

Condition: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

5 G1

Condition: Gates shall be set back a minimum distance of 10 metres from the edge of the carriageway and shall open only into the site and not over any area of the highway.

Reason: In the interests of road safety.

6 GPDO 1

Condition: Notwithstanding the provisions of Part 2 Class B of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the access to the site shall be from Iliffe Way only.

Reason: In the interests of highway safety to ensure accesses are located at an appropriate position and/or to avoid multiple accesses which would be detrimental to highway safety.

7 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number 15-288/020/A as submitted 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.

8 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.

9 NOTE 05

Note: Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer. Those that appear to be affected are all utilities.

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10 NOTE 12

Note: The existing street lighting system may be affected by this proposal.

The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

11 NOTE 16

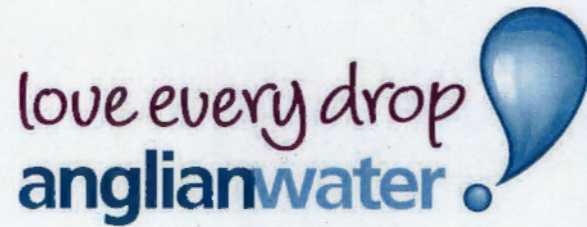
Note: The proposed new access, new pedestrian crossing points and stopping up of the existing site access will be situated within the public highway. Before any works are carried out the applicant will need to enter into a legal agreement with Suffolk County Council as Highway Authority. Suffolk County Council's Area Manager must be contacted at Phoenix House, telephone 01473 341477..

12 NOTE 23

Note: 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 faithfully

Mr Martin Egan
Highways Development Management Engineer
Strategic Development – Resource Management



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

AW Reference:	00012686
Local Planning Authority:	Mid Suffolk District
Site:	9 Finborough Road, Stowmarket
Proposal:	Creation of 22 x C3 Dwellings
Planning Application:	0958/16

Prepared by Alex Thirtle

Date 26 April 2016

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

ASSETS**Section 1 – Assets Affected**

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES**Section 2 – Wastewater Treatment**

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

Section 3 – Foul Sewerage Network

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

Section 4 – Surface Water Disposal

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

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

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is acceptable.

We request that the agreed strategy is reflected in the planning approval

Section 5 – Trade Effluent

- 5.1 Not applicable

Section 6 – Suggested Planning Conditions

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

Surface Water Disposal (Section 4)**CONDITION**

No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.

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From: David Pizzey
Sent: 26 April 2016 10:15
To: Gemma Walker
Subject: 0958/16 9 Finborough Road, Stowmarket.

Gemma

Whilst with sensitive precautionary measures this development might be possible without significant damage to the protected trees, I am not satisfied that the relationship of these dwellings to the trees would provide for acceptable living conditions for future occupiers. The proximity, orientation and scale of the development in relation to the trees is likely to result in pressure to fell or ongoing pruning due to loss of light and nuisance from leaf fall and branch shedding. Such requests will be difficult for the Council to resist and would threaten the value and future of the trees and consequently have a detrimental impact to the character and appearance of the local area. As a result I am unable to support the application in its current form.

If you are minded to recommend approval we will require details to demonstrate the feasibility of an appropriate foundation design and no-dig construction avoiding damage to the trees.

Please let me know if you require any additional information or I can advise further.

Regards

David

David Pizzey
Arboricultural Officer
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Babergh and Mid Suffolk District Councils - Working Together

From: Kemp, Phil [mailto:Phil.Kemp@suffolk.pnn.police.uk]
Sent: 16 March 2016 11:11
To: 'sam@johnsarchitects.co.uk'
Cc: Planning Admin
Subject: RE your planning proposals for 22 flats at the junction of Finborough Road and Iliffe Way, Stowmarket

I have looked at the plans for this proposed site and I see that they have applied for SBD status, I have not got the SBD application form though, so can I ask has one been submitted and if so can I have a copy please. I take it that they are just applying for part 2 status, **which is a shame as full SBD accreditation is achievable.**

I have concerns that by making the vehicle entrance on Iliffe Way it could cause traffic problems, but as stated in the DAS it will free up any problems by no longer having an entrance/exit on the main road, (the Finborough Road) and hopefully it will bring about more people driving slower in the area, as there is a lot of pedestrian footfall in this area too either to use Asda or as a short cut to go into town.

I see from the DAS that the area to the rear bordering Asda and the rear of the properties looks like it will be fenced off, **I would strongly advise that**, as historically this area by Asda car park has had its fair share of Anti-Social Behaviour (ASB), so if it is not enclosed with 1.8 metre boarded fencing and if there is an access way leading to Asda that would very well lead to problems with ASB recurring. (NH Homes 2014 "**Dwelling Boundaries**" at "**side and rear boundaries**", page 17, para 10.6 refers).

From my point of view, as some of the car parking it states will be underground (in an undercroft) I would like to know what the lighting will be like and how the residents will then go from this parking area to access their homes? Walls and ceilings should have a light colour finish maximising the effectiveness of the lighting, as this will reduce the luminaries required to achieve an acceptable light level. (NH Homes 2014 "**Underground Car parking standards**" page 51, paras 38.1.1 – 38.1.2-4 refers)

I would also like to know more about the main entrance point for vehicles and how it will be secured, will it be via an electronic gate system, with a key fob? (NH Homes 2014 "**External Garage doorsets**" page 51, paras 37.1 – 38.1.3 refers) and that the length of the gate opening and closing period, whilst sufficient is not too long that it would allow an outside offender to tail gate entry.

I would also like to know about the entrance system for the four entrance/exits for the flats. As I say I do not know if this is full or part SBD, however, I would have grave concerns over access, as once in an offender would have all the time in the world to access a number of flats. I would strongly recommend that each communal entrance is secured by an electronic/magnetic locking system that can provide access via each occupant's property, covered by an integral remote camera again linked to each property to provide colour images of the person requesting access, which could either be transmitted via a mobile GSM or Wi-Fi based signal. The Secure by Design

New Homes (NH) 2014, pages 36-38 "**Communal Door Set standards**" at para 24.1-24.13 refers. **I strongly advise against a communal tradesman's button and feel that each occupant should be responsible for allowing restricted access into these main internal areas.**

I would also like to see Twenty-four hour lighting (switched using a photoelectric cell) to communal parts of the flats. To cover the communal entrances, halls, lobbies, landings, corridors, stairwells, underground car parking and entrance/exit points. (NH Homes 2014 "**Dwelling Security lighting**" page 46, para 30.5 refers)

I would also like to see internal communal bin and bicycle stores within the flats having no windows and a securely fitted doorset that meets the same physical specification as 'a front door'. An internal thumb turn mechanism is also recommended to prevent residents being accidentally locked in. (NH Homes 2014 "**Internal Communal Bins and Bicycle Stores**" page 54, para 43.1 refers)

I would also like to see all internal entry doors for each individual apartment have standards independently certified to the same level as that of front doors and that the locking hardware should be operable from both sides of an unlocked door without the use of a key to enable occupants to investigate any emergencies, such as a fire and be able to return to their dwelling to raise the alarm. (NH Homes 2014 "**Flat Entrance Doorsets served off a shared corridor or stairway**" page 39, para 25.1 refers)

All glazing in and adjacent to doors shall be installed with a fire rated laminated glass meeting the requirements of BS EN 356:2000, securely fixed in accordance with the manufacturer's specifications. (NH Homes 2014 "**Glazing in Flat Entrance Doorsets**" page 39, para 25.4 refers)

I would like to see French windows and external glazed double doorsets, meet the same standards as a front door,. (NH Homes 2014 "**French windows and External glazed double doorsets**", page 40 paras 26.1 – 26.2 refers)

I would like to see all ground floor windows incorporating key lockable hardware unless designated as emergency egress routes. (NH Homes 2014 "**Windows**" page 40, paras 28.1 refers)

I would also like to see 13 amp non switched fused spurs, suitable for an alarm system installed in each flat to allow occupants the opportunity to have an alarm fitted. (NH Homes 2014 "**Intruder alarms**" page 47, paras 32.1 – 32.2 refers)

In order to reduce the opportunities for theft by "Bogus Officials", utility metres should where possible be placed on the outside of dwellings where they can't be overlooked. In Multi-occupancy developments the metres should be located on the ground floor between access controlled doors (air-lock system) so that access can be restricted to the meters. . (NH Homes 2014 "**Utilities**" page 47, paras 33.1 – 33.3 refers)

Dusk to dawn energy efficient Luminaries should be incorporated to all outside lighting and access points. All fittings including wiring should be vandal resistant and

located in accessible positions mounted as high as possible to deter criminal attack. (2.4 metres is the preferred minimum height)

I realise that the trees at the front on Finborough Road have a preservation order on them, however, planting of natural vegetation should not impede the opportunity for natural surveillance and must avoid the creation of potential hiding places. I would like to see that these mature trees, have a crown lift with clear stem to a 2 metre height. Similarly, shrubbery should be selected so that, when mature, the height does not exceed 1 metre, thereby ensuring a 1 metre window of surveillance upon approach whether on foot or using a vehicle. (NH Homes 2014 "**Planting**" page 24, paras 18.1 – 18.4 refers)

On a positive note I like what you have done with the entrance/porchway in putting windows at the sides so that it will allow natural surveillance and not allow an offender to be hidden from view

Phil Kemp
Designing Out Crime Officer
Suffolk Coastal
Felixstowe Police Station
Suffolk Police
Suffolk Police via 101 Ext 3313

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 20 July 2016

AGENDA ITEM NO	2
APPLICATION NO	2113/16
PROPOSAL	Erection of 27 dwellings including 9 affordable homes (following demolition of existing buildings)
SITE LOCATION	Land between Norwich Road and Pesthouse Lane, Barham
SITE AREA (Ha)	1.8
APPLICANT	Messrs K & P Moxon
RECEIVED	May 3, 2016
EXPIRY DATE	August 3, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) it is a "Major" application for:-
- a residential development for 15 or over dwellings

PRE-APPLICATION ADVICE

1. Pre-application advice from the developer was sought in June 2015.

SITE AND SURROUNDINGS

2. The application site comprises 1.7 hectares of land with a number of small scale sheds and barns used for agricultural purposes and in association with a narrow gauge railway which formerly operated on the site.

The site forms a corner plot with Pesthouse Lane and Norwich Road in the village of Barham. The site is bounded to the west by the A14. This boundary is enclosed by post and rail fencing, trees and vegetation. However a large overhead road sign associated with the A14 is visible from the eastern boundary across the site.

To the north of the site are the rear gardens of properties forming The Crescent. This boundary is enclosed with a mix of trees, vegetation and boundary fencing for properties on The Crescent. Also north of the site and fronting Norwich Road is a newly constructed bungalow which was allowed at appeal in 2014.

The east and south boundaries are bordered by dense hedgerows and trees. Towards the south western corner is a dense group of trees that are outside of the application site.

The site has access along the southern boundary off Pesthouse Lane and a public right of way runs alongside the southern boundary. The public right of way splits leading north towards the Crescent and west across the A14 road bridge.

To the east and west on the opposite side of Pesthouse Lane and Norwich Road is housing. Further north along Norwich Road is the edge of Shrubland Hall.

The site is relatively flat but Pesthouse Lane is elevated above the site as to cross the A14. The site is largely laid to grass with one notable willow tree centrally located within the plot.

To the west of the site is the archaeological site of the former Bosmere and Claydon Incorporated Hundred Workhouse. The A14 extends across this site.

HISTORY

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

1732/16 2 Park View Cottages, The Crescent, Barham: Refused- 22/10/2013

Severance of part of garden and erection of single-storey dwelling and construction of new vehicular access. Allowed on Appeal.

PROPOSAL

4. Outline Planning permission is sought for the erection of up to 27 dwellings following demolition of the existing buildings. The 27 dwellings include 9 (35%) affordable housing units. Vehicular access will be provided using the existing access. Subsequently, landscaping, appearance, layout and scale are to be the subject of a future reserved matters application.

An indicative layout has been provided, this shows that 27 dwellings could be located on the site using a layout with a spine road through the development with cul-de-sacs off this. A landscaped buffer could be planted to the western boundary with a new footway leading from Norwich Road across the site and connecting with the footpath alongside the A14. The existing hedgerow and tree belt could be retained.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Environmental Health- Land Contamination:** The applicant has not submitted the required information to demonstrate the suitability of the site for the proposed development. The applicant has submitted an Envirocheck style report but for a development of this scale we require a Phase I Investigation which is compliant with BS10175. Without this information the Environmental Health Officer would be minded to recommend that the application be refused on the grounds of insufficient information.

Environmental Health- Noise/Other: The site is in close proximity to the A14 and part of it may be significantly and adversely affected by road traffic noise. No information in this respect has been submitted and therefore the Officer cannot advise further. In the absence of this information the Officer could not support the application.

Suffolk County Council Archaeology: The site lies in an area of high archaeological potential recorded on the County Historic Environment Record, adjacent to the site of a post medieval workhouse and burial ground. There is high potential for the discovery of below-ground heritage assets of archaeological importance within this area and groundwork's associated with the development have the potential to damage or destroy any archaeological remains which exist. In order to fully assess the full archaeological implications of the area and the suitability of the site for the development, the applicant should be required to provide for an archaeological evaluation of the site prior to the determination of the application.

Suffolk County Floods Team: Overall the proposed surface water system is acceptable however further information is required before approval can be granted.

Suffolk County Infrastructure: The Infrastructure team set out what funding they would seek from the Community Infrastructure Levy.

Planning Policy: An appeal decision on the adjacent site in Barham concluded that the location is sustainable and not an isolated site in the countryside. The Officer needs to consider other aspects of sustainability under the National Planning Policy Framework in terms of impact on character and appearance and infrastructure. The appeal site was for only one dwelling.

Strategic Housing: The proposal includes 35% affordable housing. The Housing Officer recommends the potential housing mix and requirements for the affordable housing.

Public Rights of Way: The Rights of Way team have no objection to the proposal.

Suffolk County Highways: The Highways Authority recommend that the permission include conditions regarding the access surface, access gradient, construction and provision of footways, details of parking and cycle storage, visibility splays and highway improvements.

Historic England: Historic England do not wish to offer any comments on this occasion.

Claydon and Whitton Parish Council: Objects to the application due to the high level of noise generated by traffic using the poorly surfaced A14.

Suffolk Fire and Rescue: Suffolk Fire and Rescue Service advise of the building regulation requirements and that they recommend that fire hydrants be installed within this development.

Anglia Water: The foul drainage from this development is in the catchment of Cliff Quay Water Recycling Centre that will have capacity for these flows. The sewage system at present has available capacity. The proposed surface water management system does not relate to Anglian Water operated assets. As such they are unable to comment on the suitability of the surface water management and recommend the Planning Authority liaise with the Lead Local Flood Authority.

Landscape Officer: The proposal will be a significant change in the character of the site which is largely open with a scattering of buildings scrub and grassland. As a result the views from the adjacent residential properties to the north will be altered significantly. However the wider visual effects will be largely contained by the boundary vegetation and planting. The proposal is acceptable in landscape terms subject to conditions.

Highways Agency: The Highways Agency have no objection to the proposal.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.
- Access into Pesthouse Lane is busy enough with lorries and more houses would increase traffic, noise and pollution.
 - The water pipes are in constant repair and more houses would add to this problem. They have problems with water leaking into our cellar and garden.
 - There have been a lot of dwellings built in Barham over the last few years and the village is now big enough.
 - Loss of privacy as new dwellings will be able to look into gardens. Especially if two storey dwellings.
 - Doctors surgery is full and it is very difficult to get an appointment. 27 dwellings will exacerbate this.
 - Before people move into this area they have to make sure there are places at the local schools for their children to attend. The schools are full.
 - The site is a haven for wildlife. There are rabbits, foxes, kestrels, stoats, bats, stoats, woodpeckers, jays and hedgehogs that use the site.
 - This land has had an application build dwelling a few years ago but was turned down because it was out of the building line.
 - Lack of infrastructure (community facilities, shops, schools, nurseries and businesses) nearby.
 - The footpath to Claydon is narrow and only on one side of the road which means pedestrians have to step into the road. Traffic often travels faster than 40mph speed limit.
 - Bus service is infrequently (hour at best) and unreliable.
 - Stretched amenity in the area.
 - Moved here for a peaceful and quiet lifestyle and many properties have been built around this area.

- In the last 10/15 years there have been three road traffic deaths.
- Sewage system can it cope with yet more volume of waste?
- Loss of open view and open aspect of the village.
- Create noise an disturbance and impact the character of the neighbourhood. It will lose its countryside identity.
- The new residents would not think of walking on the narrow hazardous path to Claydon to use the amenities. Often see people walking in the road due to the path being too narrow.
- Site falls short of the required standards on both counts. There have been several near misses at the junction of The Crescent, Sandy Lane, Pesthouse Lane where visibility is poor and access to the main road dangerous.
- Development will be on a water meadow.
- Affordable housing will be 2 storey properties whereas the properties on the boundary of the development are single storey.
- Need effective sound barriers to be put in place from the bridge to the end of the Crescent. The footpath can be removed as it serves only as a toilet for dogs.
- Norwich Road is Cycle Route 51 and the impact of yet further traffic is not compatible if people are to be encouraged to cycle.
- This is not a brownfield site but is tantamount to someones garden.
- Close proximity to exposed bridge over the A14.
- Known noise problem on the A14 road surface which has not yet been addressed.
- The Draft SHLAA for Barham shows the possible sites of major developments in the area to the east of Norwich Road. Developers are already in preliminary discussions with the Parish Councils. Looked at in light of a strategic solution for the whole area any independent decision on this isolated case must be considered premature and may impede a more integrated solution.
- In breach of Human Rights Act to respect family and private life due to potential overlooking.
- Broadband, water and sewage are already stretched in this area.
- Noise and dust from lorries from Barham Pits is not a safe or healthy environment.
- Disappointed by the amount of affordable housing proposed.
- Aware of an application for a large number of housing at the Claydon end of our village.
- Cars regularly park in the access with Pesthouse Lane making entrance and exit hazardous.
- Area by A14 is in a flood plain
- Who will maintain the hedgerows and trees to be retained?
- Outside of the settlement boundary and if unchecked will form a ribbon development sprawling into the countryside.
- Norwich Road and Pesthouse Lane severely floods.

ASSESSMENT

8. **The principle of development:**

Fundamental to this application is the principle of residential development on the site. The Mid Suffolk Core Strategy Development Plan Document (DPD) was

adopted in 2008. Policy CS2 of the adopted Core Strategy defines the site as in the countryside, outside the countryside village of Barham. Under Policy CS2 of the adopted Core Strategy, residential infill development in the countryside and countryside villages will be permitted only in exceptional circumstances. The circumstances set out in Policy CS2 include agricultural workers dwellings; the conversion of rural buildings; replacement dwellings; affordable housing on exception sites; and sites for gypsies and travellers and travelling show people. The development proposal does not fall into any of these categories. As such the proposal is contrary to Core Strategy policy CS2.

However, the local authority does not have a five year land supply. Paragraph 49 of the National Planning Policy Framework (NPPF) states;

"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."

Consequently policies CS1 and CS2 should not be considered to be up-to- date. On this basis residential development on the site should be considered on its own merits.

Paragraph 14 of the NPPF reads,

"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"

The NPPF nevertheless requires that development be sustainable and that adverse impacts do not outweigh the benefits. The NPPF (paragraph 7) defines three dimensions to sustainable development- the economic role, social role and environmental role. These roles should not be considered in isolation. Paragraph 8 of the NPPF identifies that environmental, social and economic gains should be sought jointly. Therefore the Core Strategy Focus Review 2012 (post NPPF) policy FC1 and FC1.1 seeks to secure development that improves the economic, social and environmental conditions in the area and proposal must conserve and enhance local character.

Paragraph 55 of the NPPF sets out that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example where there are groups of smaller settlements development in one village may support services in a village nearby.

The proposal therefore must be determined with regard to sustainable development as defined by the NPPF.

Firstly it is important to take into consideration a recent appeal decision at 2 Park Cottages, Norwich Road, Barham (refer to relevant planning history). This application sought one dwelling within the side garden of 2 Park Cottages. The proposal was refused as it was considered not to accord with policies CS1 and CS2.

However the Inspector determined that the development 'would not be an isolated dwelling in the countryside but would add to an existing sizeable group of houses. It would follow the linear pattern of development fronting onto Norwich Road which extends from Sturgeon Way to De Saumerez Drive. Whilst it would be at variance with the general linear pattern of development of The Crescent the proposed plot would be aligned to the defined curtilages of residential development on the southern side of The Crescent. As such I am not persuaded that the appeal proposal would be harmfully uncharacteristic'.

Further to this the Inspector stated that;

'the appeal site is a short distance from the Sorrel Horse public house. It is also directly adjacent to bus stops, including a good quality shelter, which provide a good daily service to Claydon, Ipswich and Stowmarket. The appeal site is also 1300 metres from Claydon which is identified in the Core Strategy as a Key Service Centre village. Facilities such as the shops, schools and doctors would be within an approximate 15-20 minute walk along a generally flat route. A continuous, good quality footway, albeit narrow in places, links the appeal site along Norwich Road and whilst there are only occasional streetlights, there are dwellings along the route which provide surveillance. The speed limit between Claydon and the appeal site is either 30mph or 40mph and the route is designated as part of the National Cycle Network (Route 51). As such I am satisfied that the good bus connections at the appeal site and the realistic walking and cycling distance from key services, along a route of reasonable quality, means that the appeal proposal would not result in an unsustainable reliance on the private motor car.'

The application site is located south of the appeal site for 2 Park Cottages and the situation remains unchanged. There is a footway connecting Barham and Claydon and Norwich Road remains designated as part of the National Cycle Network. There is a bus stop opposite the site with a regular bus service to and from Ipswich which allows for normal working hours.

Whilst Barham has limited services and facilities the application site is well connected with the Key Service Centre of Claydon. Claydon benefits from shops, pubs, leisure and recreational facilities. It also has a primary, secondary and two pre-school providers and a doctor's surgery. As such the development would not only be well served by Claydon but will also support these services. Paragraph 55 of the NPPF recognises that smaller villages can support services of nearby villages and towns. The proposal is therefore deemed to accord with paragraph 55 of the NPPF.

Furthermore the site is considered to be located as to take advantage of more sustainable modes of transport and to be relatively sustainable location. It should be noted that Highways have requested contributions towards a further bus stop on this side of Norwich Road.

Concern has been raised by local resident's regarding the impact of the development on the local schools and doctor's surgery. The site is within the catchment area for Claydon Primary School and Claydon High School. Suffolk County Council currently forecast that they have no surplus places at the catchment Primary and High School. Subsequently Suffolk County Council have noted that they would seek to secure funding towards additional education

facilities through the Community Infrastructure Levy.

The site is close to Claydon and Barham Doctor's surgery and Needham Market's Doctor's surgery. Both surgeries are currently accepting new patients. However the Community Infrastructure Levy contribution could be used to off-set the impacts the additional homes on the health centres.

The proposal includes the provision of affordable units to meet the Council's identified housing need. The proposal will therefore provide social benefits and support the vitality of this rural community. It will also contribute towards the five year land supply of homes needed in Mid Suffolk and make a positive contribution to economic activity.

Land has been put forward on the edge of Claydon as part of the Strategic Housing Land Allocations. However this is not an adopted plan and does not alter the Council's position in regards to the five year land supply. The scheme must be considered on its own merits taking account of the current situation.

Concern has also been raised as to the loss of this green space and impact on the character of the area. The Landscape Officer confirms that the application site has a reasonably close relationship with existing built environment and substantial vegetation is present on the boundaries to the south and east. The retention of this boundary hedging will minimise adverse effects and maintain the existing character of Norwich Road.

It is agreed with the Landscape Officer that the proposal will cause a significant change in character for the site which is largely open with a scattering of buildings. The views from the adjacent residential properties on The Crescent will be altered significantly. The wider effects will be largely contained by the existing and proposed boundary vegetation.

The proposed development will extend off Pesthouse Lane and allow for the final layout to remain compatible with the linear form of development in Barham (notably The Crescent). However, similar to the highly indicative layout plan, a central open space can be included along with landscaping to retain open views from the north-east corner and maintain a sense of the countryside. Additional landscaping along the western boundary will improve the rural appearance by limiting views of the A14. Finally, retaining the boundary vegetation will retain the sense of enclosure to this site and would maintain the appearance of both Penthouse Lane and Norwich Road.

As such the proposal accords with Core Strategy Policy CS5 which requires development to enhance or maintain local distinctiveness. Policy GP1 of the Mid Suffolk Local Plan 1998 and Policy FC1.1 of the focused review Core Strategy also supports development that maintains and enhances the character and appearance of the surrounding area.

Overall the proposal adheres to the principles of sustainable development as to safeguard the local character of Barham and providing environmental, social and economic gains as required by policy FC1 and FC1.1 of the Focused Review and the overarching aims of the NPPF. Consequently the principle of this development is accepted subject to other material considerations. The main considerations are:

- **Highways**
- **Archaeology Implications**
- **Impact on Residential Amenity**
- **Biodiversity**
- **Flood Risk**
- **Land Contamination**
- **Noise**
- **Open Spaces and Infrastructure contributions**

Highway matters

The neighbours raised concerns regarding highways safety and noted a number of road traffic incidents. It is proposed to utilise the existing vehicular access from Pesthouse Lane. The vehicular access will be improved to provide the required visibility splays for such a development. Traffic would therefore flow onto Pesthouse Lane turning left towards the wide junction with Norwich Road. This junction is wide with good visibility splays on a relatively straight road. The increase of vehicles will not cause harm to the highway network or create highway safety issue. The Highways Officer has no objection to the proposal subject to conditions.

Having checked crashmap.co.uk there have been four incidents classified as slight on Norwich Road with the junctions of the Crescent, Jackson Place and Sandy Lane. There have been no accidents on Pesthouse Lane and Norwich Road.

Archaeological Implications

Suffolk County Council Archaeology confirm that the application site lies in an area of high archaeological potential and adjacent to the site of a post medieval workhouse and burial ground. Earthworks, likely to be of medieval date and scatters of Saxon and medieval finds are also recorded close to the development site. Norwich Road therefore appears to have been a focus for early occupation and remains relating to this may survive within the proposed development area. A Roman burial is also recorded to the south-east of the development area, which is situated in a topographically favourable location in the Gipping valley for activity of all periods. As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

The buildings and structures currently standing on this site potentially originate from the first or second world wars and based upon documentary evidence, may have formed part of the use of this site for military activities. Further research should therefore be undertaken regarding these structures and the former use of this site before they are demolished or any development works are permitted, in order to fully understand their significance.

Paragraphs 128 and 129 of the NPPF state that;

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the

potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'.

Suffolk County Council Archaeology advise that given the high potential, lack of previous investigation and large size of the development an archaeological evaluation of the site prior to the determination of this planning application is required. The evaluation will establish the potential of the site and inform the development to ensure in- situ preservation of any previously unknown nationally important archaeological remains.

A condition to secure these works would not be considered reasonable. The evaluation will establish whether there will be a need to consider archaeological remains in the design and layout of development and allow for preservation in situ of any sites of national importance that might be defined. Should any important remains be found it could affect the ability to provide 27 dwellings on this site.

The development therefore provides insufficient information as required by paragraph 128 of the National Planning Policy Framework. The developer has not demonstrated that the scheme will avoid or minimise conflict between the heritage asset's conservation and the proposed development. The developer has not demonstrated that the development will maintain and enhance the historic environment and consequently it is not known whether archaeological remains will be protected or conserved. The development is thus contrary to policy CS5 of the Core Strategy.

Impact on residential amenity

The main properties affected by the development are on The Crescent. The site is of a reasonable size as to allow for a layout and design which would not create unacceptable harm to neighbour amenity in terms of loss of light, overlooking or overshadowing.

Biodiversity

An Ecological Scoping Survey was submitted with the application. The results of the survey indicated that the site is of low ecological value. The habitat assessment did not meet the criteria as suitable reptile habitat and no badgers were recorded on site. The trees, scrub and hedgerow offer suitable nesting habitat for birds. It is recommended that the development include the installation of bird boxes. There is also one tree suitable for supporting bats. Should this tree

be removed then an emergence and return to roost survey will need to be carried out. Lighting should be kept to a minimum and directed downwards through the use of hoods and cowls.

In conclusion your officers do not consider that the development would give rise to the risk of an offence to protected species.

Flood Risk

The site is below 1ha in area and is within Flood Zone 1 (land having a less than 1 in 1,000 annual probability of river or sea flooding). Housing development is appropriate within flood zone 1. The site is larger than 1ha and within Flood Zone 1 and therefore a site specific flood risk assessment is required.

The Flood Risk Assessment and Surface Water Drainage Strategy submitted with the application denotes that there are no watercourses within or bordering the site and the nearest river is the River Gipping which is to the west of the site some 400m away. The site is entirely outside Flood Zone 2 and 3. Land to the south opposite the site on the other side of Pesthouse Lane is within Flood Zone 2 and 3. The site is at an elevation of 15m AOD and is over 23km from the coast. The risk of fluvial and tidal flooding is considered low.

The Environment Agency Surface Water Flood Map suggests that the site lies within an area of Medium to High risk of flooding from surface water. This is supported by photographic evidence of flooding on the Norwich Road/Pesthouse Lane junction. It should be noted this flooding was on the highway outside of the application site.

It is subsequently recommended that the ground floor levels and entry thresholds are raised 300mm above adjacent ground levels. A full drainage strategy is included within this report. This allows for rainwater harvesting, infiltration techniques such as soakaway, permeable pavements and swales.

Suffolk County Council Floods Team comment that overall the proposed surface water system is acceptable however further information is required before approval can be granted. Contour plans have not been provided to identify potential flow paths of surface water across and from outside the site. The building layout should be designed not to interfere with any existing blue corridors and disrupt any natural flow paths. There is no information regarding potential flow paths from off site and no preliminary soakage test or outline drainage plan. The application has therefore failed to demonstrate that the 27 dwellings can be provided without affecting the existing flow paths of surface water.

In conclusion the application fails to demonstrate that the proposal will be safe for its lifetime taking account of the vulnerability of its users without increasing flood risk elsewhere and where possible reduce flood risk overall. Subsequently the scheme does not accord with paragraphs 100 and 103 of the NPPF where development should be safe without increasing flood risk elsewhere.

Contamination

The National Planning Policy Framework (NPPF) states that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural

environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner (paragraph 120).

The NPPF states that planning policies and decisions should ensure that the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. Planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (paragraph 121).

Mid Suffolk District Council's Environmental Health Officer advises that the applicant has not submitted the required information to demonstrate the suitability of the site for the proposed development. The applicant has submitted an Envirocheck style report but for a development of this scale a Phase I Investigation which is compliant with BS10175 code of practice. Without this information the Environmental Health Officer would be minded to recommend that the application be refused on the grounds of insufficient information.

The report submitted has examined the sources of potential contamination in terms of historical land use, environmental data and current land uses. This does not include a site inspection and Argyll who produced the report confirm they do not know the purpose for commissioning the report.

Argyll have examined historic maps and detail that the site was open land until the 1958 map edition when assumed agricultural buildings, later noted as poultry houses were on site. The report identified an unknown filled ground on the site.

It is noted that the buildings and structures currently standing on this site potentially originate from the first or second world wars and based upon documentary evidence, may have formed part of the use of this site for military activities. As such the report does not take account of whether this use may have potentially contaminated this land.

The report does not take into account the potential history of the site for military activities or a site investigation as to the infilled land. Whilst the report declares that the site is not designated as contaminated land within the meaning of Part IIA of the Environmental Protection Act 1990 it does not address whether the site is appropriate for residential purposes.

A condition is not considered reasonable or appropriate. Should the land be identified as contaminated the potential mitigation measures could affect the viability of the scheme and the suitability of the site for residential development.

Subsequently the application fails to demonstrate that the land is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the

natural environment arising from that remediation. The application is subsequently contrary to paragraphs 120, 121 and 122 of the NPPF, HB14 of the Mid Suffolk Local Plan, Policy CS5 of the Core Strategy and Policies FC1 and FC1.1 of the Core Strategy Focused Review.

Noise

The National Planning Policy Framework (NPPF) states that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account.

The site lies adjacent to the busy A14 trunk road. Towards the southern corner there is no acoustic fencing or landscaping leaving this site open for sound to travel across the site. No noise assessment has been included to identify the noise levels of the A14 as to inform the suitability of the site for this number of dwellings and the measures required to avoid noise issues and adverse impacts on health and quality of life.

The application fails to demonstrate that the development would avoid noise from giving rise to significant adverse impacts on health and quality of life, as required by paragraphs 17 and 123 of the NPPF and policy H17 of the Mid Suffolk Local Plan.

Open Spaces and Infrastructure contributions

The Council has adopted the Community Infrastructure Levy. Contributions will be sought and calculated on the residential floor area to be created. The monies collected will go towards off-setting the impacts of the development on infrastructure; roads, schools, libraries and health care.

Policy RT4 of the Local Plan details that in residential estate development comprising 10 or more dwellings, public open space should be provided in the form of play areas, formal recreation areas or amenity areas. The application includes an informal recreational area. The long term maintenance of this would be secured through a legal agreement. No legal agreement has been secured.

Affordable Housing

The most recent update on the Strategic Housing Market Assessment confirms a minimum need of 229 affordable homes per annum for Mid Suffolk District. The Choice Based Lettings register currently has circa 1039 applicants with an active status for Mid Suffolk Area.

The Choice Based Housing Register 19 applicants registered as seeking accommodation in Barham, 12 of which have a local connection to Barham. The property size required is 1 bed properties (9 applicants), 2 bed properties (7 applicants), 3 bed properties (2 applicants) and 4 bed properties (1 applicant).

The proposed scheme offers 35% affordable units which is compliant with Policy H4 set out in Alteration to Mid Suffolk Local Plan 1998 (2006).

The MSDC Housing team have recommended a mix of tenure and amount of housing. Therefore they raise no objection to the scheme.

In order to safeguard dwellings for future affordable occupancy and for local people it is considered appropriate to secure a Section 106 obligation to that effect. No obligation has been secured.

Conclusion

The proposed development is considered sustainable development being connected to Claydon and being well served by the facilities and services of Claydon. The development would not give rise to significant harm to Highway Safety, the character and appearance of the area and biodiversity. The Reserved Matters application would take into account a suitable layout which provides open space, maintains an open character and does not harm neighbour amenity.

However the application fails to demonstrate whether there are archaeological implications which would affect the design, layout and scale of development at this site. It fails to demonstrate that the proposal would not affect flood risk elsewhere or reduce flood risk overall. The application additionally fails to demonstrate whether the site is contaminated land and whether it is suitable for residential development of this scale in terms of pollution (contamination and noise).

The scheme is therefore contrary to the NPPF and Mid Suffolk Local Plan. As such the development should be refused.

RECOMMENDATION

That the Planning Lead- Growth and Sustainable Planning be authorised to refuse Outline planning permission for reason(s) including:-

1. The application fails to identify and assess the archaeological importance of the site. Further information is required in order to inform the design and layout of any development as to ensure no harm to any aspect of historical and cultural importance. The proposal does not accord with policy CS5 of the Core Strategy, policy HB14 of the Mid Suffolk Local Plan and paragraphs 128 and 129 of the National Planning Policy Framework.
2. The application site is identified by the Environment Agency as of 'Medium' to 'High' Risk of flooding from surface water. The application fails to demonstrate that the development would not increase flood risk elsewhere and that the development is safe for its lifetime. The development is contrary to policy CS4 of the Core Strategy and paragraphs 100 and 103 of the NPPF.
3. The application provides inadequate information and fails to demonstrate that the site is suitable for its new use taking account of ground conditions and land instability from former activities and pollution arising from previous uses. The Local Planning Authority cannot establish the level of risk and if the land is therefore suitable for the proposed sensitive end use contrary to paragraphs 120, 121, and 122 of the National Planning Policy Framework.
4. The application provides inadequate information and fails to demonstrate that the site is

suitable the proposed new use taking account the impact of noise on residential properties of ground conditions and land instability from the A14. As such it is not demonstrated that the development would provide a good standard of amenity for all future occupants of the land and buildings as set out in paragraph 17 of the National Planning Policy Framework. Furthermore the scheme does not avoid noise from giving rise to adverse impacts on health and quality of life, paragraph 123 of the National Planning Policy Framework and policy H17 of the Mid Suffolk Local Plan.

5. The proposal fails to secure the maintenance of open space for the occupants of the dwellings and level of affordable housing, contrary to policy CS6 of the Core Strategy (2008), policy FC1.1 of Core Strategy Focused Review (2012) and altered policy H4 of the Altered Mid Suffolk Local Plan (2006), without the requisite S106 obligation being in place.

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Rebecca Biggs
Planning Officer

APPENDIX A - PLANNING POLICIES

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

- Cor1** - CS1 Settlement Hierarchy
- Cor2** - CS2 Development in the Countryside & Countryside Villages
- CSFR-FC1** - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
- CSFR-FC1.1** - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
- Cor3** - CS3 Reduce Contributions to Climate Change
- Cor4** - CS4 Adapting to Climate Change
- Cor5** - CS5 Mid Suffolks Environment
- Cor6** - CS6 Services and Infrastructure
- CSFR-FC2** - PROVISION AND DISTRIBUTION OF HOUSING
- Cor7** - CS7 Brown Field Target
- Cor8** - CS8 Provision and Distribution of Housing

2. Mid Suffolk Local Plan

- GP1** - DESIGN AND LAYOUT OF DEVELOPMENT
- SB2** - DEVELOPMENT APPROPRIATE TO ITS SETTING
- CL8** - PROTECTING WILDLIFE HABITATS
- HB14** - ENSURING ARCHAEOLOGICAL REMAINS ARE NOT DESTROYED
- RT12** - FOOTPATHS AND BRIDLEWAYS
- H4** - PROPORTION OF AFFORDABLE HOUSING IN NEW HOUSING DEVELOPMENT
- T9** - PARKING STANDARDS
- T10** - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
- H17** - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
- H16** - PROTECTING EXISTING RESIDENTIAL AMENITY
- RT1** - SPORTS AND RECREATION FACILITIES FOR LOCAL COMMUNITIES
- RT4** - AMENITY OPEN SPACE AND PLAY AREAS WITHIN RESIDENTIAL DEV'T

- H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
- T4 - PLANNING OBLIGATIONS AND HIGHWAYS INFRASTRUCTURE
- T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

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 **24** interested party(ies).

The following people **objected** to the application

[REDACTED]

The following people **supported** the application:

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

[REDACTED]



Title: Committee Site Plan

Reference: 2113/16

Site: Land between Norwich Road & Pesthouse Lane
Barham



MID SUFFOLK DISTRICT COUNCIL

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



SCALE 1:2500

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PHIL COBBOLD

PLANNING LTD

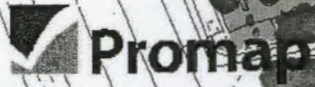
42 BEATRICE AVENUE FELIXSTOWE IP11 9HB Tel: 07775962514 Email: philipcobbold@btinternet.com



Outline Planning Application for Residential Development
Land at Norwich Road, Barham, IP6 0NZ
 Drawing 707/1 Location Plan Scale 1:2500



Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner



Client	MR GRAHAM MOXON	Scale:	1:1250	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	LAND AT NORWICH ROAD, BARHAM	Date:	JAN 2016	
Drawing:	OUTLINE PLANNING	Contract:	4091	
		Drng No.:	01	

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Electronic Message Received

Message Type: DCONLINECOMMENT

CaseFullRef: 2113/16

Location: Land between Norwich Road and Pesthouse Lane, Barham

An electronic message was submitted to Acolaid on 08/06/2016 and was processed on 14/06/2016

Online Comment

Contact Name: Mrs Suzanne Eagle

Address: 7 Leicester Close
Ipswich

Postcode: IP2 9EX

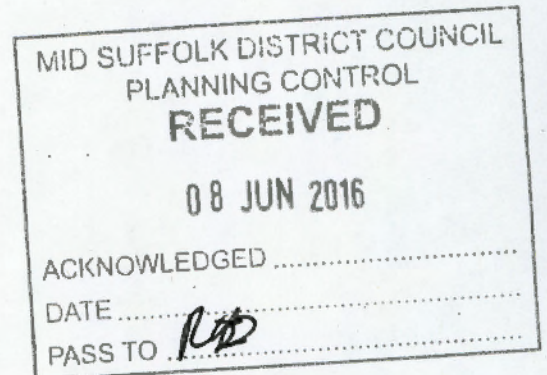
Email Address: claywhit@btinternet.com

Representation: OBJ

Comment:

Claydon & Whitton Parish Council objects to this application due to the high level of noise generated by traffic using the poorly surfaced A14.

The noise level is a nuisance to residents and the developer should approach Highway England in order to rectify this nuisance because we have recently learned that Highway England has a budget to address noise nuisance.



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From: Nathan Pittam
Sent: 24 May 2016 08:54
To: Planning Admin
Subject: 2113/16/OUT. EH - Land Contamination.

M3 : 178895
2113/16/OUT. EH - Land Contamination.
Land at, Norwich Road, Barham, IPSWICH, Suffolk.
Erection of 27 dwellings including 9 affordable homes (following demolition of existing buildings).

Many thanks for your request for comments in relation to the above application. I have reviewed the application and note that the applicant has not submitted the required information to demonstrate the suitability of the site for the proposed development. The applicant has submitted an Envirocheck style report but for a development of this scale we require a Phase I investigation which is compliant with BS10175 to be submitted at the point of application. Without this information I would be minded to recommend that the application be refused on the grounds of insufficient information.

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

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From: David Harrold
Sent: 09 June 2016 12:06
To: Planning Admin
Cc: Rebecca Biggs
Subject: Plan Ref 2113/16/OUT Land at Norwich Road, Barham. EH - Other Issues.

Thank you for consulting me on the above outline planning application for 27 dwellings.

I note that the site is in close proximity to the A14 and parts of it may be significantly and adversely affected by road traffic noise.

No information in this respect has been submitted and therefore I cannot advise you further. In the absence of this information I could not support the application and would recommend refusal.

Alternatively, you may wish to consider a condition should you wish to grant approval in outline which requires the developer to:

“Carry out an assessment of noise from road traffic to determine the suitability of the site for residential use. The assessment should consider whether noise will have an adverse impact on the occupiers of the proposed dwellings, including external amenity areas, during both day and night time periods with reference to British Standard 8233 Guidelines on Sound Insulation and Noise Reduction for Buildings (2014) and World Health Organisation Community Noise Guideline Values.

Construction work shall not begin until a scheme for protecting the proposed dwellings from noise of road traffic has been submitted and approved in writing by the local planning authority, all works which form part of the scheme shall be completed before any noise sensitive dwelling is occupied.”

I trust this is of assistance. Please contact me if you require further advice.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

01449 724718

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The Archaeological Service

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

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich IP6 8DL

Enquiries to: Rachael Abraham
Direct Line: 01284 741232
Email: Rachael.abraham@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2016_2113
Date: 3 June 2016

For the Attention of Rebecca Biggs

Dear Mr Isbell

Planning Application 2113/16 – Land between Norwich Road and Pesthouse Lane, Barham: Archaeology

This site lies in an area of high archaeological potential recorded on the County Historic Environment Record, adjacent to the site of a post medieval workhouse and burial ground (BRH 038 and 054). Earthworks, likely to be of medieval date and scatters of Saxon and medieval finds are also recorded close to the development site. Norwich Road therefore appears to have been a focus for early occupation and remains relating to this may survive within the proposed development area. A Roman burial is also recorded to the south-east of the development area (BRH 008), which is situated in a topographically favourable location in the Gipping valley for activity of all periods. As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

The buildings and structures currently standing on this site potentially originate from the first or second world wars and based upon documentary evidence, may have formed part of the use of this site for military activities. Further research should therefore be undertaken regarding these structures and the former use of this site before they are demolished or any development works are permitted, in order to fully understand their significance.

Given the high potential, lack of previous investigation and large size of the proposed development area, I recommend that, in order to establish the full archaeological implications of this area and the suitability of the site for the development, the applicant should be required to provide for an archaeological evaluation of the site prior to the determination of this planning application, to allow for preservation *in situ* of any sites of national importance that might be defined (and which are still currently unknown). This large area cannot be assessed or approved in our view until a full archaeological evaluation has been undertaken, and the results of this work will enable us to accurately quantify the archaeological resource

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(both in quality and extent). This is in accordance with paragraphs 128 and 129 of the National Planning Policy Framework.

In this case, a Desk Based Assessment and historic buildings survey, alongside a trial trench archaeological evaluation will be required to establish the potential of the site. The results of the evaluation must be presented with any application submitted for the site, along with a detailed strategy for further investigation and appropriate mitigation. The results should inform the development to ensure preservation *in situ* of any previously unknown nationally important archaeological remains within the development area.

I would be pleased to offer guidance to the applicant on the archaeological work required and, on request, will provide a specification for each stage of this work.

Please let me know if you require any further information at this stage.

Best wishes,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: RM Floods Planning
Sent: 09 June 2016 13:18
To: Planning Admin
Subject: RE: Consultation on Planning Application 2113/16

FAO Rebecca Biggs

**Erection of 27 dwellings including 9 affordable homes (following demolition of existing buildings).
Land between Norwich Road and Pesthouse Lane, Barham**

Please see SCC comments on the above application regarding dispose of surface water and all other surface water drainage implications.

SCC Position

SCC have reviewed the FRA by Unda (ref:- 220416 and dated April 2016). Overall the proposed surface water system is acceptable to SCC however we require further information before approval can be granted.

Specific Comments

1. Given the site is within a medium to high risk surface water flood zone, this indicates the site is relatively flat and low lying. However detailed contour plans have not been submitted and this is a requirement at outline stage to recognise any potential flow paths of surface water both across the site and from the surrounding area. The building layout should be designed not to interfere with any existing blue corridors and therefore carriage ways and dwellings should be suitably located as to not disrupt any natural flow paths. Likewise any open SuDS features like the proposed dry swales should also be located in the lower regions of the site as part as public open space. We may require alterations to the building layout once contour plans have been provided but generally we would recommend housing SuDS as part of POS in the western region of the site and having the bulk of the residential area in the eastern section.
2. There is no assessment of existing drainage on site, if any, nor any consideration of potential flows from offsite.
3. Preliminary soakage tests in accordance with BRE 365 are also a requirement at outline. Given that the proposed surface water strategy is reliant on infiltration, this is a necessity. Generally SCC expect 3-5 trial pits located across the site and/or where potential SuDS features are to be located.
4. An scaled outline drainage plan should also be provided showing the main aspects of the proposed SW drainage scheme (i.e. permeable paving, dry swales, rainwater harvesting, and conveyance network).

The applicant should consult SCC's local SuDS guidance and protocol to see what the required level of detail is required at each stage of planning.

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Kind Regards

Steven Halls

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

Tel: 01473 264430

Mobile: 07713093642

Email: steven.halls@suffolk.gov.uk

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]

Sent: 19 May 2016 14:20

To: RM Floods Planning

Subject: Consultation on Planning Application 2113/16

Correspondence from MSDC Planning Services.

Location: Land between Norwich Road and Pesthouse Lane, Barham

Proposal: Erection of 27 dwellings including 9 affordable homes (following demolition of existing buildings).

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are GP1, NPPF, SB2, CL8, HB13, RT12, Cor1, Cor2, CSFR-FC1, CSFR-FC1.1, Cor3, Cor4, Cor5, Cor6, Cor9, H4, HB14, T9, T10, H17, H16, RT1, RT4, CSFR-FC2, H15, H14, H13, T4, Cor7, Cor8, which can be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

Your ref: 2113/16
 Our ref: 00046574
 Date: 09 June 2016
 Enquiries to: Peter Freer
 Tel: 01473 264801
 Email: peter.freer@suffolk.gov.uk

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

Dear Rebecca,

Re: Barham, Land between Norwich Road and Pesthouse Lane - Erection of 27 dwellings including 9 affordable homes (following demolition of existing buildings).

I refer to the above application in Mid Suffolk.

Proposed number of dwellings from development:	2 bedroom+ Houses	Total
	27	27
Approximate persons generated from proposal	62	62

I set out below Suffolk County Council's views, which provides our infrastructure requirements associated with this application and this will need to be considered by the Council.

The National Planning Policy Framework (NPPF) paragraph 204 sets out the requirements of planning obligations, which are that they must be:

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

The County and District Councils have a shared approach to calculating infrastructure needs, in the adopted [Section 106 Developers Guide to Infrastructure Contributions in Suffolk](#).

Mid Suffolk District Council adopted their Core Strategy in September 2008 and Focused Review in December 2012. The Core Strategy includes the following objectives and policies relevant to providing infrastructure:

- Objective 6 seeks to ensure provision of adequate infrastructure to support new development; this is implemented through Policy CS6: Services and Infrastructure.
- Policy FC1 and FC1.1 apply the presumption in favour of sustainable development in Mid Suffolk.

Community Infrastructure Levy

Mid Suffolk District Council adopted a CIL Charging Schedule On 21st January 2016 and started charging CIL on planning permissions granted from 11th April 2016. Mid Suffolk are required by Regulation 123 to publish a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL.

The current Mid Suffolk 123 List, dated January 2016, includes the following as being capable of being funded by CIL rather than through planning obligations:

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

As of 6th April 2015, the 123 Regulations restrict the use of pooled contributions towards items that may be funded through the levy. The requirements being sought here would be requested through CIL, and therefore would meet the new legal test. It is anticipated that the District Council is responsible for monitoring infrastructure contributions being sought.

Site specific mitigation will be covered by a planning obligation and/or planning conditions.

The details of specific CIL contribution requirements related to the proposed scheme are set out below:

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

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

School level	Minimum pupil yield:	Required:	Cost per place £ (2016/17):
Primary school age range, 5-11*:	7	7	12,181
High school age range, 11-16:	5	5	18,355

Sixth school age range, 16+:	1	0	19,907
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Total education contributions:	£177,042.00
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The local catchment schools are Claydon Primary and Claydon High School.

We currently forecast to have no surplus places at the catchment Primary and High School to accommodate children arising and will therefore be seeking full education contributions against this particular scheme as set out above towards providing additional education facilities. SCC will be seeking CIL funding for the above pupils forecast to arise from the development. We currently have surplus sixth form places available to accommodate 16+ students from the proposal.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times.

2. **Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds. From these development proposals SCC would anticipate up to 10 pre-school pupils. Currently there are 28 Early Education spaces on or near to Cedars Park in Stowmarket, so therefore no contribution would be sought for this matter.

Please note that the early years pupil yield ratio of 10 children per hundred dwellings is expected to change and increase substantially in the near future. The Government announced, through the 2015 Queen's Speech, an intention to double the amount of free provision made available to 3 and 4 year olds, from 15 hours a week to 30.

	Minimum number of eligible children:	Required:	Cost per place £ (2016/17):
Pre-School age range, 2-4:	3	3	6,091

Required pre-school contributions:	£18,273.00
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There are 2 providers in this locality with insufficient spaces available to accommodate the children arising from the development. SCC will seek to secure sufficient CIL funding to provide further spaces.

3. **Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
- In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
 - Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
 - Local neighbourhoods are, and feel like, safe, interesting places to play.
 - Routes to children's play spaces are safe and accessible for all children and young people.
4. **Transport issues.** The NPPF at Section 4 promotes sustainable transport. A comprehensive assessment of highways and transport issues is required as part of any planning application. This will include travel plan, pedestrian and cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be co-ordinated by Martin Egan of Suffolk County Highway Network Management.

In its role as Highway Authority, Suffolk County Council has worked with the local planning authorities to develop county-wide technical guidance on parking in light of new national policy and local research. This was adopted by the County Council in November 2014 and replaces the Suffolk Advisory Parking Standards (2002). The guidance can be viewed at <http://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Planning/2014-11-27%20Suffolk%20Guidance%20for%20Parking.pdf>

5. **Libraries.** Refer to the NPPF 'Section 8 Promoting healthy communities'. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x £3,000) = £90,000 per 1,000 people or £90 per person for library space.

Using established methodology, the capital contribution towards libraries arising sought from this scheme is stated below and would be spent at the local catchment library and allows for improvements and enhancements to be made to library services and facilities.

Libraries contribution:	£5,832.00
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6. **Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use

and management.

Paragraph 8 of the National Planning Policy for Waste states that when determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

- New, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service.

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

Waste Contribution:	£ 0.00
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7. **Supported Housing.** Section 6 of the NPPF seeks to deliver a wide choice of high quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, may need to be considered as part of the overall affordable housing requirement. Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the Mid Suffolk housing team to identify local housing needs.
8. **Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

As of 6th April 2015, the sustainable drainage provisions within the Flood and Water Management Act 2010 have been implemented, and developers are required to seek drainage approval from the County Council and/or its agent alongside planning consent. The cost of ongoing maintenance is to be part of the Section 106.

9. Archaeology

Please refer to the response sent by Rachel Abraham, reference 2016_2113, on 3 June 2016.

10. **Fire Service.** The Suffolk Fire and Rescue Service requests that early consideration is given to access for fire vehicles and provision of water for fire-fighting. The provision of any necessary fire hydrants will need to be covered by appropriate planning conditions.

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

www.suffolk.gov.uk

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Suffolk Fire and Rescue Service (SFRS) seek higher standards of fires safety in dwelling houses and promote the installation of sprinkler systems and can provide support and advice on their installation.

11. Superfast broadband.

SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion, it also impacts educational attainment and social wellbeing, as well as impacting property prices and saleability.

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange based ADSL, ADSL2+ or exchange only connections. The strong recommendation from SCC is that a full fibre provision should be made, bringing fibre cables to each premise within the development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.

12. Legal costs. SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.

13. Time Limits. The above information is time-limited for 6 months only from the date of this letter and/or will need to be reassessed if a planning application is submitted.

14. Summary Table split by developer contributions mechanism

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£3,158.04	£85,267.00
Education – Secondary	£3,399.07	£91,775.00
Education – Sixth Form	£0.00	£ 0.00
Pre-School	£676.78	£18,273.00
Transport		
Libraries	£216.00	£5,832.00
Waste	£0.00	£0.00
Total	£7,449.89	£201,147.00

The table above would form the basis of a future bid to the District Council for **CIL funds** if planning permission was granted and implemented. This will be reviewed when a reserved matters application is submitted.

Yours sincerely,

P J Freer

Peter Freer
Senior Planning and Infrastructure Officer
Planning Section, Strategic Development, Resource Management
cc Neil McManus, SCC

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From: David Sparkes
Sent: 08 June 2016 15:12
To: Rebecca Biggs
Subject: FW: Consultation on Planning Application 2113/16

Hello Rebecca

Some planning policy comments below –

2113/16 Barham: Land between Norwich Road and Pesthouse Lane: Erection of 27 dwellings

Barham is classified as a countryside village under Core Strategy policy CS 1, but policy CS2 restricting development in the countryside is not regarded as up to date in the current situation of a 5 year housing land supply shortfall in Mid Suffolk (NPPF paras 14, 49).

Need to consider whether development would be sustainable under National Planning Policy Framework (NPPF).

An appeal decision on the adjacent site in Barham (2 Park View Cottages) concluded that the location is sustainable and not an isolated site in the countryside (NPPF para 55), because of its links to local facilities in Claydon.

Therefore need to consider other aspects of sustainability under NPPF e.g. impact of proposed 27 homes on character and appearance, infrastructure etc. (The appeal decision was only for 1 house – planning application no. 1732/13, appeal ref. APP/W3520/A/14/2214508).

Regards,

David Sparkes,
Planning Policy
Mid Suffolk District Council
131 High Street, Needham Market
Ipswich, Suffolk
IP6 8DL
Tel: 01449 - 724841
Email: david.sparkes@midsuffolk.gov.uk

Babergh / Mid Suffolk District Councils - working together

***** Community Infrastructure Levy (CIL) is now adopted in Mid Suffolk and Babergh. Charging starts on 11th April 2016. See our websites for the latest information here: [CIL in Babergh](#) and [CIL in Mid Suffolk](#) ******



Consultation Response Pro forma

1	Application Number	2113/16 – Land between Norwich Road and Pesthouse Lane, Barham	
2	Date of Response	2 nd June 2016	
3	Responding Officer	Name:	Louise Barker
		Job Title:	Housing Enabling Officer
		Responding on behalf of...	Community Planning & Heritage
4	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.	No objection	
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.	<div style="border: 1px solid black; padding: 5px;"> <p>This is an outline development proposal for 27 residential dwellings and triggers an affordable housing provision requirement of 35% under altered policy H4 of the Mid Suffolk Local Plan (on development proposals of 5 units and over outside of Stowmarket and Needham Market) equating to 9 AH units.</p> </div> <p>1. Housing Need Information:</p> <p>1.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2012, confirms a continuing need for housing across all tenures and a growing need for affordable housing.</p> <p>1.2 The 2012 SHMA indicates that in Mid Suffolk there is a need for 229 new affordable homes per annum. The Survey also confirmed that an appropriate affordable housing tenure split for the District is 75% rented and 25% low cost home ownership tenure accommodation.</p> <p>1.3 Furthermore the 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for</p>	

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

		<p>younger people, who may be newly forming households, and also for older people who are already in the property owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.</p> <p>1.4 With an aging population, both nationally and locally new homes should, wherever possible, be built to Lifetime-Homes standards and this can include houses, apartments and bungalows.</p> <p>1.5 The Suffolk Housing Needs Survey also confirms that there is strong demand for one and two bedroom flats/apartments and houses. Developers should consider flats/apartments that are well specified with good size rooms to encourage downsizing amongst older people, provided these are in the right location for easy access to facilities. There is also a demand for smaller terraced and semi-detached houses suitable for all age groups and with two or three bedrooms.</p> <p>1.6 Broadband and satellite facilities as part of the design for all tenures should be standard to support.</p> <p>1.7 All new properties need to have high levels of energy efficiency.</p> <p>1.8 Studio and bedsit style accommodation is not in high demand.</p> <p>2. Choice Based Lettings Information:</p> <p>2.1 The Council's Choice Based Lettings system currently has circa 1039 applicants registered for housing in Mid Suffolk, 19 applicants are registered as seeking accommodation in Barham, with 12 of those identified as having a local connection to Barham.</p>
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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.

	<p>2.2 The following is a breakdown of the registered tenure required (at June 16):</p> <ul style="list-style-type: none"> • 1 bed property = 9 • 2 bed property = 7 • 3 bed property = 2 • 4 bed property = 1 <p>3. Recommended Affordable Housing Mix:</p> <p>3.1 35% affordable housing on this proposal based on 27 units equates to 9 AH units.</p> <p>3.2 Based upon the housing needs and choice based lettings information above the following mix is recommended:</p> <ul style="list-style-type: none"> • 2 x 2bed 4p houses @ 76sqm – Shared Ownership • 1 x 3bed 5p house @ 85sqm – Shared Ownership • 4 x 1bed 2p flats @ 48sqm – Affordable Rental • 2 x 2bed 4p houses @ 76sqm – Affordable Rental <p>(Sqm - minimum sizes)</p> <p>4. Other requirements for affordable homes:</p> <ul style="list-style-type: none"> • Properties must be built to current Homes and Communities Agency Design and Quality and Lifetime-Homes standards • The council is granted 100% nomination rights to all the affordable units in perpetuity • The Shared Ownership properties must have a 80% staircasing bar. • The Council will not support a bid for Homes & Communities Agency grant funding on the affordable homes delivered as part of an open market development.
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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.

		<p>Therefore the affordable units on that part of the site must be delivered grant free</p> <ul style="list-style-type: none"> • The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice • On larger sites the affordable housing should not be placed in groups of more than 15 units • Adequate parking provision is made for the affordable housing units • It is preferred that the affordable units are transferred to one of Mid Suffolk's partner Registered Providers – please see www.midsuffolk.gov.uk under Housing and Affordable Housing for full details. <p>5. Open Market Homes Mix:</p> <ul style="list-style-type: none"> • For the above reasons it is recommended that the open market element reflects the need for smaller units in its mix.
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p>Recommended conditions</p>	

Please note that this form can be submitted electronically on the Council's 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 Council's website and available to view by the public.

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From: RM PROW Planning
Sent: 02 June 2016 10:23
To: Planning Admin
Cc: philipcobbold@btinternet.com
Subject: RE: Consultation on Planning Application 2113/16

Our Ref: E120/032/ROW314/16

For The Attention of: Rebecca Biggs

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Barham Public Footpaths 11 and 32 are recorded adjacent to the proposed development area.

Government guidance considers that the effect of development on a public right of way is a material consideration (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected

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

Informative Notes: “Public Rights of Way Planning Application Response - Applicant Responsibility” and a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached.

This response does not prejudice any further response from Rights of Way and Access. As a result of anticipated increased use of the public rights of way in the vicinity of the development, we may be seeking a contribution for improvements to the network. These requirements will be submitted with Highways Development Management response in due course.

Regards

Jackie Gillis
Green Access Officer
Access Development Team
Rights of Way and Access
Resource Management, Suffolk County Council
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 <http://publicrightsofway.onesuffolk.net/> | [Report A Public Right of Way Problem Here](#)

For great ideas on visiting Suffolk's countryside visit www.discoversuffolk.org.uk

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Your Ref: MS/2113/16
Our Ref: 570\CON\1601\16
Date: 10th June 2016
Highways Enquiries to: martin.egan@suffolk.gov.uk

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

Email: planningadmin@babberghmidsuffolk.gov.uk

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

For the Attention of: Rebecca Biggs

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/2113/16

PROPOSAL: **Erection of 27 dwellings including 9 affordable homes (following demolition of existing buildings).**

LOCATION: **Land Between, Norwich Road And Pesthouse Lane, Barham**

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 Access Gradient

Condition: The gradient of the vehicular access shall not be steeper than 1 in 25 for the first 12 metres measured from the nearside edge of the adjacent metalled carriageway.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

2 ER 1

Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

3 ER 2

Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

4 P 2

Condition: Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

5 V 2

Condition: Before the access is first used visibility splays shall be provided in accordance with details previously approved in writing by the Local Planning Authority and thereafter shall be retained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

6 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.

7 NOTE 07

Note: The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

8 NOTE 19

Note: The public right of way cannot be lawfully driven along without due authority. This highway must remain unobstructed at all times. It is an offence to disturb the surface of the highway so as to render it inconvenient for public use. Therefore it is imperative that the surface is properly maintained for pedestrian use during the construction phase and beyond. The Highway Authority will seek to recover the cost of any such damage which it actions for repair.

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HIGHWAY IMPROVEMENT CONTRIBUTIONS

SCC would request a contribution of £11,000 towards improvement of public transport infrastructure adjacent to the application site to improve facilities for new residents and to make access to the existing buses and bus stops easier. This equates to providing a hardstanding and a bus shelter for the north bound bus stop, providing raised kerbs to enable easier access onto buses for less mobile passengers, providing dropped crossing points to allow access to both existing bus stops.

Yours faithfully,

Mr Martin Egan
Highways Development Management Engineer
 Strategic Development – Resource Management



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Historic England

EAST OF ENGLAND OFFICE

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

Direct Dial: 01223 582721

Our ref: P00511840

23 May 2016

Dear Ms Biggs

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
LAND BETWEEN NORWICH ROAD AND PESTHOUSE LANE, BARHAM
Application No 2113/16**

Thank you for your letter of 19 May 2016 notifying Historic England of the scheme for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

Yours sincerely

David Eve

Inspector of Historic Buildings and Areas
E-mail: david.eve@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

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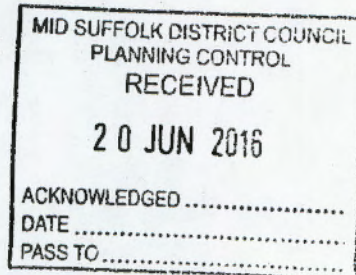


Suffolk
County Council

Suffolk Fire and Rescue Service

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

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



Your Ref: 2113/16
Our Ref: FS/F216189
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 15/06/2016

Dear Sirs

Land on Norwich Road, Barham IP6 0PE
Planning Application No: 2113/16

I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

Suffolk Fire and Rescue Authority recommends that fire hydrants be installed within this development. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Continued/

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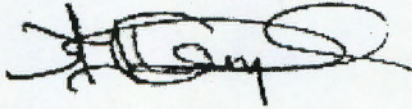
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Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully



Mrs A Kempen
Water Officer

Enc: PDL1

Copy: Philip Cobbold Planning Ltd, 42 Beatrice Avenue, Felixstowe IP11 9HB
Enc: Sprinkler information

Suffolk Fire and Rescue Service

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

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

Your Ref: 2113/16
Our Ref: ENG/AK
Enquiries to: Mrs A Kempen
Direct Line: 01473 260486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address: www.suffolk.gov.uk

Date: 15 June 2016

Planning Ref: 2113/16

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land on Norwich Road, Barham IP6 0PE
DESCRIPTION: Proposed 50 Dwellings
NO: HYDRANTS POSSIBLY REQUIRED: Required

If the Planning Authority is minded to grant approval, the Fire Authority will request that adequate provision is made for fire hydrants, by the imposition of a suitable planning condition at the planning application stage.

If the Fire Authority is not consulted at the planning stage, the Fire Authority will request that fire hydrants be installed retrospectively on major developments if it can be proven that the Fire Authority was not consulted at the initial stage of planning.

The planning condition will carry a life term for the said development and the initiating agent/developer applying for planning approval and must be transferred to new ownership through land transfer or sale should this take place.

Fire hydrant provision will be agreed upon when the water authorities submit water plans to the Water Officer for Suffolk Fire and Rescue Service.

Where a planning condition has been imposed, the provision of fire hydrants will be fully funded by the developer and invoiced accordingly by Suffolk County Council.

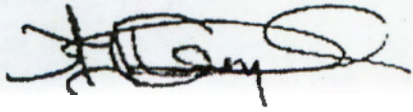
Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

Should you require any further information or assistance I will be pleased to help.

Yours faithfully

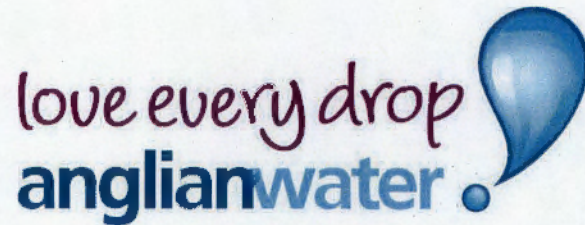
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OFFICIAL



Mrs A Kemper
Water Officer

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

AW Reference: 00013764
Local Planning Authority: Mid Suffolk District
Site: Land between Norwich Road and Pesthouse Lane, Barham
Proposal: Creation of 27 x C3 Dwellings
Planning Application: 2113/16

Prepared by: Sandra Olim

Date: 14 June 2016

If you would like to discuss any of the points in this document please
contact me on 0345 0265 458 or email
planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

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

Section 3 – Foul Sewerage Network

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

Section 4 – Surface Water Disposal

- 4.1 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

- 5.1 Not applicable

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Phil Watson Senior Landscape Officer

Natural Environment Team

Endeavour House (B2 F5 47)
Russell Road
IPSWICH

IP1 2BX
Suffolk
Tel: 01473 264777
Fax: 01473 216889
Email: phil.watson@suffolk.gov.uk

Web: <http://www.suffolk.gov.uk>

Your Ref: 2113/16
Our Ref:
Date: 13/06/2016

DISCLAIMER: This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Mid Suffolk District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

Ms Rebecca Biggs
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Dear Rebecca,

Proposal: Erection of 27 dwellings including 9 affordable homes (following demolition of existing buildings).

Location: Land between Norwich Road and Pesthouse Lane, Barham

Based on the information provided by the applicant and a site visit carried out on the 25th May I offer the following comments.

The information provided by the applicant

The applicant has not provided a comprehensive Landscape and Visual Impact Assessment with viewpoints agreed with the LPA.

However, *in this instance*, I am satisfied that there is sufficient information to understand the likely impacts of the proposal and the likely effectiveness of the indicative design, layout and landscaping, in mitigating the landscape and visual effects of the proposal.

The site and landscape

In general the site has a reasonably close relationship with existing built environment and reasonable or substantial vegetation is present on the boundaries to the south and east, this should be retained in order to minimise adverse visual effects.

The likely landscape and visual effects

The proposal will be a significant change in character for the site which is largely open with a scattering of buildings scrub and grassland. As a result the views from the adjacent residential properties to the north will be altered significantly. However the wider visual effects will be largely contained by the boundary vegetation and proposed new planting.

The indicative planting and landscaping proposals

The highly indicative proposals as set out on the masterplan are likely to be broadly acceptable. However, it is particularly important that the proposed planting and open space has a robust long term scheme of management.

Other Matters

I note that the historically the site appears to have formed part of the Bosmere and Claydon Union Workhouse. It also appears that in 1925/6 the site was also used as the first of several Instructional Centres set up by the Ministry of Labour for the rehabilitation of the long term unemployed through agricultural training. I suggest that the historical significance and value, *if any*, of the site and the remaining structures is therefore a matter for the relevant consultees. See for example;

<https://dspace.stir.ac.uk/bitstream/1893/2946/3/SCUTREA%202010%20paper%20for%20store.pdf.txt>

The LPA should be satisfied that the removal of any boundary vegetation, (or structures), has been appropriately assessed for any ecological impacts, this is a matter for the relevant consultees.

Recommendations

The proposal is acceptable in landscape terms subject to the following conditions;

CONCURRENT WITH RESERVED MATTERS: DESIGN CODE

Concurrent with the submission of the Reserved Matters application(s), a Design Code shall be submitted to the Local Planning Authority. The Design Code shall pertain to and include the following: architectural design and materials, the function and treatment of open spaces, street types and materials, parking, boundary treatments (including the details of screen walls and fences for individual dwellings), movement patterns (including connectivity to the offsite public rights of way network), lighting, security principles and domestic waste bin storage arrangements. Thereafter the development shall be carried out in accordance with the approved details.

I suggest that a detailed scheme of strategic landscape planting is required prior to commencement; in order to ensure that the scheme for the principle landscaping is effective and deliverable as well as being compatible with and open space and any SuDs requirements.

PRIOR TO COMMENCEMENT: STRATEGIC BOUNDARY PLANTING AND OPEN SPACE LAYOUT

A detailed scheme of strategic planting to include boundary vegetation and principle open space planting as set out on the application on the indicative masterplan Drawing 4091_01 including implementation timescales and maintenance schedules covering a period of a

minimum 10 years, drawn to a scale of not less than 1:200. The soft landscape details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control, protection.

The preparation of land for any woodland planting within the scheme shall include deep ripping, in two directions, with a wing tined sub-soiler to a depth of not less than 450mm

Any planting removed, dying or becoming seriously damaged or diseased within ten years of planting shall be replaced within the first available planting season thereafter (on a 1;1 basis for the first five years and at the discretion of the LPA second five years) with planting of similar size and species unless the Local Planning Authority gives written consent for any variation will be agreed in writing with the local planning Authority within 3 months of the date of consent and will then be planted in the first available planting season

CONCURRENT WITH RESERVED MATTERS: SOFT LANDSCAPING

No development shall commence within a development area or phase, until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for that development area/phase, drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control protection and maintenance and any tree works to be undertaken during the course of the development. Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

CONCURRENT WITH RESERVED MATTERS: HARD LANDSCAPING

No development shall commence within a development area or phase, until full details of a hard landscaping scheme for that area/phase has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (for example furniture, play areas and equipment, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).

CONCURRENT WITH RESERVED MATTERS: EXTERNAL LIGHTING

No external lighting shall be provided within a development area or phase unless details thereof have first been submitted to and approved in writing by the Local Planning Authority. Prior to commencement a detailed lighting scheme for areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), so that it can be;

- a) Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowls or LED.
- b) Clearly demonstrated that the boundary vegetation to be retained, as well as that to be planted, will not be lit in such a way as to disturb or prevent bats using their territory or having access to their breeding sites and resting places or foraging areas, through the use of minimum levels of lighting and features such as full cut off cowls or LED.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme, and shall be 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.

I suggest that tree protection details are required prior to commencement, to ensure that trees and hedgerows to be retained can and will be safeguarded, *during both demolition and construction.*

PRIOR TO COMMENCEMENT: TREE PROTECTION

Any trees, shrubs and hedgerows within, or at the boundary of, the development area or phase, shall be protected in accordance with a scheme of tree protection, (BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement. The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed.

Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

Reasons

I have made these recommendations in order to reasonably minimise the landscape and visual impacts of the proposal have particular regard for Policy CS5.

Yours sincerely

Phil Watson
Senior Landscape Officer



Developments Affecting Trunk Roads and Special Roads
Highways England Planning Response (HEPR 16-01)
Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Mid Suffolk District Council

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: 2113/16

Referring to the planning application referenced above, dated 6 June 2016, application for the erection of 27 dwellings including 9 affordable homes, Land between Norwich Road and Pesthouse Lane Barham, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A — Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A — further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A — Reasons for recommending Refusal).~~

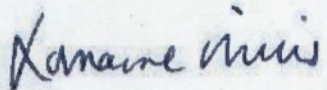
Highways Act Section 175B ~~is~~ is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

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This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk.

Signature: 	Date: 21 June 2016
Name: Lorraine Willis	Position: Asset Manager
Highways England: Woodlands, Manton Lane Bedford MK41 7LW	
lorraine.willis@highwaysengland.co.uk	

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 20 July 2016

AGENDA ITEM NO	3
APPLICATION NO	0722/16
PROPOSAL	Continued use of land and buildings as an operational base for agricultural research and development. Erection of storage building and cabin (following removal of existing structure)
SITE LOCATION	Meade Farm Buildings, Beyton Road, Drinkstone IP30 9SS
SITE AREA (Ha)	0.35
APPLICANT	Envirofield Ltd
RECEIVED	February 16, 2016
EXPIRY DATE	April 29, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

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

PRE-APPLICATION ADVICE

1. Pre-application advice was given for the proposal and was supportable subject to the normal planning application process and consultation.

SITE AND SURROUNDINGS

2. Meade Farm Buildings are located outside of the main village of Drinkstone but within a small cluster of dwellings and agricultural buildings. The site includes of a large agricultural building, a small timber office building and large parking area and has a shared access with the neighbouring residential properties. It is located on the edge of a Special Landscape Area and has screening with high hedges on the northern and eastern boundaries.

HISTORY

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

0883/11	Erection of log cabin to be used as office	Granted 09/05/2011
1131/00	Change of use to Class B1 (Business)	Withdrawn 24/04/2001
0564/00	Retention of building for use as farm office (revised design) and ancillary works (manege and field gate) and landscaping	Refused 02/10/00

0841/98	Retention of stationing of portacabin for use as farm office, and retention of gated vehicular access	Refused 29/01/99
0011/98	Retention of stationing of portacabin for use as farm office	Refused 10/03/98
0130/92	Retention of use of agricultural building to manufacture, store and sell garden sheds, fencing and ancillary equipment	Granted 15/06/92
0343/77	Erection of new cattle shed	Granted 05/07/77

PROPOSAL

4. The proposal seeks planning permission for the continued use of land and buildings as an operational base for agricultural research and development, and the erection of storage building and cabin (following removal of existing structure)

There is some question as to whether the whole site has planning permission for its current use. This application seeks to clarify the situation with a continuation of the use which is considered to fall within Class B1 (Research and Development).

A storage building for equipment is proposed in the north eastern corner of the site. The building would have a footprint of 12m by 24m with an eaves height of 5.5m. The building would have the appearance of an agricultural building, with juniper green box profile cladding sitting on top of concrete panels. The roof would have a shallow 12.5 degree dual pitch finished in natural grey fibre cement.

At the southern end of the existing agricultural building there is a small tin structure that has fallen into disrepair. The application seeks to remove the structure and replace it with a flat roof storage building. The building would have a footprint of 7.3m by 10.9m with a roof height of 2.7m. The building would be finished in thermoplastic render.

POLICY

5. **Planning Policy Guidance** - See Appendix below.

CONSULTATIONS

6. **SCC Highways** - Awaiting formal response following re-consultation. they are understood to have no objection subject to conditions.

Suffolk Wildlife Trust - No comments received

Drinkstone Parish Council - Objection

MSDC Economic Strategy - Support

The Environment Agency - No comments received

SCC Fire Service - Standing advice

MSDC Environmental Health - No objection

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

Rookery Meade Farm - Objection, Use Class, landscape impact

The Meade - Objection, highway safety, scale of building

Clay House - Objection, impact to neighbours, highway safety

Meade Barn - Objection, highway safety, working hours, visual amenity and landscape

Meade Cottage - Objection, highway safety,

ASSESSMENT

8. Introduction and Background

This application arises from an initial submission seeking planning permission for the removal of an existing structure at the site and the erection of two new storage buildings; a larger one for vehicles and other equipment and a smaller 'cabin' type building to be used for storage of small equipment and administration records.

The site was originally used for agriculture, in particular, cattle. The site was then used, without a valid planning permission, for the manufacture, storage and selling of sheds, fencing and ancillary equipment. This B2 Use was regularised in 1992 with planning permission being granted subject to conditions (please see the attached planning permission 130/92). Two of the conditions were challenged at appeal and the appeal was allowed. Condition 1 relating to the access detail was removed but condition 5 was replaced with one increasing the specification of the sound insulation.

At some point later the site appears to have reverted to agricultural use and planning permission was sought for the retention of an office building. The building (a portacabin) was already sited in the middle of what is now the parking area to the north east of the agricultural building. Permission was refused three times between 1998 and 2000 because the impact of the building on the Special Landscape Area and also a loss of operational space for the B2 use. One of these refusals (841/98) was taken to appeal and dismissed. Later in 2000 a planning application was received to change the use of the site to B1 use. This application was withdrawn.

Approximately ten years ago Envirofield, the applicant of the current application, purchased the site. In 2011 Envirofield applied for an office building. This was granted on the basis that they were thought to be running an agricultural based

business and that the office building was sited adjacent to the existing agricultural building. The office building was of timber construction. No objections were raised this application from local residents.

During consultation on the originally submitted application for an agricultural building it was identified that the Use Class is actually B1 (Research and Development) as Envirofield complete soil sampling and crop trials all over the country. They do not farm land themselves and therefore cannot be classed as an agricultural business. From the history outlined above it would appear that part of the site has an agricultural use and the remainder a B2 use.

Special Landscape Area

The site lies within a Special Landscape Area. Previous applications for the erection of buildings on the site have been refused on grounds of impact on the Special Landscape Area. The current application has the larger building tucked into the rear (north east) of the site against a backdrop of the poplar belt and a mature hedge on the south eastern boundary. The building is agricultural in character and uses green cladding to help blend in with the landscape. The building is of a design that is generally acceptable in a rural landscape and is therefore considered acceptable.

The smaller building to the south of the site would be placed within close proximity to the existing agricultural building and within a cluster of other buildings and would therefore not impact on the Special Landscape Area.

Highway Safety

Five local residents and the Parish Council have raised concerns over highway safety. SCC Highways have been out to the site and have no objection to the proposal as historically from both the agricultural use and the B2 use large vehicles would have used the access and the highway. It is anticipated that the overall traffic movements will decrease because there will be no travelling between the two sites.

It is understood that the operators store some equipment off site. The proposed storage buildings would allow the business to consolidate and run from one base. This will reduce the number of vehicle movements travelling between sites.

The site currently has two accesses. The existing southerly access is shared with neighbouring dwellings. The proposal includes ceasing to use this access point and to use the currently stopped up access to the north west of the site which serves the existing parking area. This access includes an electronic gate which would allow the gate to be opened before arrival and therefore avoid blocking of the highway.

SCC Highways have advised that the visibility needs improvement and this can be achieved with lowering of part of the hedgerow either side of the gate.

Contamination Issues

The buildings at Meade Farm are used for storage of agricultural equipment but the work is carried out on farms around the UK. Spraying is mainly done with

hand held sprayers on small plots with fairly precise amounts of chemical and this is all cleaned out on the farm where it is used. Envirofield do have a vehicle wash-down area near the current office building and drains to a purpose built sump before it goes to a soakaway.

Envirofield has a small tractor mounted sprayer for over-spraying variety plots but again these are on commercial farms and at present it is cleaned after use before returning to base. The company keep chemical usage to a minimum. It is understood that Envirofield is considering installing a Bio-bed so they can wash the sprayer down if on farm cleaning was not possible.

As a safeguard, a condition has been added to enable the local planning authority to retain oversight of surface water drainage arrangements.

Conclusion

The NPPF (paragraph 28) supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings, and well designed new buildings, and is keen to promote the development and diversification of agricultural and other land rural businesses. The adopted Local Development Plan is consistent with those aims in supporting the appropriate establishment and expansion of rural businesses.

This application seeks to regularise the use of the land as a Class B1 use. It is anticipated that a further two full time jobs will be created. This is considered acceptable. Part of the site has a Class B2 use and it can be argued that Class B1 use will cause less noise and disturbance to the neighbouring residents. Class B2 is interchangeable with B1 up to 500 square metres under permitted development.

The proposed buildings are laid out thoughtfully in terms of impact to the surrounding area. The larger building is agricultural in character and is coloured green to blend with the surrounding area. The impact on the wider landscape could be minimised with a landscaping scheme. The reasons for refusal on previous applications for buildings on the site have been overcoming with the parking/turning areas being maintained and the building set back in the plot.

The proposal would allow the consolidation of two sites to one and the creation of two further jobs. The buildings are considered to be in-keeping with the surrounding area and the concerns over highway safety can be dealt with by lowering the hedgerow to a level to ensure that the visibility splays are considered to be safe.

Having regard to the location and surroundings, it is considered a reasonable precaution to restrict the use within Class B1 to that specifically applied for. A condition covering this is therefore recommended.

RECOMMENDATION

That Full Planning Permission be Granted subject to conditions

- Time scale for implementation
- Approved documents
- Landscaping scheme

- Timescale for landscaping
- Visibility splays as conditioned by SCC Highways
- Operating Hours 8am-6pm Monday to Friday and 8am-1pm on Saturdays
- No commercial vehicle movements outside of the above hours
- Clarification of surface water drainage arrangements
- Restriction on use within Class B1

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Samantha Summers
Planning Officer

APPENDIX A - PLANNING POLICIES

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

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

Cor2 - CS2 Development in the Countryside & Countryside Villages

Cor5 - CS5 Mid Suffolks Environment

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

CL2 - DEVELOPMENT WITHIN SPECIAL LANDSCAPE AREAS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

E8 - EXTENSIONS TO INDUSTRIAL AND COMMERCIAL PREMISES

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

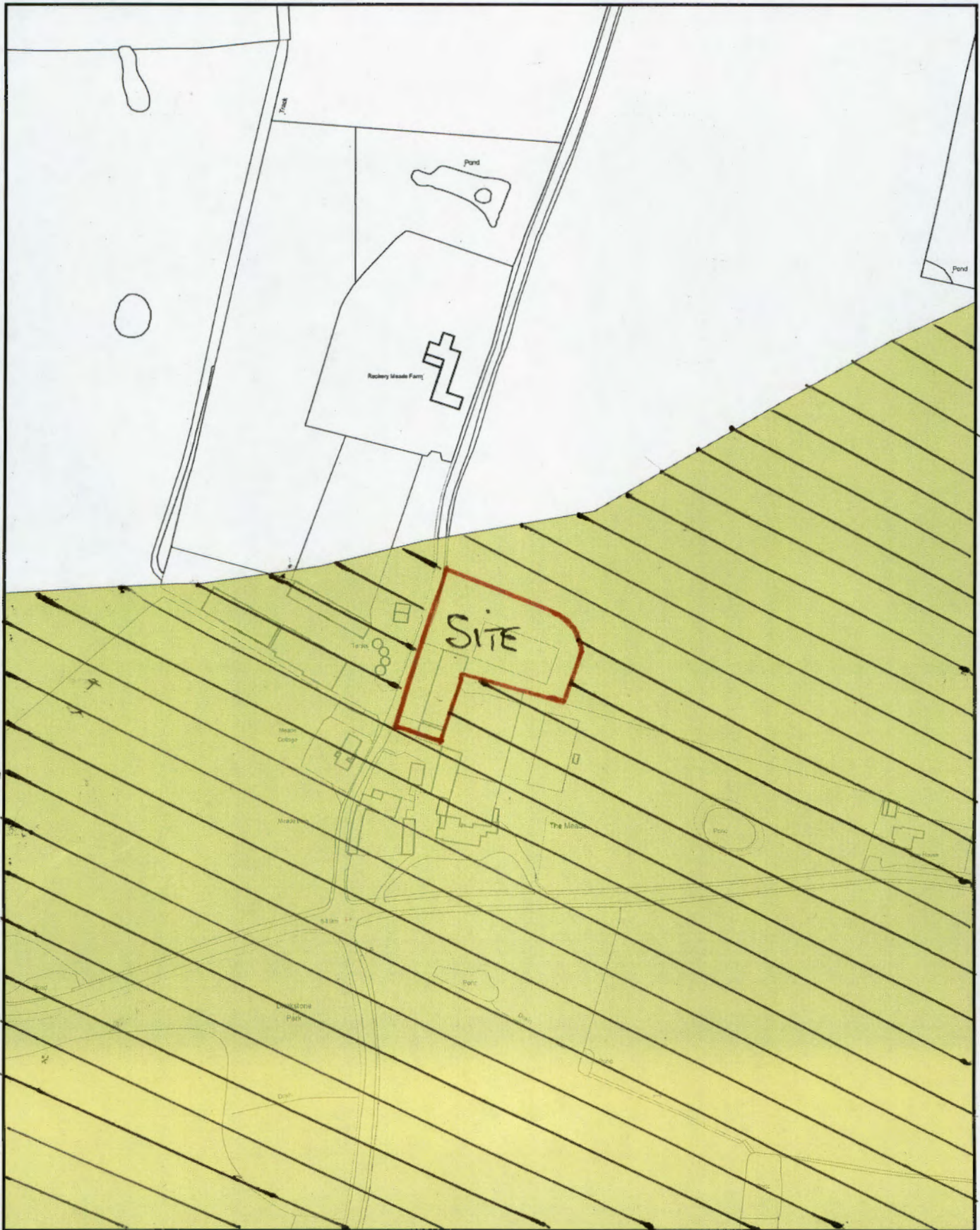
Letter(s) of representation(s) have been received from a total of 5 interested party(ies).

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: 0722/16

Site: Meade Farm Buildings Drinkstone
Special Landscape Area

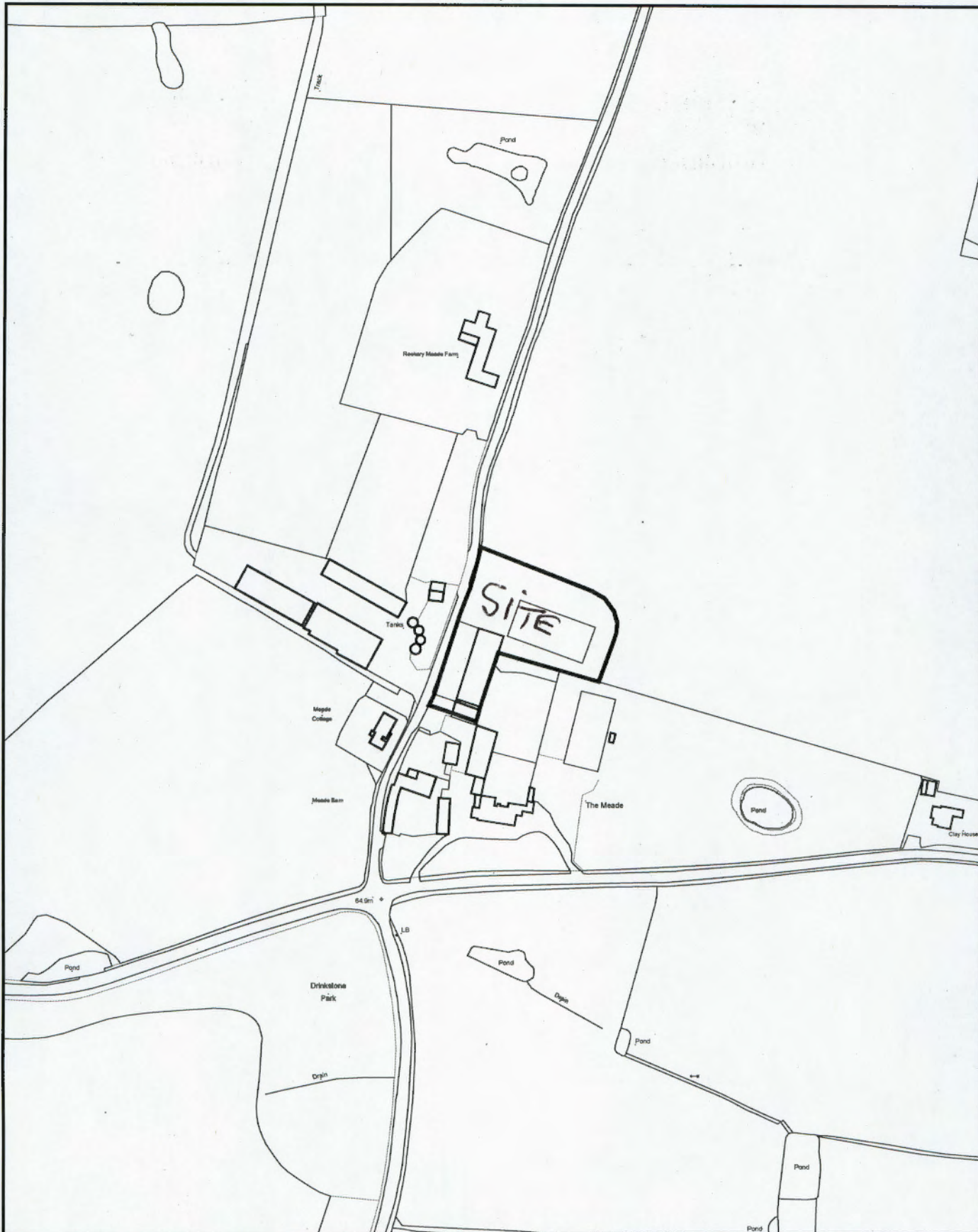


MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DQ
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk



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Title: Committee Siteplan 2

Reference: 0722/16

Site: Meade Farm Buildings Drinkstone

Clear view of site & surroundings without the SLA



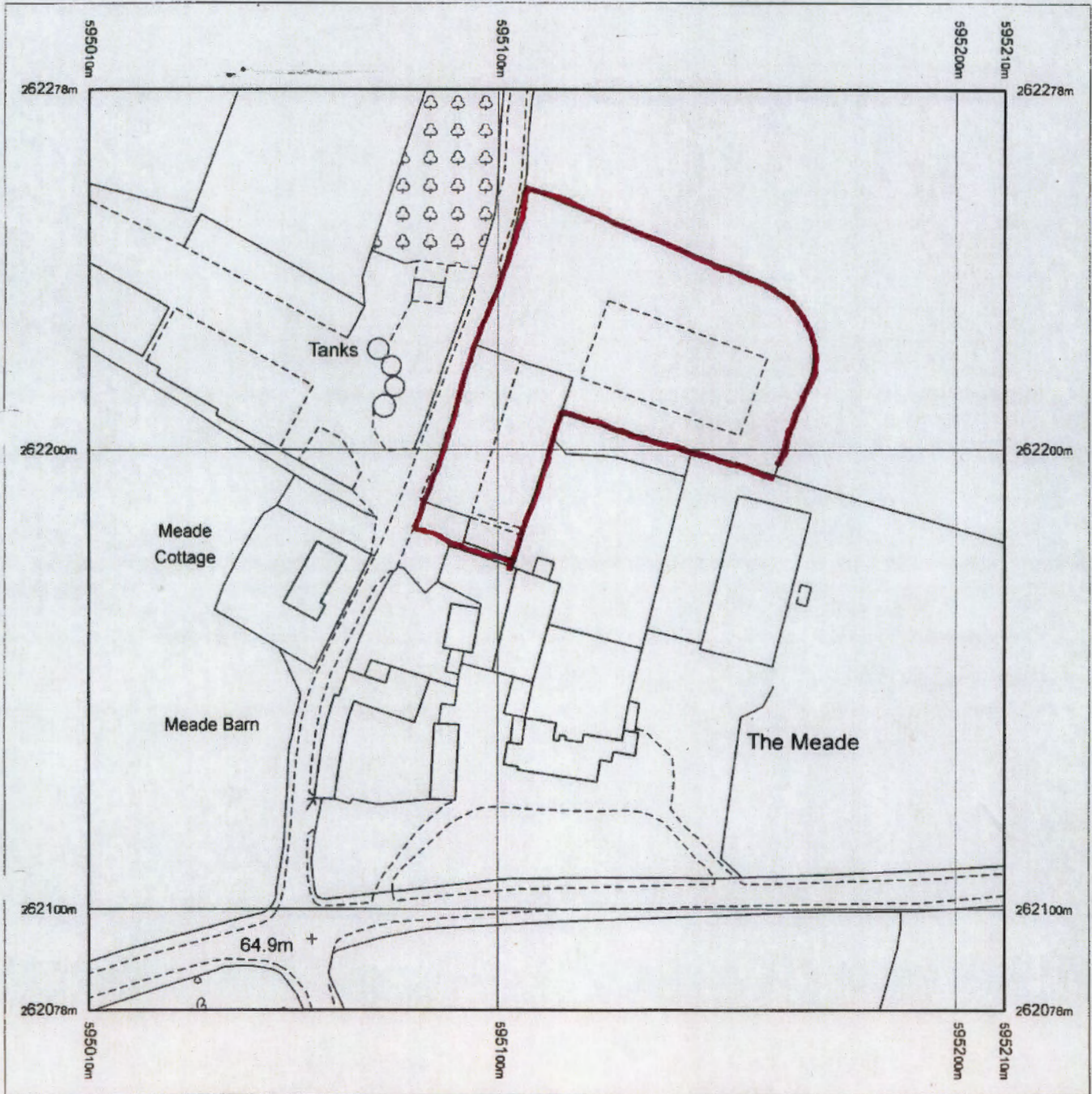
MID SUFFOLK DISTRICT COUNCIL

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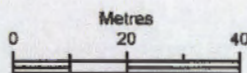
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MEMBER REFERRAL TO COMMITTEE

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

Planning application reference	0772/16
Parish	DRINKSTONE
Member making request	PENNY OTTON
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	Applications of this nature should be properly related to the character and appearance of it,s surroundings and would not conflict unduly with residential neighbouring amenity. Should not impact on rural location. The suitability of existing roads and free flow of traffic and pedestrians
13.4 Please detail the clear and substantial planning reasons for requesting a referral	Is at odds with national cycle route 51. Is a major change from previous permission. Is from agriculture to B8 . Drinkstone is a village in the countryside and therefore any application needs to demonstrate sustainability which this does not. The application is in-complete and in some parts inaccurate. The height and scale are of the proposed building is out of all keeping with the location and neighbouring properties. The subsequent environmental impact visually, noise, and dumping of rubbish which may be hazardous.
13.5 Please detail the wider District and public interest in the application	THE INCREASE IN NUMBER AND SIZE OF COMMERCIAL VEHICLES THE LOCATION OF SUCH ACTIVITIES NEEDS TO BE GIVEN SERIOUS CONSIDERATION IN ANY NEW LOCAL/DISTRICT PLANS
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	N/A
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	I HAVE SPOKEN WITH AND HAVE HAD EMAIL CONTACT WITH THE CASE OFFICER AND HEAD OF PLANNING.

Consultation Response

1	Application Number	0722/16	
2	Date of Response	9.3.16	
3	Responding Officer	Name:	Dawn Easter
		Job Title:	Economic Development Officer
		Responding on behalf of...	Economic Strategy
4	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.	No objection.	
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.	This application is to support the on-going viability and security of the existing agricultural based business. It will generate 2 new jobs and supports local economic growth.	
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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From: Drinkstone Clerk [<mailto:drinkstoneclerk@gmail.com>]
Sent: 06 April 2016 21:03
To: Samantha Summers
Subject: Re: Consultation on Planning Application 0722/16

Hi Samantha

Please can you add the following comments to the file on this one. I would be grateful if you could let me know whether you are predisposed to granting permission, just to keep you in the loop council have asked Cllr Otton to call this one in if so.

many thanks

Kind regards
Paula

"Drinkstone Parish Council OBJECT to this application on the following grounds.

The applicants proposal to consolidate all their operations onto this one site so reducing traffic movements around their other satellite sites will create an increase in traffic volume and flow exacerbating the current issues experienced by residents of the adjacent properties and users of the narrow lane. The current access is narrow, for large vehicles involves crossing land belonging to two residential properties, and opens onto a single track road on a blind bend. It is currently used by HGV's visiting the site and frequently by a low loader type lorry which has extreme difficulty exiting the site, causing the road to be blocked for a considerable time whilst it manoeuvres.

The possibility of any additional vehicle movements is causing considerable concern and council feel that this proposal will be contrary to Policy T10 of the Mid Suffolk Local Plan, no provision has been made for improvements to the access and egress and the complete lack of suitability of the existing road for the safe free flow of traffic should be of great concern to the Highways Department.

Concern is expressed regarding the non compliance to condition 3 of previous planning consent which restricts the hours of use of the existing office building to 8am – 6pm, Monday to Friday. The amount of vehicle movements outside these hours has been highlighted to council by adjacent residents whose local amenity value has already been affected. Consolidating and increasing operations on this site will only intensify this issue.

The proposed new admin building is a prefabricated structure totally out of keeping with the rural and agricultural surroundings and will be detrimental to the character of the area whilst affecting the privacy and amenity value of the near neighbours. The height and scale of the proposed new agricultural building is on a par with a row

of two storey terraced houses and will severely impact on the amenity value of residents at The Meade by completely dominating the rear of the property.

There are concerns regarding the depth of detail included in this application. There is no mention of how foul sewage will be treated, this is an admin/office building with no apparent toilet facilities. No details have been provided regarding the provision of outside lighting, additional hard standing outside the buildings and any associated water run off, waste disposal or storage of chemicals. No environmental report is included.

The existing planning status for this site and the business run from it appears to be uncertain with requests for clarification from the MSDC Planning office unconfirmed. The red line shown as the application site encompasses a large area of rural ground and the concern that this whole site will be granted permission for use as B8 is great. The Parish Council urge the planning officers to take on board the concerns and issues highlighted regarding the current operations at this site and the objections raised against this proposal and refuse permission for the businesses expansion."

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From: Drinkstone Clerk [mailto:drinkstoneclerk@gmail.com]
Sent: 07 June 2016 18:01
To: Planning Admin; Samantha Summers
Subject: Re: Planning Reference 0722/16 - Meade Farm Buildings Drinkstone

Hi Samantha

Please could you note that the comments from Drinkstone Parish Council for this application remain as already submitted (copied below) and they have nothing further to add following the change to the application description.

Many thanks

Kind regards

Paula

"Drinkstone Parish Council OBJECT to this application on the following grounds.

The applicants proposal to consolidate all their operations onto this one site so reducing traffic movements around their other satellite sites will create an increase in traffic volume and flow exacerbating the current issues experienced by residents of the adjacent properties and users of the narrow lane. The current access is narrow, for large vehicles involves crossing land belonging to two residential properties, and opens onto a single track road on a blind bend. It is currently used by HGV's visiting the site and frequently by a low loader type lorry which has extreme difficulty exiting the site, causing the road to be blocked for a considerable time whilst it manoeuvres.

The possibility of any additional vehicle movements is causing considerable concern and council feel that this proposal will be contrary to Policy T10 of the Mid Suffolk Local Plan, no provision has been made for improvements to the access and egress and the complete lack of suitability of the existing road for the safe free flow of traffic should be of great concern to the Highways Department.

Concern is expressed regarding the non compliance to condition 3 of previous planning consent which restricts the hours of use of the existing office building to 8am – 6pm, Monday to Friday. The amount of vehicle movements outside these hours has been highlighted to council by adjacent residents whose local amenity value has already been affected. Consolidating and increasing operations on this site will only intensify this issue.

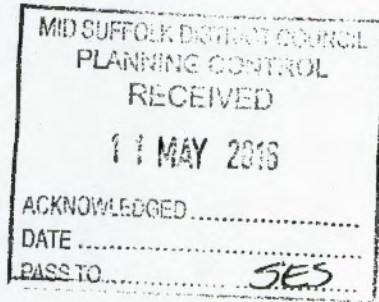
The proposed new admin building is a prefabricated structure totally out of keeping with the rural and agricultural surroundings and will be detrimental to the character of the area whilst affecting the privacy and amenity value of the near neighbours. The height and scale of the proposed new agricultural building is on a par with a row of two storey terraced houses and will severely impact on the amenity value of residents at The Meade by completely dominating the rear of the property.

There are concerns regarding the depth of detail included in this application. There is no mention of how foul sewage will be treated, this is an admin/office building with no apparent toilet facilities. No details have been provided regarding the provision of outside lighting, additional hard standing outside the buildings and any associated water run off, waste disposal or storage of chemicals. No environmental report is included.

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The existing planning status for this site and the business run from it appears to be uncertain with requests for clarification from the MSDC Planning office unconfirmed. The red line shown as the application site encompasses a large area of rural ground and the concern that this whole site will be granted permission for use as B8 is great. The Parish Council urge the planning officers to take on board the concerns and issues highlighted regarding the current operations at this site and the objections raised against this proposal and refuse permission for the businesses expansion."

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



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

Your Ref: 0722/16
Our Ref: FS/F310686
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 09/05/2016

Dear Sirs

Rookery Meade Farm Buildings, Tostock Road, Drinkstone IP30 9SS
Planning Application No: 0722/16

I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

Suffolk Fire and Rescue Service records show that the nearest fire hydrant in this location is over 640m from the proposed build site and we therefore recommend that consideration should be given to water for firefighting.

Continued/

122 OFFICIAL

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

A large, irregular black redaction mark covering the signature of the Water Officer.

Mrs A Kempen
Water Officer

Copy: Mr P Laflin, Build to Plans, 19 Aldham Gardens, Stowmarket IP14 2PS

123

From: Nathan Pittam
Sent: 03 June 2016 09:33
To: Planning Admin
Subject: 0722/16/FUL. EH - Land Contamination.

M3 : 179414

0722/16/FUL. EH - Land Contamination.

Buildings at Rookery Meade, Beyton Road, Drinkstone, BURY ST EDMUNDS, Suffolk.

Continued use of land and buildings as an operational base for agricultural research and development. Erection of storage building and cabin (following removal of existing structure).

Many thanks for your request for comments in relation to the above application for continued use and minor development at the site. I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

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

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130/92

MID SUFFOLK DISTRICT COUNCIL

PLANNING PERMISSION

Council Offices, Needham Market, Ipswich, IP6 8DL

TOWN AND COUNTRY PLANNING ACT 1990

FORM P2

Town and Country Planning General Development Order 1988 (as amended)

Date of Application: 21 JAN 92

Application No:

Date Registered: 17 FEB 92

130/92

As amended by letter dated 20 March 1992 with accompanying plan

Name and address of agent

Name and address of applicant

E J CLARKE

E J CLARKE

T/A HERIT FENCING & SHEDS

T/A HERIT FENCING & SHEDS

23 COMMERCIAL ROAD

23 COMMERCIAL ROAD

BEDFORD

BEDFORD

Proposed development and location of the land: RETENTION OF USE OF AGRICULTURAL BUILDING TO MANUFACTURE, STORE AND SELL GARDEN SHEDS, FENCING AND ANCILLARY EQUIPMENT. ROOKERY HEADE FARM, TOSTOCK ROAD, DRINKSTONE

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

1. Within three months of the date of this permission the southern side of the existing access shall be upgraded to have a minimum of ten dropped kerbs in a southerly direction along the edge of the detailed carriageway.
2. Within three months of the date of this permission the area within the site shown on the submitted site plan scale 1 metre = 5mm (approximately 1:200 scale, dated 25 March 1992 for the purpose of loading, unloading, manoeuvring and parking of vehicles has been provided and thereafter it shall be retained and used for no other purpose.
3. Working hours for power machinery shall be limited to 0800 - 1700 Monday to Friday, 0800 - 1300 Saturdays with no power machinery to be operated on Sundays or Bank Holidays.
4. Working hours shall be limited to 0800 - 1700 Monday to Friday, 0800 - 1500 Saturdays with no working on Sundays or Bank and Public Holidays.
5. Within three months of the date of this permission details of acoustic insulation shall be submitted for approval, in writing by the Local Planning Authority, sufficient to ensure that operations within the workshop building as well as those on the remainder of the site shall not exceed a site boundary noise level of 40 dB(A) as measured as an average (or Leq) during any 30 minute period of permitted working hours.

The reasons for the conditions are:

1. To prevent further damage to the highway verge.
2. In the interests of highway safety.
- 3 & 5. In the interests of amenity having regard to the background noise levels in the area.

Notes:

1. The access area should be clearly marked as a 'No parking area'.
- continued...

Please record in the Register of Local Land Charges

125

130/92

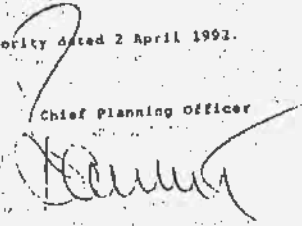
Application No. 130/92

Page 2

2. Any conditions which involve works 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 agent at the applicant's expense. The County Council's West Area Surveyor should be contacted at 3 Honey Hill, Bury St. Edmunds. Tel: Bury St. Edmunds 763141.
3. Please find enclosed a letter from the National Rivers Authority dated 2 April 1992.

Date: 15 June 1992

Chief Planning Officer



0
0
0



The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0272-218927
Switchboard 0272-218811
Fax No 0272-218769
1374

MID SUFFOLK DISTRICT COUNCIL
RECEIVED PLANNING DEPT.
30 APR 1993

ACKNOWLEDGED..... You Ref: ---
SENT.....
PASS TO.....

APP/W3520/A/92/216837/P4

E J Clarke Esq
Merit Fencing and
Prebend Street
BEDFORD
MK40 1RB

Date: 26 APR 93

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPLICATION NO: 130/92

1. As you know I have been appointed by the Secretary of State for the Environment to determine your appeal against the decision of the Mid Suffolk District Council to grant planning permission subject to conditions for the continued use of an agricultural building to manufacture, store and sell garden sheds, fencing and ancillary equipment at Rookery Farm, Tostock Road, Drinkstone. I have considered the written representations made by you and by the Council and also those made by an interested person. I inspected the site on 8 March 1993.

2. The conditions in dispute are Nos 1 and 5 of planning permission 130/92, granted on 15 June 1992, which require that within three months of the date of the permission:

(1) the southern side of the existing access shall be upgraded to have a minimum of ten dropped kerbs in a southerly direction along the edge of the metalled carriageway; and

(5) details of acoustic insulation shall be submitted for approval by the local planning authority sufficient to ensure that operations within the workshop building as well as those on the remainder of the site shall not exceed a site boundary noise level of 40 dB(A) as measured as an average (or Leq) during any 30 minute period of permitted working hours.

3. The reason for the conditions were stated as being to prevent damage to the highway verge, and in the interests of amenity having regard to background noise levels in the area.

4. You are seeking to continue to use the land and buildings without complying with condition 1 and to vary the terms of condition 5 by increasing the level of permitted noise.



5. From the foregoing, the written representations and my inspection of the site and its surroundings I consider that the main issues are: firstly, whether continued use of the buildings and land for the approved purposes without the dropped kerbs being installed would cause unacceptable traffic hazards to users of Tostock Road; and secondly, whether continued use of the land and buildings for the permitted use, with noise limited to the higher level you suggest, would cause unacceptable harm to the living conditions of nearby occupiers.

6. The Council maintains that the narrow width of Tostock Road, the sole means of access to the appeal site, together with the difficulties which large vehicles have in manoeuvring in the confined apron at the entrance to the site, has led to damage to the carriageway edges to the immediate south constituting a road safety hazard along the lane.

7. The Tostock Road carriageway is only about 4m wide for most of its length in the vicinity of the site and I noted that the grass verges are used regularly by general and agricultural traffic needing passing space. The concrete apron of the site adjoins the metalled carriageway for a length of about 13m. While there is some damage to the verge adjoining the southern end of the apron, similar wear at the edge of the road is evident along much of the lane. Having regard to the modest speed and volume of traffic along this generally quiet rural lane, and the modest numbers of vehicles visiting the appeal site, I consider that the use could continue to operate satisfactorily without installation of the dropped kerbs and not cause significant traffic hazards to highway users.

8. Turning to the second main issue I note that the business operates from a former agricultural barn of concrete and timber construction, with the workshop occupying the two northernmost bays furthest from the houses to the south. The workshop contains three shed panel assembly tables and power tools including a circular saw and compressed air nail gun. In addition hand hammers are also used for shed assembly work.

9. At a test during my inspection I heard that the circular saw and nail gun were clearly audible from outside the site within the garden of The Meade, a detached house with substantial rear gardens, which lies some 65m to the south, and Meade Cottage, about 40m to the south east. In my view, given the otherwise quiet rural character of the area and the periodic peaks of noise from machines and hammering, noise attenuation measures are needed to ensure that the use does not intrude unreasonably on the living conditions of nearby residents.

10. You accept this but state that the site boundary noise level limit of 40 dB(A) in condition 5 was based on a background level of about 35 dB(A) (as measured in March 1992) plus 5 dB(A). In your opinion such a limit is unreasonable,

and indeed impossible to achieve at economic cost on the east boundary where the building immediately adjoins the garden of The Meade. You have already reduced noise levels by: the use of quieter machines, enclosing the compressor, and purchasing timber in pre-cut lengths. In your view the control level should be set by reference to the Council's monitoring survey (carried out in January 1993) which gave background noise levels over half hour periods of 37 and 38.5 dB(A) from which you deduce that an Leq level of 44 dB(A) would be appropriate.

11. I consider that the principle of adding 5dB(A) to the background noise is acceptable as nothing has been raised to suggest another course. I note that the Council has measured a range of background levels; the top of the range is appropriate, in my view, as a level of 44dB(A) at the boundary would not seem inordinate and there would be further attenuation because of the separation of the appeal premises from the nearest houses. I note that the hours of operation of the use, and also of power machinery, are already limited by conditions to within normal working hours. Accordingly, if subject to a level of 44dB(A) at the site boundary, I consider that continued use of the building would not cause unacceptable harm to the living conditions of nearby residents.

12. I have considered all of the other matters drawn to my attention including the location of the adjoining barn a short distance to the south of the site which has planning permission for residential conversion, but I find nothing which alters the balance of my conclusions on the main issues.

13. For the above reasons and in exercise of powers transferred to me, I hereby allow your appeal and vary the planning permission No 130/92 for the continued use of an agricultural building to manufacture, store and sell garden sheds, fencing and ancillary equipment at Rookery Farm, Tostock Road, Drinkstone, granted on 15 June 1992 by the Mid Suffolk District Council, by deleting conditions Nos 1 and 5 and substituting in place of condition 5 the following condition:

within three months of the date of this letter details of a scheme of acoustic insulation shall be submitted for approval by the local planning authority sufficient to ensure that operations within the workshop building as well as those on the remainder of the site shall not exceed a site boundary noise level of 44 dB(A) as measured as an average (or Leq) during any 30 minute period of permitted working hours, which scheme shall be carried out within six months of the date of this letter or such other period as may be agreed in writing by the local planning authority.

14. An applicant for any consent, agreement or approval required by a condition of this permission and for approval of the reserved matters referred to in this permission has a

statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their planning decision within the prescribed period.

15. The developer's attention is drawn to the enclosed note relating to the requirements of the Building Regulations 1991 with respect to access for disabled people.

16. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

I am Sir
Your obedient Servant

Philip A. Goodman

PHILIP A GOODMAN BA(HONS) DMS MRTPI MIMgt
Inspector

130

130/92

V4932

SITE IN RED

2155
0.37ha
1.58

9259
4.596ha
11.36

0142
12.398ha
30.64

3129
14.820ha
36.67

*2 in farm
and 1/2 p.*

Meade Cottage

1014
623ha
1.54

0617
081ha
20

Meade Farm

2014
1.150ha
2.84

B.M. 45.64

C429

9514
2.689ha
6.65

9007
1117ha
29

1110
1.227ha
3.03

Inkstone Park

0005
891ha
2.20

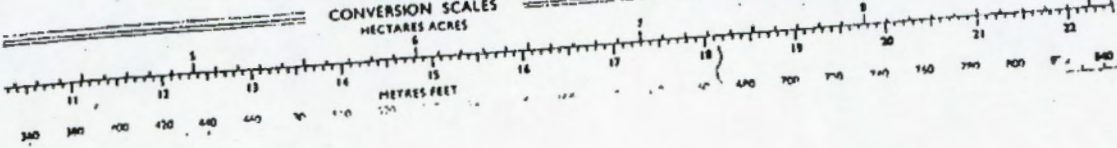
0300
777ha
1.92

1300
1.094ha
2.70

BURY ST EDMUNDS CO CONST

TL 9461-9561

CONVERSION SCALES
HECTARES ACRES



131

11/98

159

MID SUFFOLK DISTRICT COUNCIL REFUSAL OF PLANNING PERMISSION
Council Offices, Needham Market, Ipswich, IP6 8DL

TOWN AND COUNTRY PLANNING ACT 1990. FORM P3
Town and Country Planning (General Development Procedure) Order 1995
Date of Application: 29 Dec 97 Application No:
Date Registered: 05 Jan 98 11/98

Name and address of agent	Name and address of applicant
J CLARKE 33A IPSWICH STREET STOWMARKET SUFFOLK IP14 1AH	J CLARKE ROOKERY MEADE FARM TOSTOCK ROAD DRINKSTONE IP30 9SS

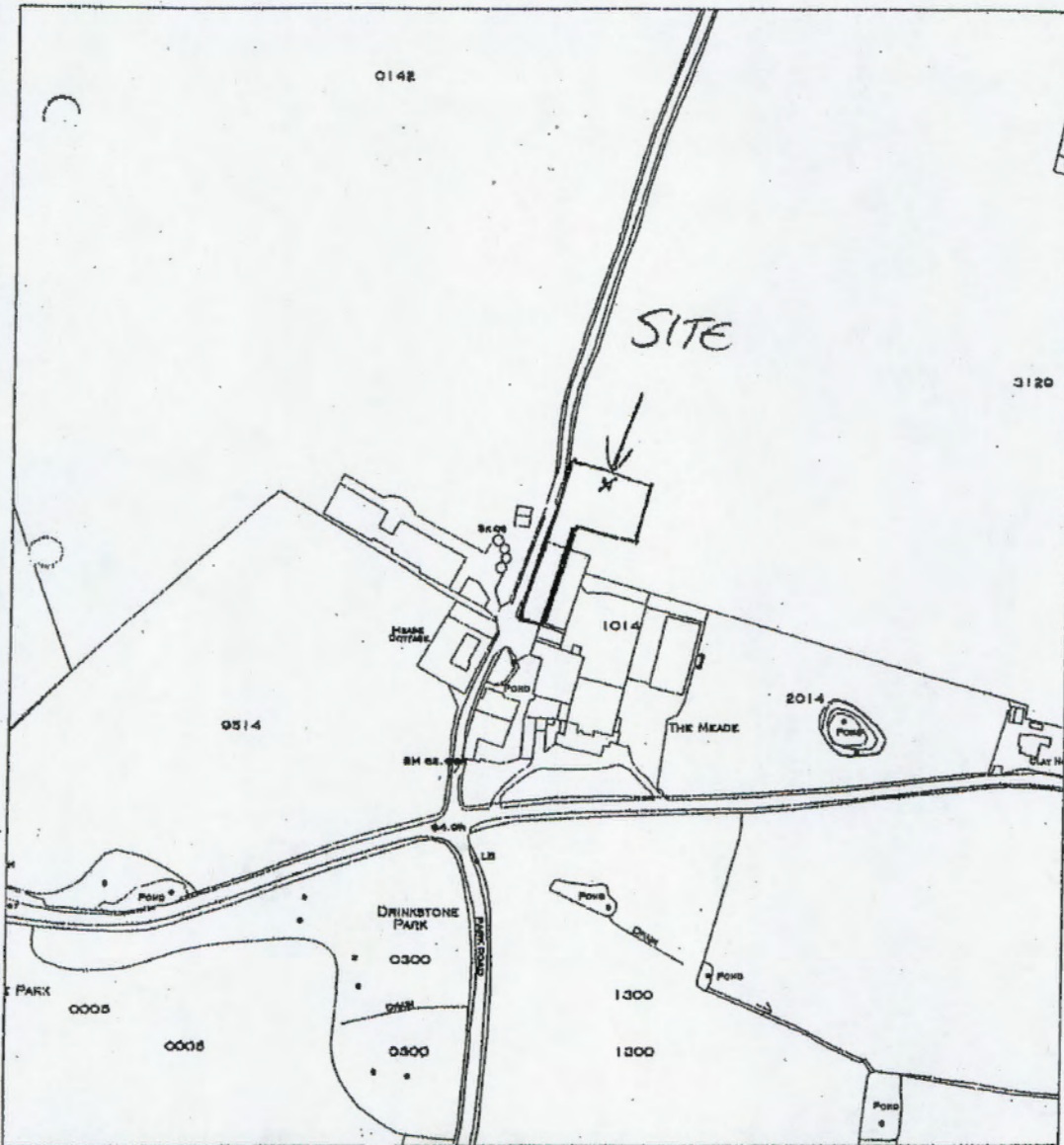
Proposed development and location of the land: RETENTION OF
STATIONING OF PORTACABIN FOR USE AS FARM OFFICE, LAND AT ROOKERY MEADE
FARM, TOSTOCK ROAD, DRINKSTONE.

The Council, as local planning authority, hereby give notice that PLANNING PERMISSION HAS BEEN REFUSED for the development proposed in the application in accordance with the particulars and plans submitted for the following reasons:-

1. The development is considered contrary to the Mid Suffolk Local Plan (as modified by the Local Plan Inquiry in 1996 and further modifications in November 1997). The site is located within the Proposed Special Landscape Area, and Policy CL2 of the Mid Suffolk Local Plan requires particular care to be taken in terms of design, layout, materials and landscaping of any development sited within the area.
2. Policy CL13 requires new agricultural buildings to be sited within or adjacent to existing farm building groups and be sympathetically related to them in style, size and materials. In addition, there should be regard for the visual impact in the landscape, and a scheme of landscaping should be prepared as part of any development. In this case, the building is located in a prominent and exposed position in the landscape, devoid of any significant screening and landscaping. The design of the building is out of keeping with its rural location and is unrelated to other buildings within the complex, to the detriment of the character and appearance of the area.
3. The building is positioned on an area allocated for vehicle parking, manoeuvring and loading in connection with the use of the adjacent building for manufacturing and retail purposes, and as such creates a deficiency in the required space for that development. If permitted, the application development could create inadequacies of parking, manoeuvring and loading space, giving rise to potential for overflow onto the public highway to the detriment of highway safety and the free flow of traffic.

Date: 10 March 1998.

Shant Fowles
 Head of Development Control
 10/3/98



SECTION 172 ENFORCEMENT OF PLANNING CONTROL TOWN & COUNTRY PLANNING ACT 1990	
MID SUFFOLK DISTRICT COUNCIL DEVELOPMENT SERVICES COUNCIL OFFICES NEEDHAM MARKET IPSWICH SUFFOLK IP6 8DL TEL: (01449) 720711	SITE ROOKERY MEADE FARM TOSTOCK ROAD DRINKSTONE MAP = TL9562 SCALE = 1:2500 DATE 28/05/99



133

0841/98

MID SUFFOLK DISTRICT COUNCIL REFUSAL OF PLANNING PERMISSION
Council Offices, Needham Market, Ipswich, IP6 8DL

TOWN AND COUNTRY PLANNING ACT 1990 FORM P3
Town and Country Planning (General Development Procedure) Order 1995
Date of Application: 30 SEP 98 Application No:
Date Registered: 21 OCT 98 841/98
As amended by 1:1250 scale location plan, date stamped 15.12.98 and agent's
letter dated 11.12.98.

Name and address of agent	Name and address of applicant
BERWICKS 33A IPSWICH STREET STOWMARKET SUFFOLK IP14 1AH	J CLARKE ROOKERY MEADE FARM TOSTOCK ROAD DRINKSTONE BURY ST EDMUNDS IP30 988

Proposed development and location of the land: RETENTION OF
STATIONING OF PORTACABIN FOR USE AS FARM OFFICE, AND RETENTION OF GATED
VEHICULAR ACCESS. LAND AT ROOKERY MEADE FARM, TOSTOCK ROAD, DRINKSTONE

The Council, as local planning authority, hereby give notice that PLANNING PERMISSION HAS BEEN REFUSED for the development proposed in the application in accordance with the particulars and plans submitted for the following reasons:-

1. The Mid Suffolk Local Plan develops at a local level the policies of the County Structure Plan and was adopted by the Council on 1 September 1998. The proposal is contrary to Policy CL2 of that document, by virtue of the unacceptable impact of the development in the Special Landscape Area (SLA) in which it is sited. This policy requires particular care to be taken in terms of sensitive design, layout, materials and landscaping for any development in the SLA, in order to safeguard landscape quality.
2. Furthermore, Policy CL13 of the Local Plan requires new agricultural buildings to be sited within or adjacent to existing farm building groups and be sympathetically related to them in style, size and materials. In addition there should be regard for the visual impact in the landscape, and a scheme of landscaping should be prepared as part of any development. In this case, the building is located in a prominent and exposed position in the landscape, currently devoid of any significant screening and landscaping. Although the proposed landscaping belt may eventually ameliorate views from the north east, (within the farmholding), it does not address the impact from the public domain of Tostock Road, from the north and south west, or from residential property to the south. The non-traditional design of the building is considered out of keeping with its rural location and is unrelated to other buildings within the farmstead, the closest being located opposite the application site to the west of Tostock Road. The siting and design are therefore considered detrimental to the character and appearance of the countryside location.

continued...

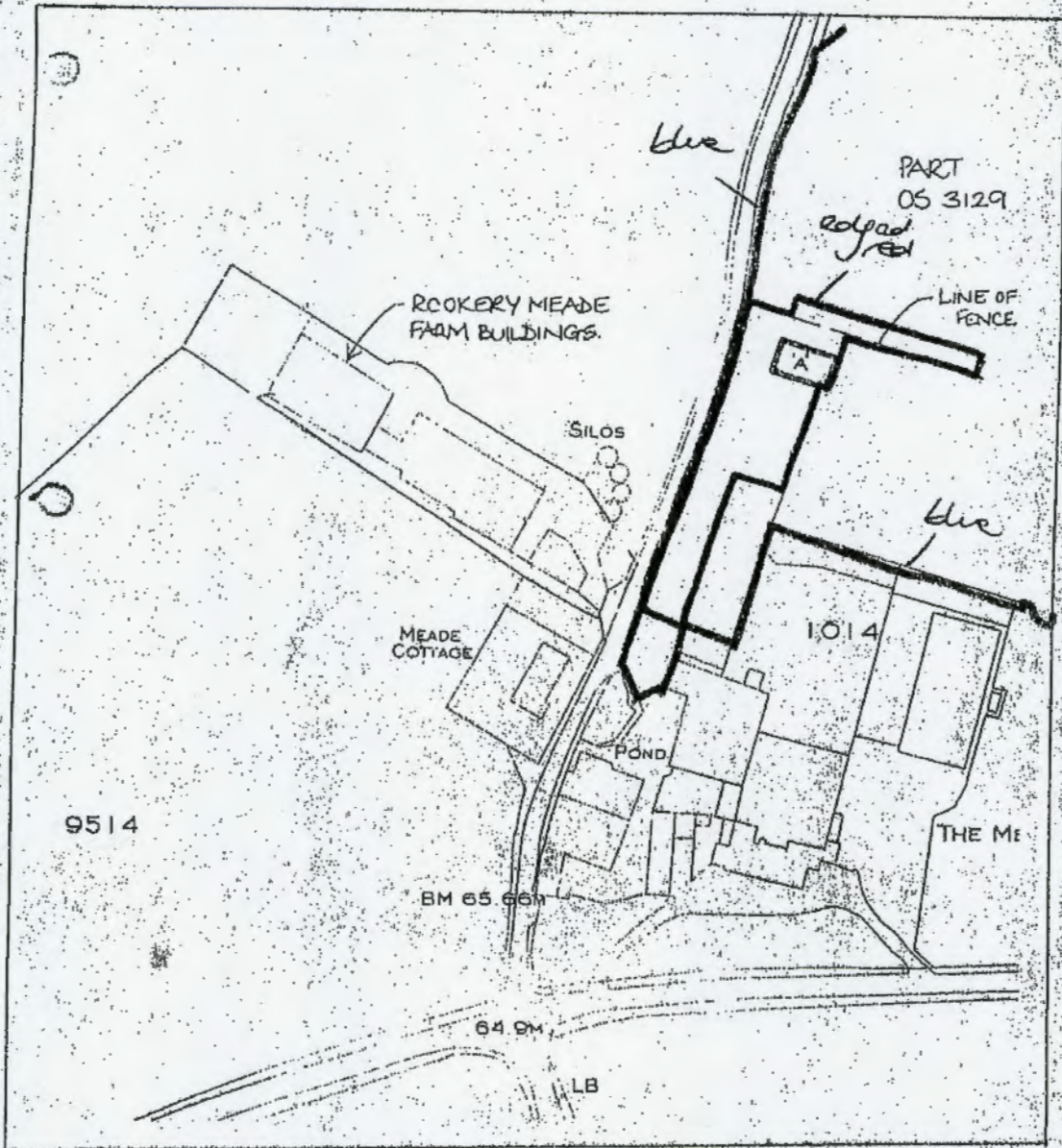
3. The building is sited on an area allocated for vehicle parking, manoeuvring and loading in connection with a use permitted in an adjacent building, for manufacturing and retail purposes. Furthermore, the location of 6 parking spaces conflicts with this wider parking/manoeuvring area, thereby creating a deficiency in the required space for that development. This would be contrary to Policy T9 of the Local Plan. If permitted, the application development could create inadequacies of parking, manoeuvring and loading space, giving rise to potential for overflow onto the public highway to the detriment of highway safety and the free flow of traffic.

Note:

1. The applicant will note that the above does not include reasons in respect of the access, which is considered unacceptable and substandard by the local authority. Although included in the application, the requirement for planning permission has been brought into question. Further investigation on this matter is required by the local authority, but in order to avoid delay in the issue of this decision notice, comment on the access is omitted, and is reserved for further consideration.


Date: 29 JANUARY 1999.

Stewart Powell
Head of Planning Control



LAND, PART OS 3129, ROOKERY MEADE FARM DRINKSTONE

PLANNING APPLICATION FOR THE ERECTION OF BUILDING 'A' FOR USE AS A FARM OFFICE

SCALE 1:1250  SEPTEMBER 1998.

BERWICKS 33A IPSWICH STREET STOWMARKET SUFFOLK IP14 1AH



Appeal Decision

site visit held on 25/10/1999

by Eric T Searle DipTP FR

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL
- 8 NOV 1999
ACKNOWLEDGED
DATE FORWARDED
PASS TO

The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 8DJ
☎ 0117 987 6927

- 5 NOV 1999

Appeal : T/APP/W3520/A/99/1025912/P4

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mr J E Clarke against Mid Suffolk District Council.
- The site is located at Rookery Meade Farm , Tostock Road, Drinkstone, Bury St Edmunds.
- The application 841/98 dated 15 October 1998 was refused on 29 January 1999.
- The development proposed is the retention of portacabin for use as farm office, and retention of gated vehicular access.

Decision: The appeal is dismissed and planning permission for the retention of the portacabin for use as a farm office is refused.

Procedural matters

1. It has been confirmed that the building size is 8.2m x 14.2m with a total area of 116.44 sq.m. It has also been clarified that the building will be used during the week and up to 13.00 on Saturdays. I note from the correspondence that there is dispute about the access, but this has not been the subject of the Council's decision. Although the issue of a new access has been raised by third parties I have insufficient evidence to enable me to consider the matter.

The main issues

2. From my visit to the site and surrounding area and the written representations received, I consider the main issues in this case to be the impact of the building in the countryside and on the use of the adjoining land and building.

The Development Plan

3. Under Policy CL2 of the adopted Mid Suffolk Local Plan, within special landscape areas, particular care will be taken to safeguard landscape quality and where development does occur it should be sensitively designed, with high standards of layout materials and landscaping. Under Policy CL13 where a new agricultural building is proposed, the colour texture, and use of materials should be carefully selected to be sympathetic to their setting

Inspector's reasons

4. The appellants operate two farms as a single agricultural unit. A substantial pig farm at Rookery Farm, some one and a half miles away, and Rookery Mead Farm which is on both sides of Tostock Road. At present there is a farm office in the appellants' house. I accept that with the two farms, and other allied interests, that it is reasonable to require more than a

APPEAL DECISION

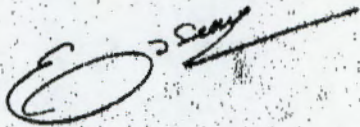
room in the house as an office, and that to minimise the risk of disease at Rookery Farm that it would be more appropriate to locate it at Rookery Meade Farm. However, I consider the building would be too large for the purpose and the remainder of it would need to be put to some other use. Ancillary storage has been suggested.

- 5. Although the site is within a Special Landscape Area I could not identify on the ground what particular characteristics warranted its inclusion within the designated area to the exclusion of other open countryside. The site and land adjoining do not appear to meet the specific criteria for the Blackbourne River Valley SLA in the Local Plan. However, regardless of its SLA status the effect of any agricultural development on the visual amenities of the countryside needs to be considered under Policy CL13.
- 6. I accept that a farm office is a reasonable requirement but this does not override the need to ensure that any such building by reason of its siting and overall appearance should be in keeping with the area. The new farm office is not a great distance from the building previously used by Merit Sheds but it does not read with it, or any other agricultural building. Policy CL13 requires new agricultural buildings to be sympathetically related to existing buildings in style, size and materials. Although clad in timber the portacabin still stands out, both because of its design and size, as an alien feature in the countryside. Its style is non-traditional, and out of keeping with in this rural location.
- 7. The policy also requires that regard should be given to the visual impact of an agricultural building in the landscape and a scheme of landscaping should be prepared as part of any development. In my view the aim of planting should not be to hide a building from sight but to soften a hard outline and help anchor a new building to the surrounding landscape. The appellants have shown a planting belt on the submitted plan but I do not believe that an unsatisfactory building can be made acceptable because it will eventually be screened by trees.
- 8. The building is partially sited on an area allocated for vehicle parking, manoeuvring and loading in connection with a use previously permitted in an adjacent building. The proposed 6 car parking spaces in connection with the farm office would also impinge upon this area. The previous commercial use has ceased and the land is in the control of the appellant and at present there would be no conflict between uses. Nevertheless, it seems to me that until it is decided to what use the original building should be put - conversion to stabling has been suggested - and how much land is needed to serve it adequately, it would be premature to permit a building and a use which may prejudice the future use of this large building.
- 9. In summary, I consider any new farm office should be better integrated with existing farm buildings, or alternatively part of the unused adjacent building could now be converted if surplus to agricultural requirements, avoiding any need for a new building in the countryside.
- 10. I have taken into account the concerns of local residents and the Parish Council about the future use of the building, and the nuisance to local residents which may be caused by the use of the building as a farm office. It seems to me that with the use proposed and the relationship of the building to other residential properties in the area that detriment to amenities from nuisance or general disturbance would be minimal. Neither these nor other matters raised outweigh the factors which have led me to my conclusions.

APPEAL DECISION

Conclusions

11. For the reasons given above I conclude that the appeal should not succeed and I shall exercise the powers transferred to me accordingly.



Eric T Searle

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL RECEIVED 8 NOV 1999 ACKNOWLEDGED _____ DATE _____ PASS TO _____

MID SUFFOLK DISTRICT COUNCIL
Council Offices, Needham Market, Ipswich, IP6 8DL

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

FORM P3

Town and Country Planning (General Development Procedure) Order 1995

Date of Application: 18 MAY 00

Application No:

Date Registered: 07 JUN 00

564/00

Name and address of agent

BERWICKS
82 HIGH STREET
IPSWICH
IP6 8AW

Decision



Name and address of applicant

MR J CLARKE
C/O AGENT

Proposed development and location of the land: RETENTION OF BUILDING FOR USE AS FARM OFFICE (REVISED DESIGN) AND ANCILLARY WORKS (MANEGE AND FIELD GATE) AND LANDSCAPING). LAND AT ROOKERY MEAD FARM, TOSTOCK, DRINKSTONE

The Council, as local planning authority, hereby give notice that PLANNING PERMISSION HAS BEEN REFUSED for the development proposed in the application in accordance with the particulars and plans submitted for the following reasons:-

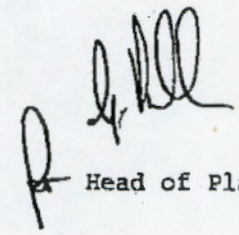
1. The Mid Suffolk Local Plan develops at a local level the policies of the County Structure Plan and was adopted by the Council on 1 September 1998. The proposal is contrary to Policy CL2 of that document, by virtue of the unacceptable impact of the development in the Special Landscape Area (SLA) in which it is sited. This policy requires particular care to be taken in terms of sensitive design, layout, materials and landscaping for any development in the SLA, in order to safeguard landscape quality.
2. Furthermore, Policy CL13 of the Local Plan requires new agricultural buildings to be sited within or adjacent to existing farm building groups and be sympathetically related to them in style, size and materials. In addition there should be regard for the visual impact in the landscape, and a scheme of landscaping should be prepared as part of any development. In this case, the building is located in a prominent and exposed position in the landscape, currently devoid of any significant screening and landscaping. Although the proposed landscaping belt may eventually ameliorate views from the north east, (within the farmholding), it does not address the impact from the public domain of Tostock Road, from the north and south west, or from residential property to the south.

The building by reason of its siting and overall appearance is not in keeping with the area. It stands out because of its design and size as an alien feature in the countryside. Its style is non-traditional and out of keeping with this rural location. It does not read with other agricultural buildings and is unrelated to the other buildings in the farmstead - the closest being located on the west side of Tostock Road. The siting and design and overall appearance are therefore contrary to policy and detrimental to the character and appearance of the countryside location.

continued...

3. The building is sited on an area allocated for vehicle parking, manoeuvring and loading in connection with a use permitted in an adjacent building, for manufacturing and retail purposes. Furthermore, the location of 6 parking spaces conflicts with this wider parking/manoeuvring area, thereby creating a deficiency in the required space for that development. This would be contrary to Policy T9 of the Local Plan. If permitted, the application development could create inadequacies of parking, manoeuvring and loading space, giving rise to potential for overflow onto the public highway to the detriment of highway safety and the free flow of traffic.

Date: 2 OCTOBER 2000.



Head of Planning Control

2-6-00/141

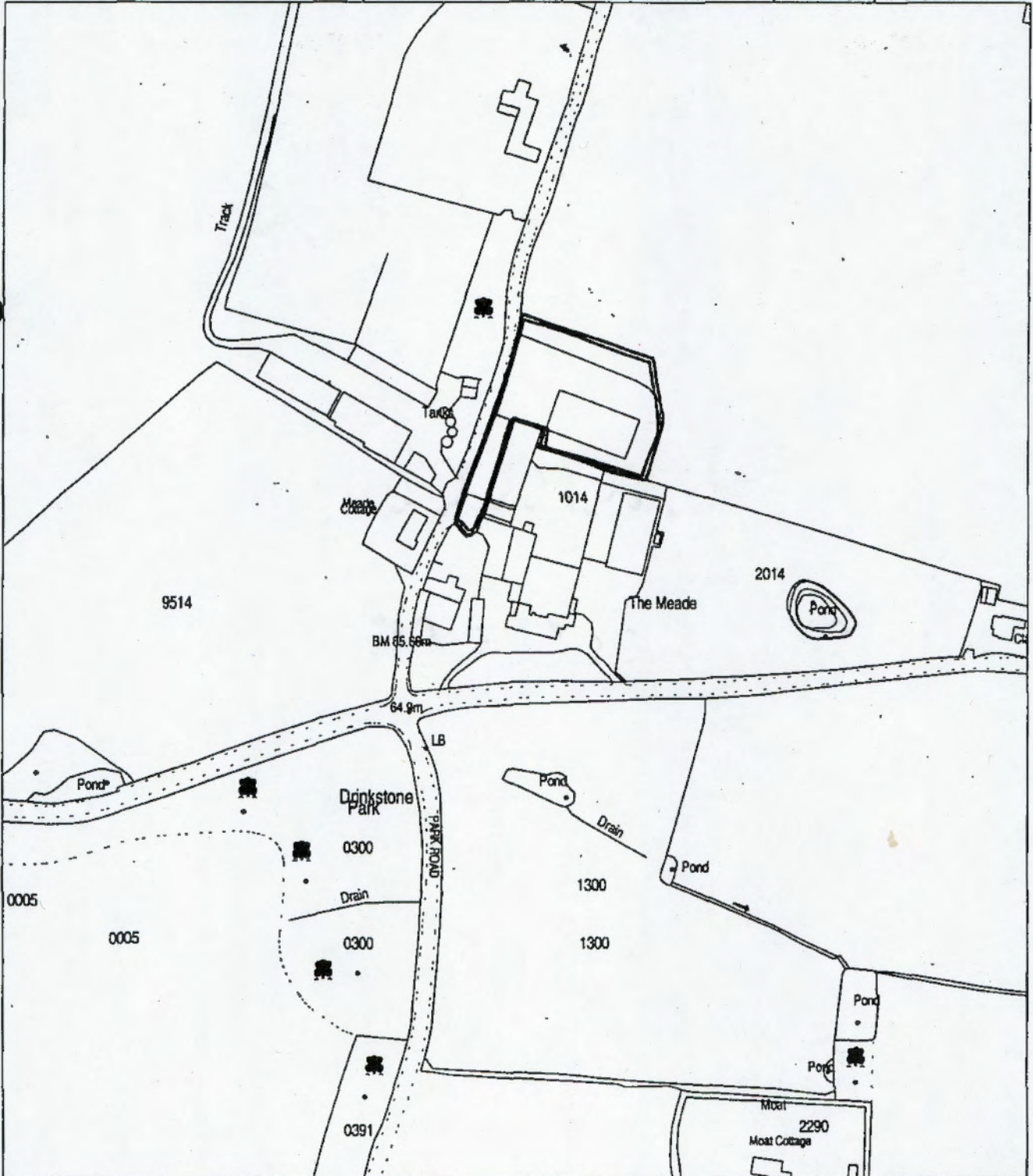
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MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET, IPSWICH, IP6 8DL



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

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

Date of Application: March 11, 2011 REFERENCE: 0883 / 11
Date Registered: March 14, 2011

Documents to which this decision relates: Application Form, Design and Access Statement, 1:1250 scale site plan and drawing no. 2011.04 received on 11 March 2011.

CORRESPONDENCE ADDRESS:	NAME AND ADDRESS OF APPLICANT:
Build To Plans 19 Aldham Gardens Stowmarket Suffolk IP14 2PS	Envirofield 7 Barn Field Chevington Bury St Edmunds Suffolk IP29 5QN

PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:

Erection of log cabin to be used as office - Meade Farm Buildings, Tostock Road, Drinkstone

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

1. TIME LIMIT FOR COMMENCEMENT

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

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

2. RESTRICTION RE: USE

The hereby permitted building shall be used solely as an office for purposes ancillary to the use of the existing agricultural building on the site and for no other purpose.

Reason - In the interests of local amenity and to safeguard the character of the countryside.

3. RESTRICTION ON HOURS OF USE

The hereby permitted building shall only be used between the hours of 08:00am and 06:00pm Mondays to Fridays. There shall be no working on Saturdays, Sundays or Bank Holidays.

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

4. TIMESCALE FOR PLANTING

All new planting within the approved landscaping details (being drawing no. 2011.04 and Design and Access Statement received on 11 March 2011) shall be carried out in full during the first planting and seeding season (October to March inclusive) following the commencement of the development, or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or hedges identified within the approved landscaping details (both proposed planting and existing) which die, are removed, are seriously damaged or seriously diseased within a period of 5 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

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

5. RESTRICTION RE: COLOUR FINISH

The external timber cladding and joinery of the hereby approved building shall be painted/stained black prior to it being first brought into use, and shall thereafter only be repainted/re-stained in black unless the Local Planning Authority has agreed otherwise pursuant to an application made in that regard.

Reason - In the interests of visual amenity.

REASONS FOR APPROVAL:

1. This permission has been granted having regard to policy(ies)

COR2 - CS2 DEVELOPMENT IN THE COUNTRYSIDE & COUNTRYSIDE VILLAGES
COR5 - CS5 MID SUFFOLKS ENVIRONMENT

of the Mid Suffolk Core Strategy Document, and to all other material considerations. The carrying out of the development permitted, subject to the

conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

- 2. This permission has been granted having regard to policy(ies)

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
CL2 - DEVELOPMENT WITHIN SPECIAL LANDSCAPE AREAS
T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
CL13 - SITING AND DESIGN OF AGRICULTURAL BUILDINGS
CL14 - USE OF MATERIALS FOR AGRICULTURAL BUILDINGS AND STRUCTURES

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

- 3. This permission has been granted having regard to policy(ies)

PPS1 - DELIVERING SUSTAINABLE DEVELOPMENT
PPS7 - SUSTAINABLE DEVELOPMENT IN RURAL AREAS

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

NOTES:

- 1. Summary Reason(s) for Approval

Having regard to its siting, scale and design and subject to appropriate conditions, the proposed building is not considered to harm visual amenity within the immediate locality, the wider landscape, highway safety, residential amenity or biodiversity. As such the proposal accords with the relevant provisions of the development plan and is acceptable.

This relates to document reference: 0883 / 11

Signed: Philip Isbell
Professional Lead Officer
Planning Services

Dated: May 9, 2011

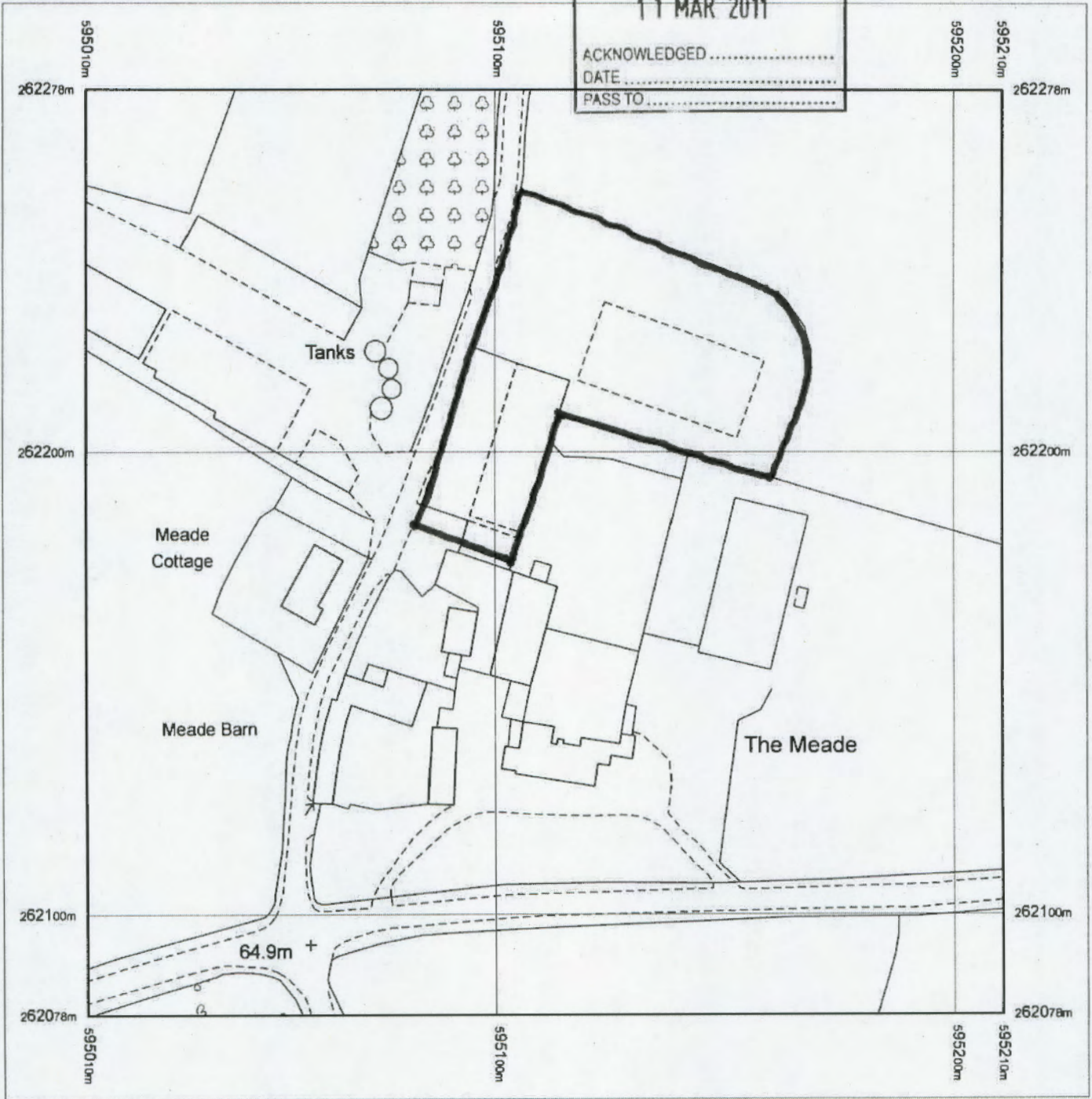
**MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET,
IPSWICH IP6 8DL**

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MID SUFFOLK DISTRICT COUNCIL
 PLANNING CONTROL
 RECEIVED
 11 MAR 2011
 ACKNOWLEDGED
 DATE
 PASS TO



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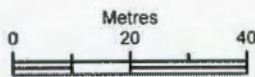
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