

Public Document Pack



DEVELOPMENT CONTROL COMMITTEE A

DATE	Wednesday 9 November 2016
PLACE	Council Chamber, Council Offices, High Street, Needham Market
TIME	9.30am

Please ask for: Val Last
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1 November 2016

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and press are not lawfully excluded. Any member of the public who attends a meeting and objects to being 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 12 October 2016
Report NA/21/16 Pages A to G
6. Confirmation of the Minutes of the meeting held on 19 October 2016
Report NA/22/16 Pages H 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/23/16

Pages 1 to 48

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 16 November 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 on Public Speaking at Development Control/Planning Committees. A link to the Constitution and Charter (Part 3: Procedure Rule 33) is provided below:

[Charter on Public Speaking Planning at Development Control/Planning Committees](#)

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 Referrals Committee may take the opportunity to exercise their speaking rights but are not entitled to vote on any matter which relates to his/her ward.

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

Declare you have a pecuniary interest

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

Breach = criminal offence

No

No interests to declare

2. Non-Pecuniary Interests

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

Yes

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

No

No interests to declare

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Agenda Item 5

NA/21/16

MID SUFFOLK DISTRICT COUNCIL

Minutes of the **DEVELOPMENT CONTROL COMMITTEE 'A'** held at the Council Offices, Needham Market on Wednesday 12 October 2016 at 9:30am.

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

Denotes substitute *

Ward Members: Councillor: Wendy Marchant
Mike Norris
Andrew Stringer

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

NA91 APOLOGIES/SUBSTITUTIONS

Councillor Roy Barker was substituting for Councillor Gerard Brewster.

NA92 DECLARATIONS OF INTEREST

Councillor Roy Barker declared a non-pecuniary interest in Applications 2902/16 and 2903/16 as he knew the family and occasionally used the public house.

Councillor David Whybrow declared a non-pecuniary interest in Application 2211/16 as he had a business interest with the previous site owner, and Applications 2902/16 and 2903/16 as an occasional user of the public house.

NA93 DECLARATIONS OF LOBBYING

It was noted that Members had been lobbied on Applications 2902/16 and 2903/16.

NA94 DECLARATIONS OF PERSONAL SITE VISITS

There were no declarations of personal site visits.

NA95 MINUTES OF THE MEETING HELD ON 17 AUGUST 2016

Report NA/19/16

The Minutes of the meeting held on 17 August 2016 were confirmed as a correct record.

NA96 PETITIONS

None received.

NA97 QUESTIONS FROM MEMBERS

None received.

NA98 SCHEDULE OF PLANNING APPLICATIONS

Report NA/20/16

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>
2211/16	Michael Exley (Parish Council)
2022/16	David Jones
	Richard Brown (Agent)
2902/16	Martin Spurling (Town Council)
	Patricia Jackman (Objector)
	Heather Smith (Objector)
	Mr Williamson (Applicant)
2903/16	

Item 1

Application Number:	2211/16
Proposal:	Application for approval of reserved matters pursuant to outline planning permission, being part of hybrid planning application 0254/15, 'Hybrid planning application that seeks (a) Outline planning permission for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access (b) Full planning permission for provision of open space (as shown on drawing no 16-23-03) relating to Appearance, Landscaping, Layout and Scale for the development
Site Location:	MENDLESHAM – G R Warehousing Ltd, Old Station Road IP14 5RT
Applicant:	Mr I King

The Development Management Planning Officer drew Members' attention to a revised comment from the SCC Landscape Planning Officer in the tabled papers

and also responded to questions regarding parking provision, road widths and demolition works, including asbestos removal.

Michael Exley, speaking for the Parish Council, said that although there was support for the development there were still two areas of concern: landscaping and the setting of the listed building. It was important to retain the rural approach to the development and the removal of the hedging on the eastern boundary was unnecessary and should be left intact. Effective screening of Elms Farm was also required and although the trees and hedging were to be supplemented there was concern that new owners could remove this and he asked that the mature trees be protected by Tree Preservation Orders (TPO) and a minimum height for the hedging be conditioned.

Councillor Andrew Stringer, Ward Member, advised that both he and the Parish Council agreed this was the most sustainable site for development in the village. He said that although he supported the proposal it was important that the following conditions were included in any approval: 'No street lighting' as this would impact on the rural nature of the area; 'Garages to be used for parking of vehicles only' to prevent on street parking problems; and 'Construction traffic to enter and exit the site from the south only' to prevent HGVs from travelling through the village. He also felt that TPOs should be placed on the trees as suggested by the Parish Council.

Following consideration of the application and representations Members' found the application satisfactory but agreed that the suggested conditions regarding retention of garages for parking and routing of construction traffic should be included. An advisory note to the MSDC Tree Officer requesting that immediate consideration be given to placing TPOs on the suggested mature trees was also requested.

By a unanimous vote

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

- Accord with approved plans and documents
- Garages shall be for functional vehicular use only (in addition to conditions on the outline permission)
- Routing of construction traffic to be agreed

Advisory note: MSDC Tree Officer to give consideration to placing Tree Preservation Orders on mature trees

Item 2

Application Number: **2022/16**
Proposal: An outline planning application (with all matters reserved except access) for up to 130 dwellings and includes affordable housing, car parking, open space provision with associated infrastructure
Site Location: **GREAT BLAKENHAM** – Land on the west side of Stowmarket Road
Applicant: Christchurch Land and Estates (Great Blakenham)

Members' attention was drawn to the amended recommendation in the tabled papers and the Development Management Planning Officer responded to questions including existing development outside the settlement boundary, rear access to existing houses on Stowmarket Road, protection of green space, landscaping, housing mix and CIL payments.

David Jones, commenting on the application said he represented the allotment holders which bordered the site. Although it was now clear that the allotments were not included in the application site the holders had received a notification to quit so many were leaving. He asked that the position be clarified. Also, currently there were two access tracks to the allotments, one was overgrown and unusable and he asked for confirmation that the other would be left clear for vehicle access.

Richard Brown, the agent, advised that there had been pre-application discussions with planners and a public exhibition had been held to obtain community views. Reports confirmed the site was suitable for residential development and flood risk was not an issue. Although the site was outside the Settlement Boundary the proposal would contribute to the Council's land supply and the application was in accordance with policies.

Councillor Kevin Welsby, Ward Member commenting by email, said that Great Blakenham had grown considerably in recent years and it was understandable that the community felt there was a lack of supporting infrastructure. Residents complained of lack of access to shops and doctor's surgery and that the village roads were inadequate. Although residents could use facilities at Claydon the road was bisected by a level crossing and subject to long delays. The route via the A14 was also heavily congested. Whilst supporting the application he asked that Suffolk County Council looked again at traffic issues and that any monies set aside for health were safeguarded for local surgeries.

Councillor John Field, Ward Member, said that the large increase in properties in a relatively small village had caused stress to the residents, most concerns related to the need for assurance that the necessary infrastructure would be provided. He agreed that it was a reasonable site for development but it was essential that the infrastructure was delivered and that the CIL monies were adequate.

It was noted that although initially included in the pre application discussion the allotments do not form part of the site and that an access track would remain.

Members found the application satisfactory and a motion for approval was proposed and seconded.

By a unanimous vote

(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 35%
- Travel Plan (Level to be agreed)

(2) That the Professional Lead – Growth and Sustainable Planning be authorised to grant Outline Planning Permission subject to conditions including:

- Outline Time Limit
- Submission of Reserved Matters
- Approved Plans
- Fire hydrants to be agreed (see page 121)
- Surface water to be agreed (Anglian Water page 128 and SUDS)
- Land Contamination Strategy to be agreed (see page 99)
- Noise survey (concurrent with Reserved Matters) (see page 98)
- Street lighting scheme to be agreed (Natural England page 117)
- Highway conditions (SCC pages 104 to 105 only)
- Arboricultural Method Statement
- Landscape conditions (pages 102 to 103)
- Removal of permitted development for extensions
- Ecological enhancements to be agreed

Item 3

Application Number: **2902/16**
Proposal: Erection of extension to the rear elevation, to provide additional dining and café space. Alteration to rear projection
Site Location: **NEEDHAM MARKET** – Rampant Horse Inn, Coddendam Road IP6 8AU
Applicant: Mr Williamson

The Development Management Planning Officer drew Members' attention to a recommended additional condition in the tabled papers and clarified land ownership of 1 Coddendam Road and rear access to that property.

Martin Spurling, speaking for the Town Council, said that when support was first expressed for the proposal it had not been understood that the development extended beyond the curtilage of the public house. The extension into the garden of 1 Coddendam Road would severely adversely impact on the residents living in the adjoining properties by reason of noise, light, overlooking and odours.

Patricia Jackman and Heather Smith shared the three minute speaking time for objectors.

Patricia Jackman, resident at 3 Coddendam Road said she believed it would be torment to live within a few feet of a commercial kitchen, which would happen if the proposed extension was allowed. The extension was overbearing, the windows would cause a loss of privacy, the extractor fan would be noisy and intrusive and there would be a loss of enjoyment of use of the garden. She was also concerned about security if there was a gate from the public house car park to the garden of 1 Coddendam Road.

Heather Smith said the plans did not clearly show the impact of a commercial kitchen on neighbouring properties. The proposed position of the kitchen ensured that the disruptive impact would be on the neighbouring properties and not the customers. The extension was three feet away from the adjacent property at its

closest point and would impact on all the adjacent houses. The increased customer seating would also increase the number of vehicles needing to park which was likely to result in parking on the High Street and Coddenham Road impacting on residents.

Alec Williamson, the applicant, said that the extension was needed to provide café style seating and an improved kitchen and to ensure the long term viability of the premises. If approved it would improve the working environment, provide the highest standard of food and safety arrangements and increase employment. He had liaised with Officers to ensure there was no harm to the heritage asset and had made amendments to the proposal to address some points raised. The concerns regarding noise and odour could be addressed.

Councillor Wendy Marchant, Ward Member, said she was in favour of economic growth and creation of jobs but not at the expense of an overbearing development to the detriment of neighbour amenity. Although the proposed frontage alterations were attractive the proximity of the rear extension to neighbours was an issue. The enormous brick wall was much closer to the neighbouring property and the gable end was 1m higher. The large industrial extractor fan would cause noise and odour pollution to neighbours and the kitchen windows would cause overlooking. She reiterated the policy reasons for refusal quoted in the Ward Members' referral to Committee (page 142 of the agenda).

Councillor Mike Norris, Ward Member, supported the Town Council revised recommendation for refusal and Councillor Marchant's comments. The extension would have an overbearing effect on the cottages in Coddenham Road, which were listed buildings and in a Conservation Area. The scale and mass of the two storey element and the proposed roof material were out of keeping with the surroundings and the proposed extractor flue would be visible from some distance. The flue would also adversely impact on neighbours.

Member opinion was divided with some considering the application to be acceptable and others concerned regarding the impact on neighbouring properties. A motion for approval was seconded but withdrawn.

Subsequently, a motion for a site inspection to be held in order for Members to assess the impact of was proposed and seconded.

By 7 votes to 2 with 1 abstention

Decision – Defer for site inspection

Item 4

Application Number: **2903/16**
Proposal: Erection of extension to the rear elevation to provide additional dining and café space. Alterations to and internal reconfiguration of existing rear
Site Location: **NEEDHAM MARKET** – Rampant Horse Inn, Coddenham Road IP6 8AU
Applicant: Mr Williamson

Decision – Deferred to post site inspection meeting on 19 October 2016 meeting

NA99 SITE INSPECTION

The site inspection meeting in respect of Application 2902/16 would take place at 10:45am on Wednesday 19 December.

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Chairman

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Agenda Item 6

NA/22/16

MID SUFFOLK DISTRICT COUNCIL

Minutes of the **DEVELOPMENT CONTROL COMMITTEE 'A'** held at the Council Offices, Needham Market on Wednesday 19 October 2016 at 9:30am.

PRESENT: Councillor: Matthew Hicks (Chairman)
Roy Barker *
David Burn
Lavinia Hadingham
Derrick Haley *
Diana Kearsley
Sarah Mansel
Lesley Mayes
Penny Otton *
Keith Welham *

Denotes substitute *

Ward Members: Councillor: Wendy Marchant
Mike Norris

In Attendance: Senior Development Management Planning Officer (JPG)
Development Management Planning Officer (LW)
Governance Support Officers (VL/KD)

NA100 APOLOGIES/SUBSTITUTIONS

Councillors Roy Barker, Derrick Haley, Penny Otton and Keith Welham were substituting for Councillors David Whybrow, Gerard Brewster, John Field and Anne Killett respectively.

NA101 DECLARATIONS OF INTEREST

Councillor Roy Barker declared a non-pecuniary interest in Applications 2902/16 and 2903/16 as he knew the family and occasionally used the public house.

NA102 DECLARATIONS OF LOBBYING

It was noted that Members had been lobbied on Applications 2902/16 and 2903/16.

NA103 PLANNING APPLICATIONS

At the Development Control Committee 'A' meeting held on 12 October 2016 the following applications were deferred for a Site Inspection on 19 October 2016. After the site inspection the Committee reconvened at 12:00 noon to consider the applications.

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>
2902/16	Ian Jackman (Objector) Heather Smith (Objector) Alec Williamson (Applicant)

Item 1

Application Number:	2902/16
Proposal:	Erection of extension to the rear elevation, to provide additional dining and café space. Alteration to rear projection
Site Location:	NEEDHAM MARKET – Rampant Horse Inn, Coddendam Road IP6 8AU
Applicant:	Mr Williamson

The Development Management Planning Officer advised the Committee that amended plans had been received and were contained in the tabled papers, together with an amended recommendation and comments from the Economic Development Officer. The amended plans included the re-siting of the two windows overlooking the neighbouring property and the extractor fan to now face the car park and the internal changes needed to accommodate this.

Ian Jackman and Heather Smith shared the three minute speaking time for objectors. They advised that having considered the amended plans, although he still found the proposed extension overbearing the proposal was now satisfactory. Some concern was expressed regarding the possibility of the public accessing the rear gate from the car park to the adjoining property and possible security risks to their own properties.

Alec Williamson, the applicant said the plans had been redrawn to address the concerns raised at the previous meeting. The extractor fan had been moved to face the car park and the only visible part would be that extruding from the roof.

Councillor Wendy Marchant, Ward Member, said the site visit had been helpful. She had no objections to the proposed alterations to the front of the property and although the amended plan addressed some areas of concern it did not alter the size and scale of the extension. She still felt it would be overbearing and adversely impact on the neighbouring properties. There was also concern regarding the gate being used to access the adjacent gardens but understood the right of way was a civil matter.

Councillor Mike Norris, Ward Member, confirmed his support for the above comments.

Members agreed that the amended plans addressed their previous concerns and that providing there were no new issues raised during the required consultation period the application was now acceptable. A motion to delegate authority to the Professional Lead Officer subject to no new issues being raised was proposed and seconded.

By a unanimous vote

Decision – That authority be delegated to the Professional Lead – Growth and Sustainable Planning to grant planning permission following the expiry of the consultation period and subject to no new issues being raised and that such permission be subject to the conditions as set out below:

- Standard time limit
- Approved plans
- Ventilation and filtration to be agreed
- As recommended by Environmental Health

Item 2

Application Number: **2903/16**
Proposal: Erection of extension to the rear elevation to provide additional dining and café space. Alterations to and internal reconfiguration of existing rear
Site Location: **NEEDHAM MARKET** – Rampant Horse Inn, Coddensham Road IP6 8AU
Applicant: Mr Williamson

By a unanimous vote

Decision – That authority be delegated to the Professional Lead – Growth and Sustainable Planning to grant listed building consent following the expiry of the consultation period and subject to no new issues being raised and that such permission be subject to the conditions as set out below:

- Standard time limit
- Approved plans
- Sample materials
- Details of works to timber frame
- Fenestration to be agreed
- Location and details of extraction to be agreed

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Chairman

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MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A

09th NOVEMBER 2016

SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Item	Ref No.	Location And Proposal	Ward Member	Officer	Page No.
1.	2776/16	<u>Land off Noyes Avenue Laxfield :</u> Erection of 2 dwellings and 4 flats and associated parking, Installation of photovoltaic panels, Erection of screen walling and fencing, alteration of vehicular access and new vehicular access	Cllr Julie Flatman	LE	1 - 31
2.	3570/16	<u>Eastview, Mill Lane, Woolpit :</u> Retention of existing close boarded fence. Erection of amended fence line at 1.58m high (following partial removal of existing fence)	Cllr Jane Storey	SES	32-48

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE A - 09 November 2016

AGENDA ITEM NO	1
APPLICATION NO	2776/16
PROPOSAL	Erection of 2 No. dwellings and 4 No. flats and associated parking. Installation of photovoltaic panels. Erection of screen walling and fencing. Alteration to vehicular access and new vehicular access to car parking. (Revised application red line to include vehicular access)
SITE LOCATION	Land off, Noyes Avenue, Laxfield IP13 8EB
SITE AREA (Ha)	
APPLICANT	Mid Suffolk District Council
RECEIVED	June 28, 2016
EXPIRY DATE	December 21, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) The application site is owned by Mid Suffolk District Council.

PRE-APPLICATION ADVICE

1. Pre application advice was sought from the case officer prior to the submission of this application. The plans submitted are in accordance with the pre application discussions.

SITE AND SURROUNDINGS

2. The application site is a piece of Council owned land. The site is laid to grass with a handful of trees on the site. The site is relatively flat. To the south of the site is a 1 metre wide footpath and then the highway (Noyes Avenue). To the east are residential properties, No. 30 Noyes Avenue, which is a modest two storey dwelling and Church View which is a bungalow. There is a fence at a minimum height of 1.8 metres along the eastern boundary of the site. To the north is Orchard Cottage which lies close to the boundary and overlooks the application site. The northern boundary of the site is open to the garden associated with Orchard Cottage. To the west is Hartismere House, a Council owned residential home. Hartismere House is a single storey brick built building.

The application site is within the settlement boundary of Laxfield, with a small section of the northern part lying within the Conservation Area. The site has no other formal designation.

There is an extant planning permission as described below. It was intended to implement this permission. Tree protection measures have been put in place and the site is secured by security fencing.

HISTORY

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

3997/14	Erection of 2 no.dwellings and 4 No flats and associated parking. Installation of solar panels. Erection of screen wall and fencing. Alteration to vehicular access.	Granted 3.07.15
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PROPOSAL

4. Planning permission is again sought for the erection of two dwellings and four flats with associated parking and new vehicular access.

The four flats are to be provided by two blocks which are partially linked. Each flat provides a kitchen, living/dining room, bedroom and bathroom. Each of the flat blocks measures 7.914 metres wide, with a depth of 7.875 metres. Each block would have a pitched roof, with an eaves height of 4.8 metres and a ridge height of 8 metres. The flat blocks would be constructed with red brick on the ground floor with cedar shiplap boarding above under a double pantile roof.

One of the flat blocks lies in the southwest corner of the site, sited close to Noyes Avenue. The other flat block adjoins on the northern elevation, set slightly into the site. Three parking spaces are provided to the west of the rear flat block and would be accessed off the existing vehicular access off Noyes Avenue which currently serves Hartismere House. A new vehicular access is to be provided off Noyes Avenue, to the east of the flat blocks. A total of 4 parking spaces would be provided along the eastern boundary of the application site.

In the northern part of the application site are a pair of two bedroom semi-detached dwellings. The dwellings face westwards. Each dwelling provides a kitchen, living/dining room and WC on the ground floor, with two bedrooms and a bathroom on the first floor. Each semi-detached dwelling has a width of 5 metres and a depth of 9.34 metres. It has an eaves height of 4.8 metres and a ridge height of 8.5 metres. Each dwelling would be constructed with red brick on the ground floor with cedar shiplap boarding above under a double pantile roof.

There are photovoltaic cells on the front elevations of the flat blocks and the semi-detached dwellings.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

- 6.
- **Parish Council:** Support revised plan.
 - **Highways:** Recommends any permission includes conditions on visibility splays and parking.
 - **Heritage Officer:**

The scheme is a variation of that approved under reference 3997/14, with the roof form changed from hipped to gabled. In terms of impact on heritage assets the revisions make no appreciable difference and I repeat below the comment on the previous scheme:

The development site is located directly adjacent to the boundary of the Laxfield conservation area. It is grouped close to existing new build development further to the east end of Noyes Avenue along and 20th century development that is directly opposite the development site and further to the west. There are some undesignated heritage assets on the northern side of the High Street of which the development will have some limited impact on their wider setting. The designated grade II listed buildings to the south of the high street will be largely unaffected by the development with only partial glimpsed views from the upper level windows.

There is a vista of the grade I listed church that will be completely obscured from Noyes Avenue however there are extensive views elsewhere of the church from alternative locations around the village, outside and inside the conservation area. Views out of the churchyard and from the church itself will not be compromised or harmed as a result of the proposed development.

There is a significant long range view of the church from Mill Lane (to the NW of the development site and N of the village). This will remain largely unaffected however there may be some minor infringement when the surrounding trees are not in leaf.

The buildings themselves should match the materials of the surrounding area. The block of flats will address the highway with a principal elevation. This is encouraged as the majority of buildings in the immediate area follow the same pattern. The two houses will be set back from the highway and are designed to a similar style to the adjacent new build properties. Samples of the bricks, weatherboarding and roof tiles should be conditioned to ensure that they are suitable for the surrounding area and constitute as high quality and sustainable design.

- **Environmental Health (Other issues):** Do not have any adverse comments and no objection to the proposed development.
- **Historic England:** The application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.
- **Environmental Health (land contamination):** From the perspective of land contamination and can confirm that the Geosphere Report submitted with the application concludes that the risk to end users of the site is low and this is a conclusion with which I concur. I therefore have no objections to raise

with respect to land contamination at the development but would 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 lies with them.

- **Tree Officer:** No objection in principle subject to it being undertaken in accordance with the protection measures indicated in the accompanying arboricultural report. Whilst a small number of trees are proposed for removal these are generally of limited amenity value and/or poor condition and their loss will not have a significant impact on the appearance and character of the local area. If minded to recommend approval we will also require an arboricultural monitoring schedule in order to help ensure the protective measures referred to are implemented effectively. This information can be dealt with under condition.
- **Archaeology:** The site lies in the historic core of Laxfield, but archaeological evaluation was carried out under consent 3997/14 and did not reveal significant archaeological features. I would therefore recommend that the current development proposals are unlikely to have an impact on archaeological remains and I would not recommend that there would need to be a planning condition relating to archaeology.
- **Suffolk Fire and Rescue:** Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations Approval. Records show that the nearest fire hydrant in this location is over 100 metres from the site and therefore recommended proper consideration of an automatic fire sprinkler system.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. No letters of representation have been received.

ASSESSMENT

8. Background:

Planning Committee has previously resolved to grant planning permission for a development of two dwellings and four flats under reference 3997/14 on the 18th March 2015. A copy of this application is enclosed within the agenda bundle. This permission was commenced however it was discovered that a public sewer pipe traversed the application site over the southeast corner. As this public sewer cannot be moved and cannot be built over the development granted under reference 3997/14 cannot be constructed.

This application is a revised development proposal which takes into account the public sewer. Planning officers were involved in the revised development proposal and the application is in accordance with this advice.

The core planning considerations raised by this application are:

- The principle of development
- Affordable Housing need

- Character and appearance of the area
- Highway matters
- Impact on residential amenity
- Arboricultural implications
- Biodiversity

The principle of development:

The application site is situated within the settlement boundary for Laxfield as defined by Inset Map No. 49 of the Mid Suffolk Local Plan (1998). Laxfield has been designated as a 'Primary Village' by Policy CS1 "Settlement Hierarchy" of the Mid Suffolk Core Strategy DPD (2008). Primary Villages are regarded as ones which are "*capable of limited growth where local need has been established*". On this basis the principle of residential development on this site is acceptable as it is considered to be a sustainable location.

Whilst it has emerged that permission 3997/14 cannot be constructed due to site constraints it is an extant permission for residential development on the site which is a material consideration in the determination of this application.

Affordable Housing Need:

Across the Babergh and Mid Suffolk District a combined total of 1,000 local authority homes have been sold under the 'Right to Buy' since 1999. This application is in line with the Council's ambition to replace some of the affordable homes that have been lost.

There is currently no Parish Plan or Village Design Statement for Laxfield. A local housing needs survey was completed by Suffolk Acre (now known as Community Action Suffolk) in 2009 on behalf of the Parish Council. The response to that survey was that 90% of respondents were in favour of additional affordable houses of the village and the survey also highlighted the suggested need for 1 and 2 bedroom properties.

The most recent update of the Strategic Housing Market Assessment was completed in 2012 which confirmed a minimum annual net need of 229 affordable homes per annum. The properties proposed under this application are to address in part that need. Specific to Laxfield is the choice Based Housing Register in January 2014 which showed 7 active applicants registered for Laxfield, of which 1 applicant was seeking a 1 bedroom property and 6 applicants were seeking 2 bedroom properties. On a wider district level the Choice Based housing register need for Mid Suffolk in December 2014 showed 914 applicants of which 468 wish for a 1 bedroom property an 316 seek a 2 bedroom property. There is evidently need for affordable housing in both Laxfield and across the Mid Suffolk district, this application if granted would assist in delivering housing to address this identified need.

In order to safeguard dwellings for future affordable occupancy it is usually appropriate to secure a Section 106 obligation to that effect. There is a potential risk of future tenants becoming eligible to exercise a "Right to buy" which would remove the dwellings from the affordable stock. The Council is not able to enter a Section 106 planning obligation with itself. The planning obligations will be

secured by a Unilateral Undertaking and Suffolk County Council will be accepting responsibility to act as enforcing authority whilst Mid Suffolk Council are owners of the land.

Character and appearance of the area:

Noyes Avenue is characterised by a combination of single storey and modest two storey terrace and semi-detached dwellings constructed in brick and render. Noyes Avenue is a no through road. The application site is currently a vacant piece of land laid to grass.

The layout of the development has been amended to avoid the public sewer which traverses the site. The flat development, in part, fronts the highway providing a frontage to the street. There is a small car parking area proposed to be constructed over the public sewer. A screen wall at a height of 1.8 metres is proposed along Noyes Avenue to screen the parking area and along part of the eastern boundary which is shared with No. 30 Noyes Avenue.

Whilst the development is two storey there is a separation distance of approximately 9 metres between the proposed flat development and the front part of Hartismere House. It is considered that this separation distance is sufficient to ensure that the development would sit comfortably within the street scene even with the change in scale. To the east lies No. 30 Noyes Avenue which is a two storey dwelling and there is a separation of approximately 17 metres to the proposed flat development. Along Noyes Avenue is a mixture of single and two storey dwellings and as such the two storey development is reflective of this scale of development. The flat development will be constructed in materials that are reflective of those used within the immediate locality and the wider Mid Suffolk district.

The existing access drive, which serves a small parking area for Hartismere House, is to be used to serve this part of the development with a further access provided off Noyes Avenue to a small car park. On site parking for the flats are provided in two areas to the east and west and an enclosed bin enclosure is provided to the east of the flat block. The communal area for the flats lies to the east of the flat development and provides approximately 120 square metres, providing a good level of amenity space.

The pair of semi-detached dwellings are situated in the northern part of the site and face west towards Hartismere House. These will be seen from the road but will be partially screened when viewed from the east by the frontage flat development. The development will face towards Hartismere House and have rear gardens of approximately 100 and 130 square metres respectively. The dwellings have a height which would not be dominating within the locality. The dwelling is of a simple style and materials reflective of the locality.

It is not considered that the loss of this green space would harm the prevailing character and appearance of this area given it is a residential development within a residential context.

Impact upon the Conservation Area and designated Heritage Assets:

The Council's Heritage Team has advised that the changes to the layout does not materially harm the character of this Conservation Area.

The application site is partially within the Laxfield Conservation Area. The Local Planning Authority has to a duty to ensure that the character and appearance of Conservation Area is either preserved or enhanced by a development. The layout, design and materials of this proposed development is in keeping with that in the locality and as such preserves the character of this Conservation Area.

The Heritage Officer has advised that there is a vista of the Grade I listed church which will be obscured by the development from Noyes Avenue but there are extensive views elsewhere of the church from alternative locations around the village both inside and outside the Conservation Area. The view out of the churchyard and Church will not be compromised or harmed as a result of the proposed development. As such there is no objection to the development as it would not harm the setting of the designated heritage asset.

Highway matters:

It is proposed to utilise an existing access on to Noyes Avenue which currently serves Hartismere House and create a new vehicular access also off Noyes Avenue. The Highway Authority were consulted on the application and have recommended the required visibility splays of 2.4 metres by 43 metres in each direction. The block plan has identified the visibility splays required. From the site visit it is evident that there is a hedge and a 1.8 metre high close-boarded fence as part of Hartismere House development but this is on control of the applicant and as such the visibility splays can be achieved.

The new access is unable to achieve the visibility splays in the easterly direction as this is over the front gardens of properties not in the control of the applicant. This part of Noyes Avenue is a no through road and there is also an incline. The Highway Authority have reviewed this and consider that given the low speeds vehicles would be travelling in this direction that a reduced visibility splays would be acceptable. On this basis it is not considered that the 43 metre visibility splay is essential to ensure highway safety.

The parking levels for the development are set at 1 space per one bedroom flat with three visitor spaces. and two spaces per two bedroom dwelling. These levels are consistent with the parking standards adopted by Suffolk County Council in 2014. On this basis the local planning authority are satisfied that the parking standards has been met for the development.

Impact on residential amenity:

There are residential properties surrounding the application site. There are windows in the front and rear elevations of the flat development. At the front the windows will look towards Hartismere House. At the rear the windows will face towards properties off Noyes Avenue, the closest of these being No. 30 Noyes Avenue. The closest part of the flat development to this shared boundary with No. 30 Noyes Avenue is 12 metres however, there are only bathroom windows

in this closest part of the development. The part of the flat development that has windows of habitable rooms has a 21 metre separation between elevations to No. 30 Noyes Avenue. These separation distances are considered acceptable to ensure no harm to amenities of existing and proposed dwellings.

There is a separation of 6 metres from the flat development looking onto the side elevation of the semi-detached properties. There are no windows on the side elevation of the proposed semi-detached dwellings. There are no first floor windows facing over the gardens associated with the semi-detached properties.

Where the pair of semi-detached properties face towards Hartismere House there is a 15 metre separation between the existing and proposed development. It is considered that given the separation distance, the scale of the development and the orientation on the plot there would not be a harmful impact upon the residents of Hartismere House by reason of overlooking or overshadowing.

The rear gardens of the semi-detached properties have a depth of 18 metres. The rear elevation of the pair of semi's will look towards the property known as Church View. Church View is single storey but there is 37 metres between the existing dwelling and the proposed development which provides sufficient separation distance to avoid harm to the occupiers of Church View.

It is noted that Orchard Cottage currently looks onto this open piece of land. There is no right to a view in planning terms. The design and orientation of the pair of semi-detached dwellings ensures there would not be overshadowing or overlooking of this property. A 1.8 metre high boundary wall has been proposed around the parking area to provide some noise attenuation from that generated by manoeuvring and parking of vehicles. The remainder of the common boundary with the application site and Orchard Cottage is shown as a 1.8 metre wall.

It is concluded that whilst there may be some impact to those properties adjoining the application site this is not considered to result in unacceptable harm that would justify the refusal of the application.

Arboricultural Implications:

The application site is predominantly laid to grass but there are a handful of trees on the site. An arboricultural implication report was submitted as part of the application. The Council's Tree Officer has reviewed this report and has raised no objection to the development. It is acknowledged that a number of the trees on site will have to be removed to accommodate the proposed development. The Tree Officer has advised that these trees are generally of low amenity value, the only tree that moderately contributes to the character of the area is a Silver Maple. Unfortunately this cannot be retained as part of the development but additional landscaping is to be provided around the parking area in the northern part of the site. This additional landscaping will soften the development and can be secured by planning condition.

Biodiversity:

The development did not trigger the need for a biodiversity report to form part of the application submission however a Biodiversity and European Protected Species Survey did accompany the application. It is noted that this is dated August 2014. This survey found no evidence the presence of any European Protected Species however there is suitable bird nesting habitat along the boundary of the site. Conditions to ensure nesting birds are not affected can be secured by condition thus discharging the Council's duty of care with regard to protected wildlife species.

Contamination:

The application was accompanied by a Phase 1 Contamination Survey and Phase 2 Ground Investigation Report. This identified that there would not be any harm to the occupiers of the proposed development. The Council's Environmental Health department has confirmed they have no objections to the application in respect of land contamination.

Code for Sustainable Homes:

The Code for Sustainable Homes, code levels, are obsolete with effect from 1 April 2015. Therefore all new Council homes will be constructed to the Councils Housing Design Brief. This standard includes all current best practice design and construction guidance, such as those set by the Homes and Communities Agency and Lifetime Homes Standards. Following consultation with the Councils Development Partner, Havebury Housing Partnership and other Housing Association colleagues, Officers confirm that a 'fabric first' approach to Council house building will provide benefits to both the Council and our Tenants. This concentrates on improving energy efficiency levels by maximising the insulation properties of the actual building. This together with Lifetime Homes Standards will ensure high quality well designed homes with low running costs. Lifetime Homes achieves this through design improvements, ensuring the long term flexibility of homes for the benefit of their occupants, by for example reducing future adaptation requirements and costs.

Other matters:

In the previous application it was raised that the loss of this green space removes a play space for children. This is not a designated play space it is land owned by the Council. Furthermore the local recreation ground is located close by.

It has been noted that the existing vehicular access off Noyes Avenue to be used to serve the proposed development has been included in the application description and shown on the plans but is identified in blue and not red. A revised site location plan has been received and this is out for reconsultation.

Conclusion:

The proposed development would provide needed small scale affordable dwellings. The layout and design of the dwelling are suitable for this site and would not cause unacceptable harm to the character and appearance of the

Laxfield Conservation Area or that of the locality nor would there be unacceptable harm to other residential properties. A safe vehicular access can be achieved and parking satisfies adopted standards. The development is considered to be in accordance with the relevant development plan policies and the objective of the NPPF.

RECOMMENDATION

To delegate to the Professional Lead for Growth and Sustainable Planning subject to the expiry of the reconsultation period and provided no new material planning considerations are raised during that consultation period to Grant Full Planning Permission subject to;

1) The satisfactory completion of an Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 securing the properties for affordable rent,

2) Planning Permission with conditions covering the following matters:

- Time limit
- As approved plans
- Materials as specified with application unless agreed in writing by the lpa at a later date
- Visibility splays to be agreed and provided prior to first occupation
- Parking and turning spaces to be functionally available and retained as such
- Parking spaces and turning spaces to be clearly marked on site
- Boundary treatments and other means of enclosure to be installed before first occupation
- Development to accord with AIA
- Landscaping as specified with application and timescale for implementation
- Noise level specification of air source heat pump units as submitted
- Permeable surfacing materials to hard surfaces as specified with application unless otherwise agreed in writing by lpa at a later date
- Removal of permitted development rights on dwellings and flats
- Full details of bin store as specified within application unless agreed in writing by the lpa at a later date

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Lisa Evans
Planning Officer

APPENDIX A - PLANNING POLICIES

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

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

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

Cor1 - CS1 Settlement Hierarchy

Cor5 - CS5 Mid Suffolks Environment

2. Mid Suffolk Local Plan

- GP1** - DESIGN AND LAYOUT OF DEVELOPMENT
- HB8** - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS
- HB1** - PROTECTION OF HISTORIC BUILDINGS
- HB9** - CONTROLLING DEMOLITION IN CONSERVATION AREAS
- HB13** - PROTECTING ANCIENT MONUMENTS
- CL8** - PROTECTING WILDLIFE HABITATS
- H17** - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
- H3** - HOUSING DEVELOPMENT IN VILLAGES
- H13** - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
- H15** - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
- H16** - PROTECTING EXISTING RESIDENTIAL AMENITY
- T9** - PARKING STANDARDS
- T10** - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

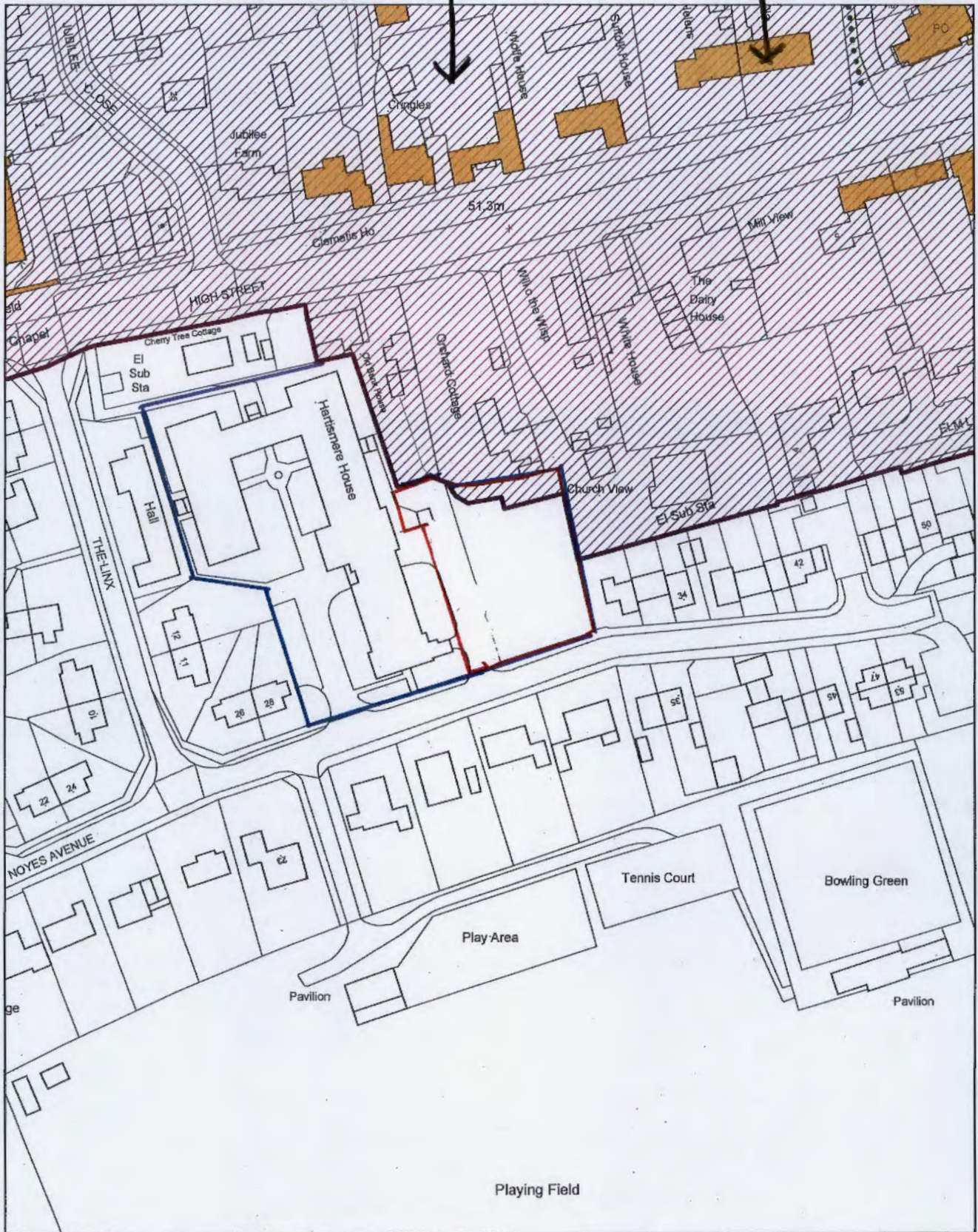
3. Planning Policy Statements, Circulars & Other policy

- NPPF** - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

No Letters of representation have been received.

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Title: Constraints

Reference: 2776/16

Site:



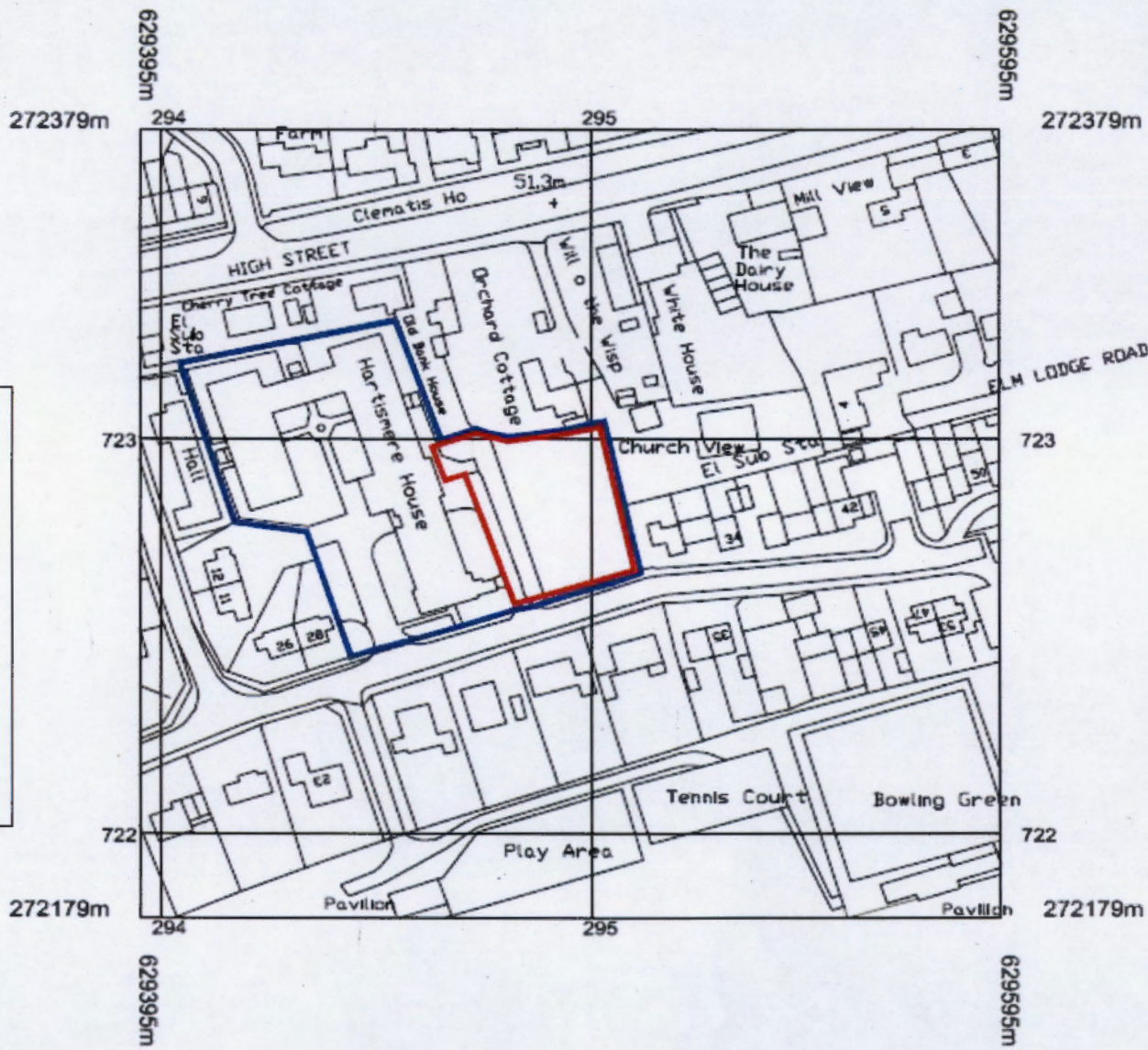
MID SUFFOLK DISTRICT COUNCIL

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



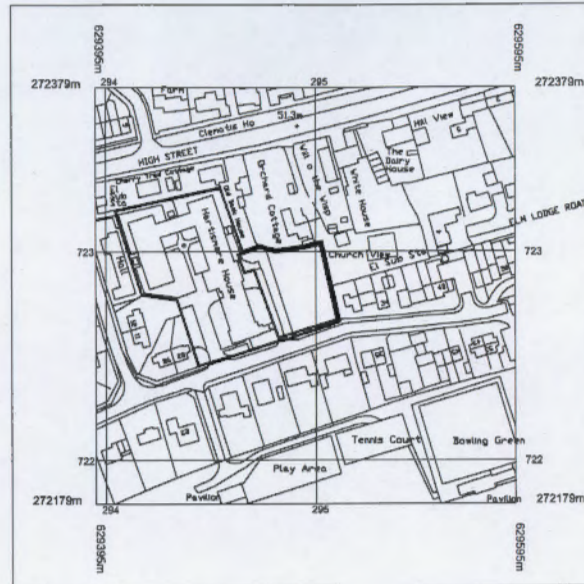
SCALE 1:1250

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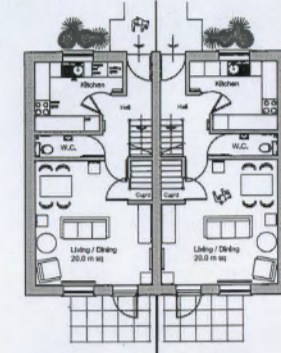


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Existing Site Layout Plan

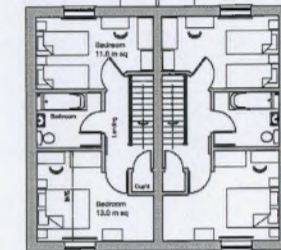


Scale: 1:1250
Site Location Plan
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PROPOSED 2B4P House Type
77.5 m sq Floor Area



Ground Floor Layout
Scale: 1:100



First Floor Layout
Scale: 1:100

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Revisions:

Date	Description
17 Jan 15	Car parking arrangements altered & increased
17 Jan 15	Landed at first floor level
9 Jan 15	Issues after meeting amended
22 Jan 15	Drawing updated
26 Jan 15	Blue line added to BS 100
27 Feb 15	Car parking altered
29 Feb 15	Plans shown today and facing noted
26 June 15	Screening layout altered - Client instructions
19 July 15	Dimensions added - planning refusal

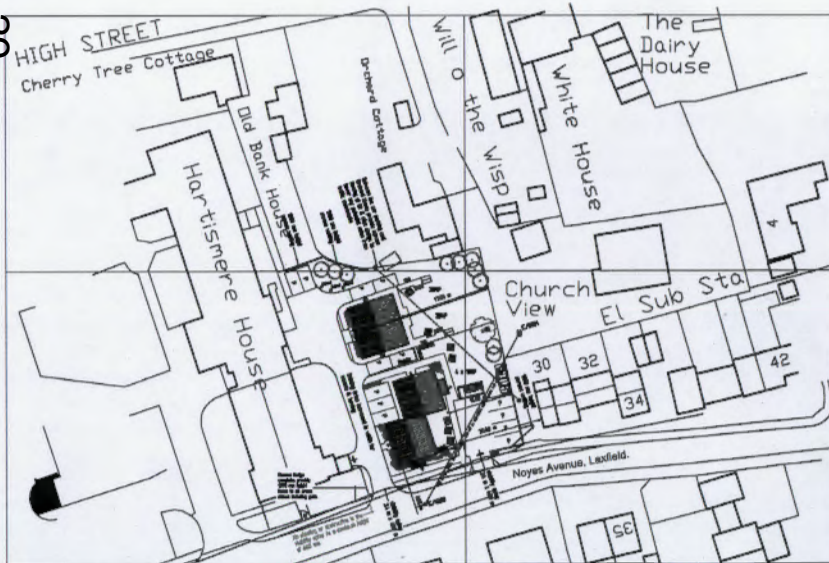
Affordable Housing
Noyes Avenue
Laxfield
Suffolk
IP13 8EB

Client:
Mid-Suffolk DC
Proposals

Drawing no: 1786.14.1J
Date: September 2014
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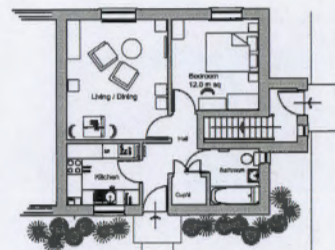
Ian Garrett
Building Design and
Surveying Consultants

Ian Garrett Building Design Limited
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T: 01322-011821 M: 07896-187224
E: ian@ianguarrett.co.uk
W: www.ianguarrett.co.uk
Company Reg No. 07146884

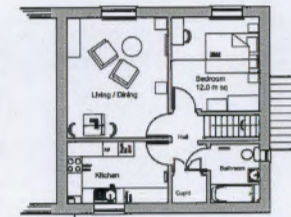


Scale: 1:500
Proposed Site Layout Plan

PROPOSED 1B2P Flat Type
48.0 m sq Floor Area



Ground Floor Layout 49 m sq
Scale: 1:100



First Floor Layout
Scale: 1:100

Schedule Of Accommodation:
4 no: x 1B2P Flat Type
Each - 48.0 m sq Floor Area
4 no: car spaces

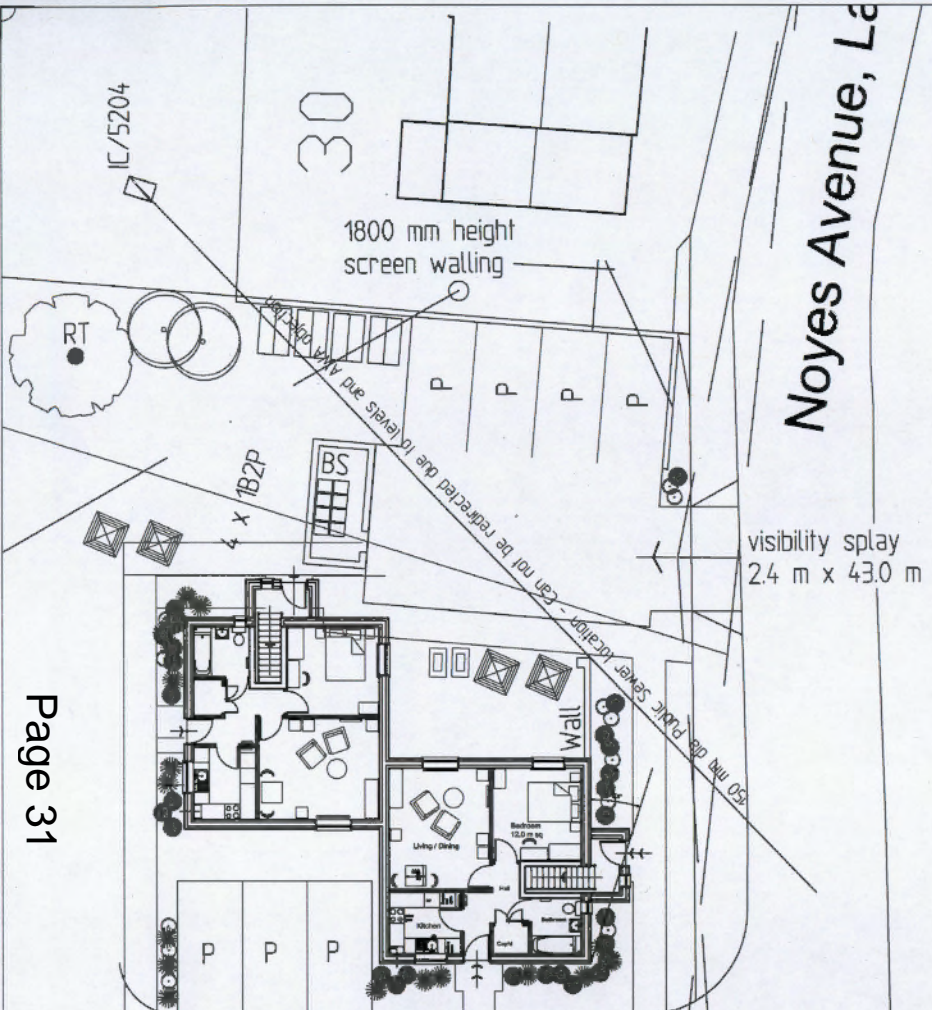
2 no: x 2B4P House Type
Each - 77.5 m sq Floor Area
4 no: car spaces

Materials:

- a. Flooring - Sandtiff Double Roman 'dark grey';
- b. Brickwork - Tuscan Red 'dark' to all walls including garden and lift enclosure;
- c. Fencing - Concrete post, gravel board and vertical feather edged 'brown' 1800 mm height;
- d. Windows PVCU - Colour white;
- e. Fascias, soffits, bargeboards, guttering and down pipes to be PVCU - Colour white;
- f. Timber boarding to be cedar strip design;
- g. Paving - 450 x 450 mm buff throughout including the lift store - 500 on plain;
- h. Car Parking & Drive - Drive Black top to match extg.; Bitulite Pavers to new formed parking bays;
- i. Bollards as positioned on plan;
- j. 93 x 93 mm x 830 mm above the ground levels Handwood as manufactured by The Noticeboard Shop - www.the-noticeboard-shop.co.uk

Notes:
1. All work shall be in accordance with the Building Regulations 2010.
2. All work shall be in accordance with the Building Regulations 2010.
3. All work shall be in accordance with the Building Regulations 2010.

Noyes Avenue, La



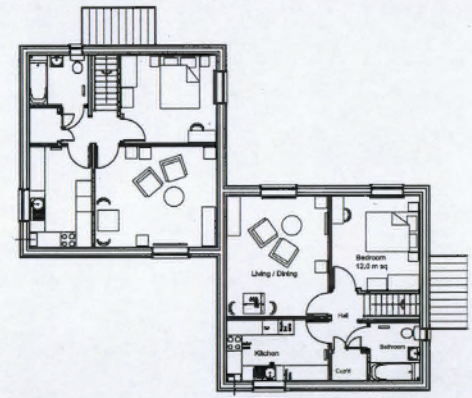
Page 31

Ground Floor Layout 49 m sq
Scale: 1:100

Existing Drive increased in width for access & turning

visibility splay 2.4 m x 43.0 m

no planting or obstruction in the visibility splay to a maximum height of 2000 mm



First Floor Layout 49 m sq

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Revisions:

Drawn	Description
A	
B	
C	

Affordable Housing
Noyes Avenue
Laxfield
Suffolk
IP13 8EB

Client:
Mid-Suffolk DC

Proposals

Drawing no:	1786.14.5
Date:	Scale:
August 2016	1:100

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W: www.iangearedesign.co.uk
Company Reg. no. 0142881

16

PROPOSED 2B4P House Type
77.5 m sq Floor Area



PROPOSED Rear Elevation

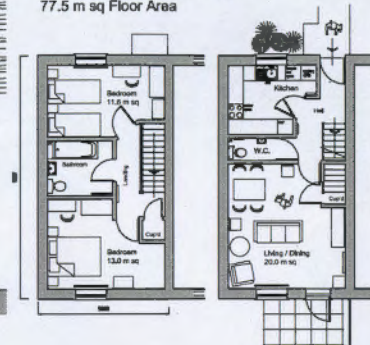
PROPOSED Front Elevation
PV Panels to the west elevation of the proposal



PROPOSED End Elevation

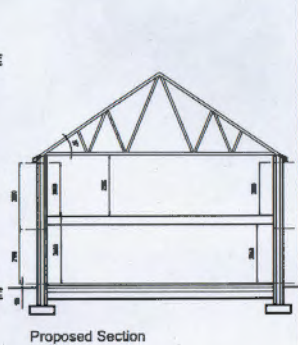
PROPOSED End Elevation

PROPOSED 2B4P House Type
77.5 m sq Floor Area



First Floor Layout
Scale: 1:100

Ground Floor Layout
Scale: 1:100



Proposed Section

PROPOSED ELEVATIONS
Noyes Avenue, Laxfield, Suffolk.

- Materials:**
- a. Cladding - Sandford Double Roman 'dark grey';
 - b. Brickwork - Tuscan Red Mull to all walls including garden and bin enclosure;
 - c. Fencing - Concrete post, gravel board and vertical leather edged timber 1800 mm height;
 - d. Windows PVCU - Colour white;
 - e. Fascias, soffits, eaveboards, gutters and down pipes to be PVCU - Colour white;
 - f. Timber boarding to be cedar shiplap design;
 - g. Fencing - 450 x 450 mm built throughout including the bin store - SP on plan;
 - h. Car Parking & Drive - Drive Black top to match edge; Bitulife Pavera to new formed parking bays;
 - i. Bollards as positioned on plan;
 - j. Bollards as positioned on plan;
 - 93 x 93 mm x 530 mm above the ground levels
- Hardwood as manufactured by The Rotoboard Shop - www.the-rotoboard-shop.co.uk

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Revisions:

Date	Description
Dec 16	PV panels added to each dwellings roof
Jan 18	Layout of flats altered
21 Jun 18	Brickwork
20 Jun 18	Brickwork altered - Clad structure
20 Jun 18	Clad structure altered

Affordable Housing
Noyes Avenue
Laxfield
Suffolk
IP13 8EB

Client:
Mid-Suffolk DC

Proposals

Drawing no: 1786.14.2E
Date: September 2014
Scale: 1:1250; 1:500; 1:100

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VC www.iargdesign.co.uk
Company Reg no. 07448991

PROPOSED 1B2P Flat Type
48.0 m sq Floor Area

Page 32



PROPOSED Front Elevation - West
Facing Private service road
PV Panels to the south elevation of the proposal



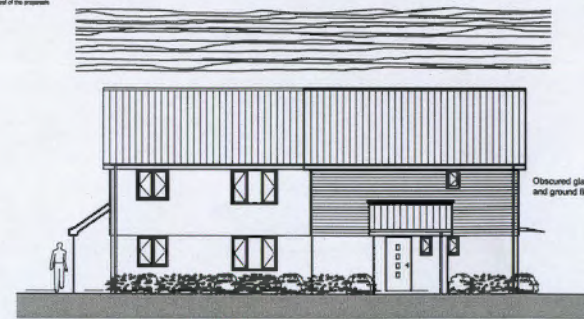
Obscured glazing to first and ground floor bedrooms

PROPOSED Side Elevation - South
Facing Noyes Avenue



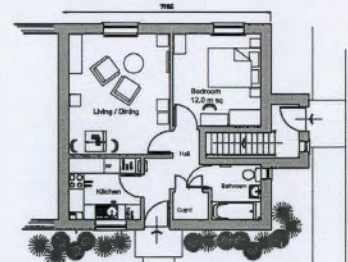
PROPOSED Side Elevation - North

PROPOSED 1B2P Flat Type
48.0 m sq Floor Area

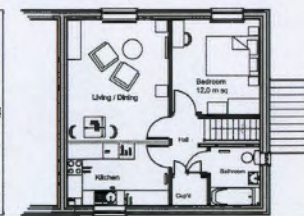


Obscured glazing to first and ground floor bedrooms

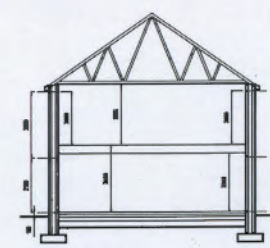
PROPOSED Rear Elevation - East



Ground Floor Layout 49 m sq
Scale: 1:100



First Floor Layout
Scale: 1:100



Proposed Section

PROPOSED ELEVATIONS
Flats - Noyes Avenue, Laxfield, Suffolk.

Scale: 1:100

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Consultee Comments for application 2776/16

Application Summary

Application Number: 2776/16

Address: Land off, Noyes Avenue, Laxfield IP13 8EB

Proposal: Erection of 2 No. dwellings and 4 No. flats and associated parking. Installation of photovoltaic panels. Erection of screen walling and fencing. Alteration to vehicular access and new vehicular access to car parking.

Case Officer: Lisa Evans

Consultee Details

Name: Mr Nick Woodhead

Address: 2 Myrtle Cottages, Mill Road, Badingham, Woodbridge IP13 8LQ

Email: laxfieldparishclerk@gmail.com

On Behalf Of: Laxfield Parish Clerk

Comments

Laxfield Parish Council supports this revised planning application. Members, however, ask MSDC to note their error in republishing the June 2015 development plan drawing.

Consultation Response Pro forma

1	Application Number	2776/16 Noyes Avenue, Laxfield
2	Date of Response	19.7.16
3	Responding Officer	Name: Paul Harrison
		Job Title: Heritage and Design Officer
		Responding on behalf of... Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> no harm to a designated heritage asset because it would have no material impact on the Conservation Area or on listed buildings.
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>The scheme is a variation of that approved under reference 3997/14, with the roof form changed from hipped to gabled. In terms of impact on heritage assets the revisions make no appreciable difference and I repeat below the comment on the previous scheme:</p> <p>The development site is located directly adjacent to the boundary of the Laxfield conservation area. It is grouped close to existing new build development further to the east end of Noyes Avenue along and 20th century development that is directly opposite the development site and further to the west. There are some undesignated heritage assets on the northern side of the High Street of which the development will have some limited impact on their wider setting. The designated grade II listed buildings to the south of the high street will be largely unaffected by the development with only partial glimpsed views from the upper level windows.</p> <p>There is a vista of the grade I listed church that will be completely obscured from Noyes Avenue however there are extensive views elsewhere of the church from alternative locations around the village, outside and inside the conservation area. Views out of the churchyard and from the church itself will not be compromised or harmed as a result of the proposed development. There is a significant long range view of the church from Mill Lane (to the NW of the development site and N of the village).</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>This will remain largely unaffected however there may be some minor infringement when the surrounding trees are not in leaf.</p> <p>The buildings themselves should match the materials of the surrounding area. The block of flats will address the highway with a principle elevation. This is encouraged as the majority of buildings in the immediate area follow the same pattern. The two houses will be set back from the highway and are designed to a similar style to the adjacent new build properties. Samples of the bricks, weatherboarding and roof tiles should be conditioned to ensure that they are suitable for the surrounding area and constitute as high quality and sustainable design.</p>
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	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.

21

From: David Pizzey
Sent: 19 July 2016 10:06
To: Lisa Evans
Cc: Planning Admin
Subject: 2776/16 Land of Noyes Avenue, Laxfield.

Hi Lisa

I have no objection in principle to this application subject to it being undertaken in accordance with the protection measures indicated in the accompanying arboricultural report.

Whilst a small number of trees are proposed for removal these are generally of limited amenity value and/or poor condition and their loss will not have a significant impact on the appearance and character of the local area. If you are minded to recommend approval we will also require an arboricultural monitoring schedule in order to help ensure the protective measures referred to are implemented effectively. This information can be dealt with under condition.

David

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

22

From: David Harrold
Sent: 12 July 2016 14:39
To: Planning Admin
Cc: Lisa Evans
Subject: Plan ref 2776/16/FUL Land off Noyes Avenue, Laxfield. EH - Other Issues

Thank you for consulting me on the above application to erect 2 dwellings and 4 flats.

I can confirm in respect of 'other' environmental health issues that I do not have any adverse comments and no objection to the proposed development.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

01449 724718

23

From: Nathan Pittam
Sent: 18 July 2016 08:28
To: Planning Admin
Subject: 2776/16/FUL. EH - Land Contamination.

M3 : 180994

2776/16/FUL. EH - Land Contamination.

Land off, Noyes Avenue, Laxfield, WOODBRIDGE, Suffolk.

Erection of 2 No. dwellings and 4 No. flats and associated parking. Installation of photovoltaic panels. Erection of screen walling and fencing. Alteration to vehicular access

& new vehicular access to car parking.

Many thanks for your request for comments in relation to the above application. I have reviewed the application from the perspective of land contamination and can confirm that the Geosphere Report submitted with the application concludes that the risk to end users of the site is low and this is a conclusion with which I can concur. I therefore have no objections to raise with respect to land contamination at the development but would 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

24

Your Ref: MS/2776/16
Our Ref: 570\CON\2279\16
Date: 01/08/2016
Highways Enquiries to: kyle.porter@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: Samantha Summers

Dear Samantha

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/2776/16

PROPOSAL: Erection of 2 No. dwellings and 4 No. flats and associated parking. Installation of photovoltaic panels. Erection of screen walling and fencing. Alteration to vehicular access and new vehicular access to car parking.

LOCATION: Land Off, Noyes Avenue, Laxfield

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 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 1786.14.1H with an X dimension of 2.4m and a Y dimension of 43m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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 in order to take avoiding action.

2 AL 3

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM03; and with an entrance width of 4.5m and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

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

3 NOTE 02

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: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>
A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

From: Abby Antrobus
Sent: 19 July 2016 16:20
To: Lisa Evans; Planning Admin
Subject: 2776/16 Land of Noyes Avenue, Laxfield

Dear Lisa,

Thank you for consulting on the above application. The site lies in the historic core of Laxfield, but archaeological evaluation was carried out under consent 3997/14 and did not reveal significant archaeological features. I would therefore recommend that the current development proposals are unlikely to have an impact on archaeological remains, and I would not recommend that there would need to be a planning condition relating to archaeology.

With best wishes,

Abby

Dr Abby Antrobus

Senior Archaeological Officer

Suffolk County Council Archaeological Service

Bury Resource Centre, Hollow Road, Bury St Edmunds, Suffolk, IP32 7AY

Tel: 01284 741231

Mob: 07785950022

Website: <https://www.suffolk.gov.uk/archaeology>

Heritage Explorer: <https://heritage.suffolk.gov.uk/>

Heritage Gateway: <http://www.heritagegateway.org.uk/Gateway/>

Please note new address



EAST OF ENGLAND OFFICE

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

Direct Dial: 01223 582724

Our ref: P00518159

14 July 2016

Dear Ms Evans

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
LAND OFF NOYES AVENUE, LAXFIELD, SUFFOLK, IP13 8EB
Application No 2776/16**

Thank you for your letter of 11 July 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

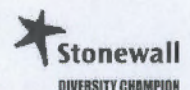
Eilise McGuane

Assistant Inspector of Historic Buildings and Areas
E-mail: eilise.mcguane@historicengland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

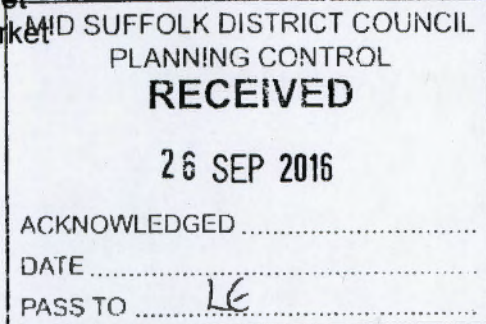
Telephone 01223 582749
HistoricEngland.org.uk



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: 2776/16
Our Ref: FS/F180889
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 23/09/2016

Dear Sirs

Land off Noyes Avenue, Laxfield IP13 8EB
Planning Application No: 2776/16

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

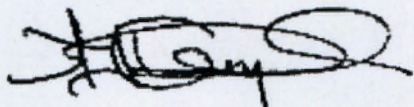
Suffolk Fire and Rescue Service records show that the nearest fire hydrant in this location is over 100m from the proposed build site and we therefore recommend that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Continued/

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



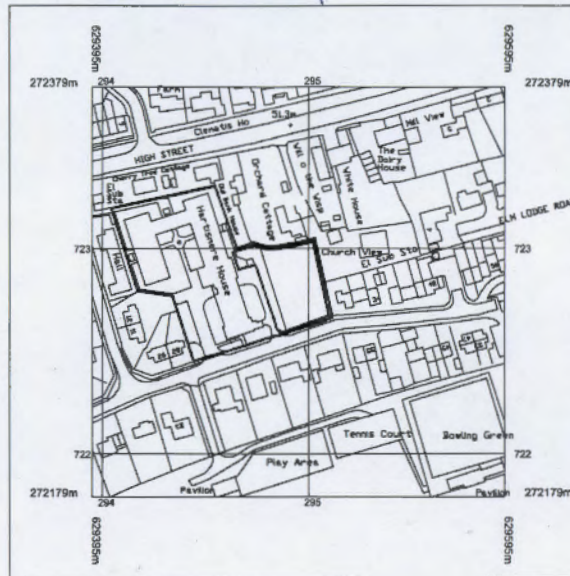
Mrs A Kempen
Water Officer

Copy: Mr I Garrett, The Store, Oakwood Mews, Lowestoft NR32 2LS
Enc: Sprinkler information

PLANS FOR PERMISSION 3997114



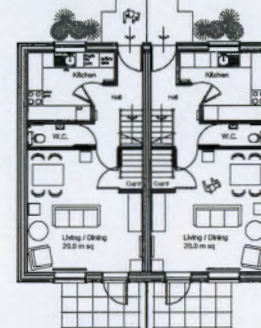
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Existing Site Layout Plan



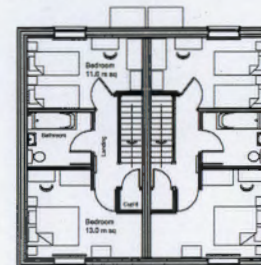
Scale: 1:1250
Site Location Plan
© Crown Copyright
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Licence No: AL 100025996



PROPOSED 2B4P House Type
77.5 m sq Floor Area



Ground Floor Layout
Scale: 1:100



First Floor Layout
Scale: 1:100

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All dimensions, levels, foundations, ground conditions, probes, heights, etc & DPA together with complete drawing shall be checked and agreed prior to any construction of any component.

All work, workmanship & materials are to comply with the current & applicable BS Code of Practice, building regulations.

Design planning conditions that may be relevant to the application. The drawing shall be read in conjunction with the specifications, engineer's design, details that may be required to be made.

Any changes to the design or specifications, shall need to be agreed with the Local Authority's planning & building control departments. Changes could compromise the design requirements.

No alterations to the drawings or specifications shown may be undertaken other than by Ian Garrett Building Design Limited the copyright holder.

Revisions:

Date	Description
28 Oct 16	Car parking arrangements altered & increased
7 Jan 16	Layout of flats altered
9 Jan 16	House site location amended
28 Jan 16	Drawing updated
29 Jan 16	Site plan added to BS map
27 Feb 16	Car parking altered

Affordable Housing
Noyes Avenue
Laxfield
Suffolk
IP13 8EB

Client:
Mid-Suffolk DC
Proposals

Drawing no: 1786.14.1F
Date: September 2014
Scale: 1:1250; 1:500; 1:100

Ian Garrett
Building Design and
Surveying Consultants

Ian Garrett Building Design Limited
The Store, 4, Colwood Lane
61 Palace Street, LOWESTOFT,
Suffolk, IP11 2JL
T: 01320-511831 N: 07986-187294
E: ian@iangarrettdesign.co.uk
W: www.garrettdesign.co.uk
Company Reg no. 87140881

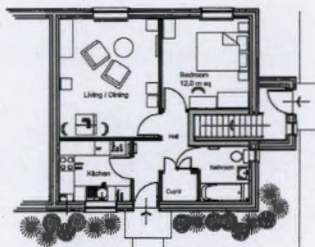
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Page 45

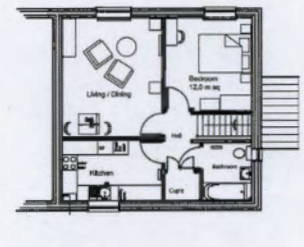


Scale: 1:500
Proposed Site Layout Plan

PROPOSED 1B2P Flat Type
48.0 m sq Floor Area



Ground Floor Layout 49 m sq
Scale: 1:100



First Floor Layout
Scale: 1:100

Schedule Of Accommodation:

4 no: x 1B2P Flat Type
Each - 48.0 m sq Floor Area
4 no: car spaces
2 no: x 2B4P House Type
Each - 77.5 m sq Floor Area
4 no: car spaces

Materials:

Roofing - Tiles - 40/60mm min TBC
Walls -
to. Glazed - Full TBC
to. Brickwork - Color
Frames - White PVCU, Glazing & Overruns - Black anodized
Windows - White PVCU
Doors - White PVCU
1800 x 1800mm closed inservated plywood landing
Stair
Handing & waste bins
3 nos PV panels to each property on the rear elevations/roofs facing

This drawing is unapproved for construction and must not be used for that purpose.

PROPOSED 2B4P House Type
77.5 m sq Floor Area

PLANS FOR PERMISSION 3997114



PROPOSED Rear Elevation

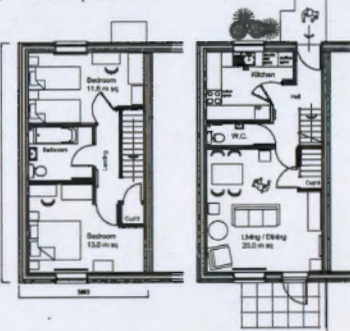
PROPOSED Front Elevation
PV Panels to the rear elevation of the proposal



PROPOSED End Elevation

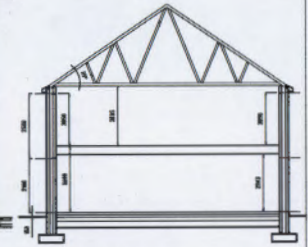
PROPOSED End Elevation

PROPOSED 2B4P House Type
77.5 m sq Floor Area



First Floor Layout
Scale: 1:100

Ground Floor Layout
Scale: 1:100

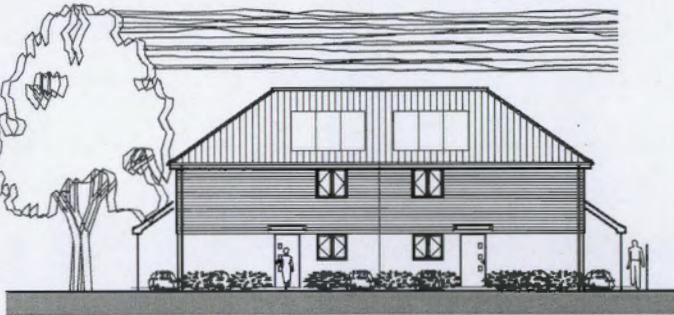


Proposed Section

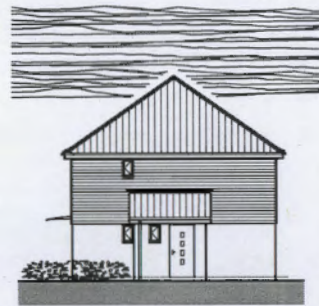
PROPOSED ELEVATIONS
Noyes Avenue, Laxfield, Suffolk.

PROPOSED 1B2P Flat Type
48.0 m sq Floor Area

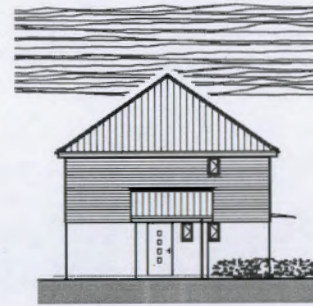
Page 46



PROPOSED Front Elevation
Facing Noyes Avenue
PV Panels to the rear elevation of the proposal

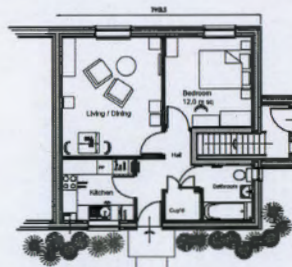


PROPOSED End Elevation



PROPOSED End Elevation

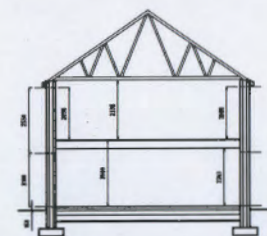
PROPOSED 1B2P Flat Type
48.0 m sq Floor Area



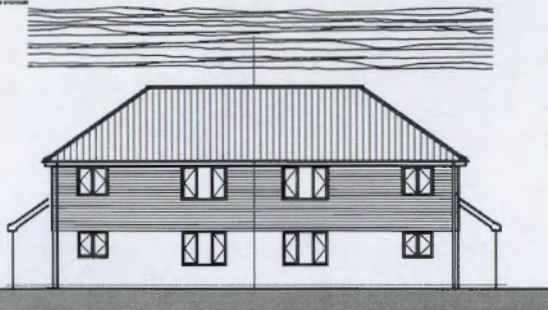
Ground Floor Layout 49 m sq
Scale: 1:100



First Floor Layout
Scale: 1:100



Proposed Section



PROPOSED Rear Elevation

PROPOSED ELEVATIONS
Flats - Noyes Avenue, Laxfield, Suffolk.

Materials

- Roofing Tiles - Above and 180
- Roof - Slate - 180
- Windows - Color
- Facades - White PVCu Cladding & Downpipes - Black cladding
- Windows - White PVCu
- Doors - White PVCu
- 1000 x 1000 mm steel inserted heavy landing
- Roof
- Recycling & waste site

Scale: 1:100

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Revisions:

Date	Description
Dec 16	PV panels added to each dwelling roof
Jan 16	Layout of flats altered
22 Jan 15	Working updated.

Affordable Housing
Noyes Avenue
Laxfield
Suffolk
IP13 8EB

Client:
Mid-Suffolk DC

Proposals

Drawing no: 1786.14.2C
Date: September 2014
Scale: 1:1250; 1:500; 1:100

Ian Garrett

Building Design and
Planning Consultants
Ian Garrett Building Design Limited
The Stone, 4 Churchwood Mews
50 Peters Street, CORSTON, SUFFOLK, IP13 2LS.
T: 01502-511621 M: 07860-187224
E: ian@iangearedesign.co.uk
W: www.iangearedesign.co.uk
Company Reg no. 8749861

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE A - 09 November 2016

AGENDA ITEM NO 2
APPLICATION NO 3570/16
PROPOSAL Retention of existing close boarded fence. Erection of amended fence line at 1.58m high (following partial removal of existing fence)
SITE LOCATION Eastview, Mill Lane, Woolpit IP30 9QX
SITE AREA (Ha)
APPLICANT Mrs J Storey
RECEIVED August 22, 2016
EXPIRY DATE November 4, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- The applicant is a Ward Member

PRE-APPLICATION ADVICE

1. Following refusal of a previous application the applicant has contacted Development Management to discuss options.

SITE AND SURROUNDINGS

2. Eastview is a detached two storey cottage within the Woolpit Conservation Area. There are Listed Buildings to the north west of the cottage.

The cottage has a garden to the front of the property which includes a detached garage to the south of the dwelling with off-road parking to the front of the garage and also in the north corner of the site. The front garden is the only garden of the cottage and therefore the only private amenity space. There is a low brick wall along the highway frontage between the two parking areas.

HISTORY

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

4033/15	Erection of close boarded timber fence to existing brick wall on highway boundary (retrospective application for development already carried out).	Refused 05/01/2016
0973/15	Erection of single storey front extension (following demolition of existing 2no. front porches).	Granted 01/05/2015

PROPOSAL

4. The planning application seeks the retention of an existing close boarded fence, with a short section realigned, all at 1.58m high.

As a householder application for the erection of a fence the proposal is assessed against Local Plan policies GP1, SB2, HB1, HB8, H15, H16, T10 and Core Strategy policies CS5, FC1 and FC1.1 and the NPPF.

POLICY

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

CONSULTATIONS

6. **Woolpit Parish Council** - Support

MSDC Heritage - Less than substantial harm to a designated heritage asset because the erection of close boarded fencing is an incongruous, suburban feature which is inappropriate for the Woolpit Conservation Area. The Heritage Team recommends that the scheme is revised to remove the close boarded fencing and utilise a more 'open' form of boundary treatment, such as railings or hedging.

SCC Highways - any means of frontage enclosure shall be set back 2.4m from the edge of the carriageway of the adjacent highway.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. No local or third party representations have been received for this proposal.

ASSESSMENT

8. Background

This application is a re-submission of a previously refused application (4033/15) for the retention of a close boarded fence attached to the brick wall on the highway boundary. The Planning Officer recommended the previous application for refusal for two reasons:

- Detrimental to highway safety by further limiting visibility along Mill Lane, contrary to Local Plan policy T10
- Detrimental to the character and appearance of the Conservation Area, contrary to Local Plan policy HB8

The Planning Committee refused the application solely on highway safety grounds. A copy of the decision notice is included in the committee papers.

This re-submission has sought to address the highway safety issues.

Heritage Issues

The Heritage Team did not comment on the previous application. However,

following an enforcement enquiry prior to the 2015 application, the Corporate Manager for Heritage was consulted on the fence. His view was that the fence was acceptable but would benefit from being stained to correspond with similar fences in the area. He also felt that the pedestrian visibility splays were not achievable with the fence in its existing form.

In their response to the current application they have stated that the close boarded fence is not a suitable form of enclosure in a Conservation Area. However, the property directly opposite the application site, Emu Cottage, has been granted planning permission for a 1.8m timber weave fence in recent months. The fence at Emu Cottage is higher (1.8m) than the existing fence at Eastview (1.58m). The Heritage Team did not raise an objection to the fence at Emu Cottage.

A close boarded fence in a Conservation Area is not normally considered to be a suitable form of enclosure in a highly visible public area. However, in this particular case there are existing fences of a similar type and height very close to the application site.

Highway Safety

The comments of the highways engineer on the previous application stated that a visibility splay of 2.4m x 17m would be appropriate in the circumstances. The re-submission includes a block plan showing the repositioning of the fence in the south east corner of the plot giving better visibility of Mill Lane in a north western direction. Although the submitted block plan does not show full 17m visibility, it is achievable within land controlled by the applicant.

The comments from the Highways on this application require a condition for the fence to be moved back in the plot by 2.4m from the edge of the highway. This is considered to be unreasonable because under permitted development rights the applicant could erect a 1.8m fence without having to seek planning permission if it were sited behind the existing wall.

Residential Amenity

The fence is to the front of the dwelling fronting a highway and is 1.58m in height. A fence of 1.8m is generally considered to be an appropriate height to give privacy to the occupiers of a dwelling allowing for private amenity space without causing a nuisance to neighbouring properties. The fence is not directly on any boundaries with neighbouring properties and therefore is not considered to cause a loss of residential amenity.

Conclusion

The reason for refusal of the previous application has been addressed with the repositioning of the fence to give clear visibility of up to 17m. This is an improvement to highway safety.

This type of fence is not considered to be ideal for a Conservation Area but because there is a higher, more prominent fence directly opposite it would be difficult to refuse the fence at Eastview on heritage grounds.

RECOMMENDATION

That Full Planning Permission be granted with the following conditions:

- Approved documents.
- Visibility splay of 2.4m x 17min a north-westerly direction.
- Fence to be stained

Philip Isbell
Professional Lead - Growth & Sustainable Planning

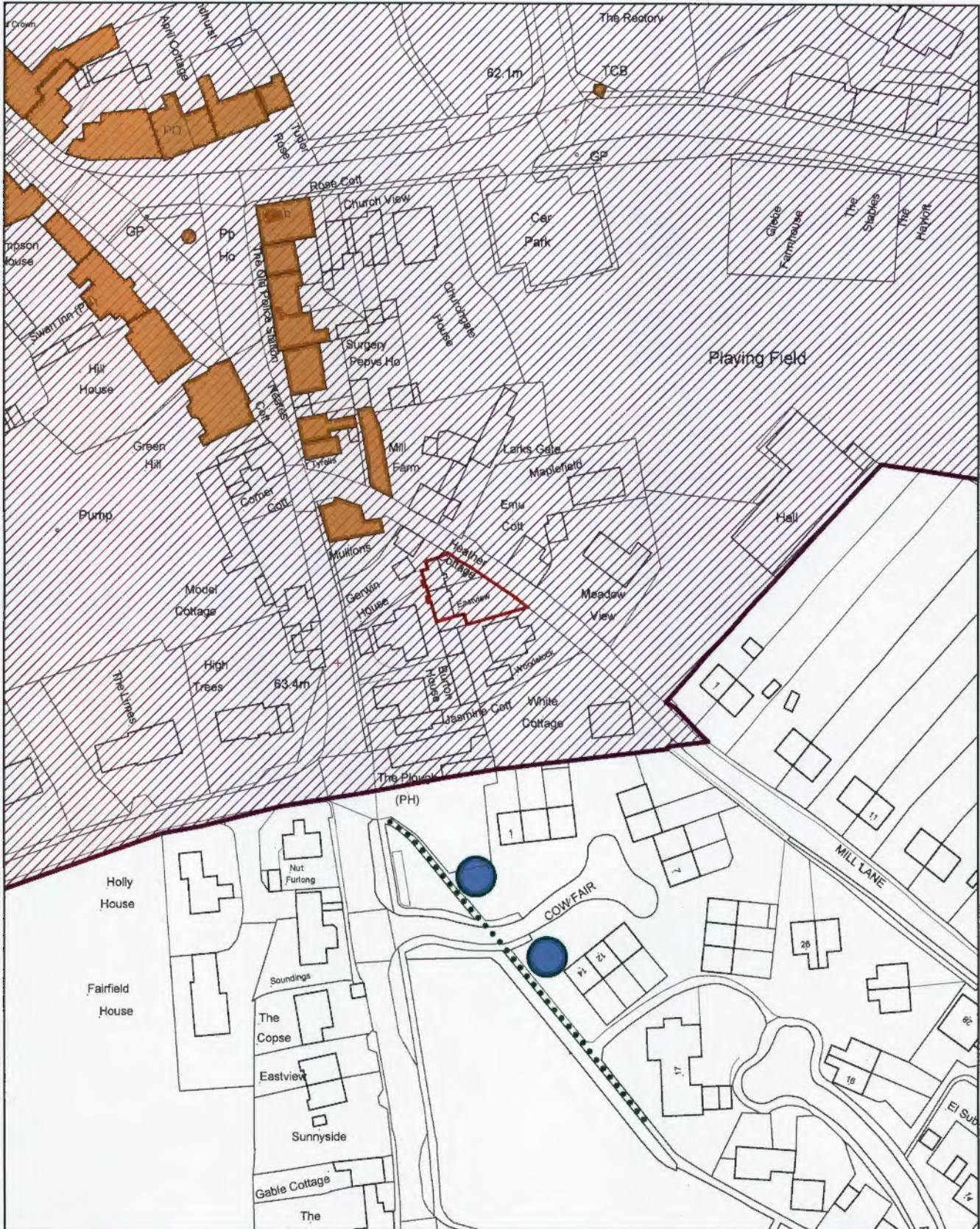
Samantha Summers
Planning Officer

APPENDIX A - PLANNING POLICIES**1. Mid Suffolk Local Plan**

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

APPENDIX B - NEIGHBOUR REPRESENTATIONS

No letter of representation have been received



Title: Constraints
Reference: 3570/16
Site:

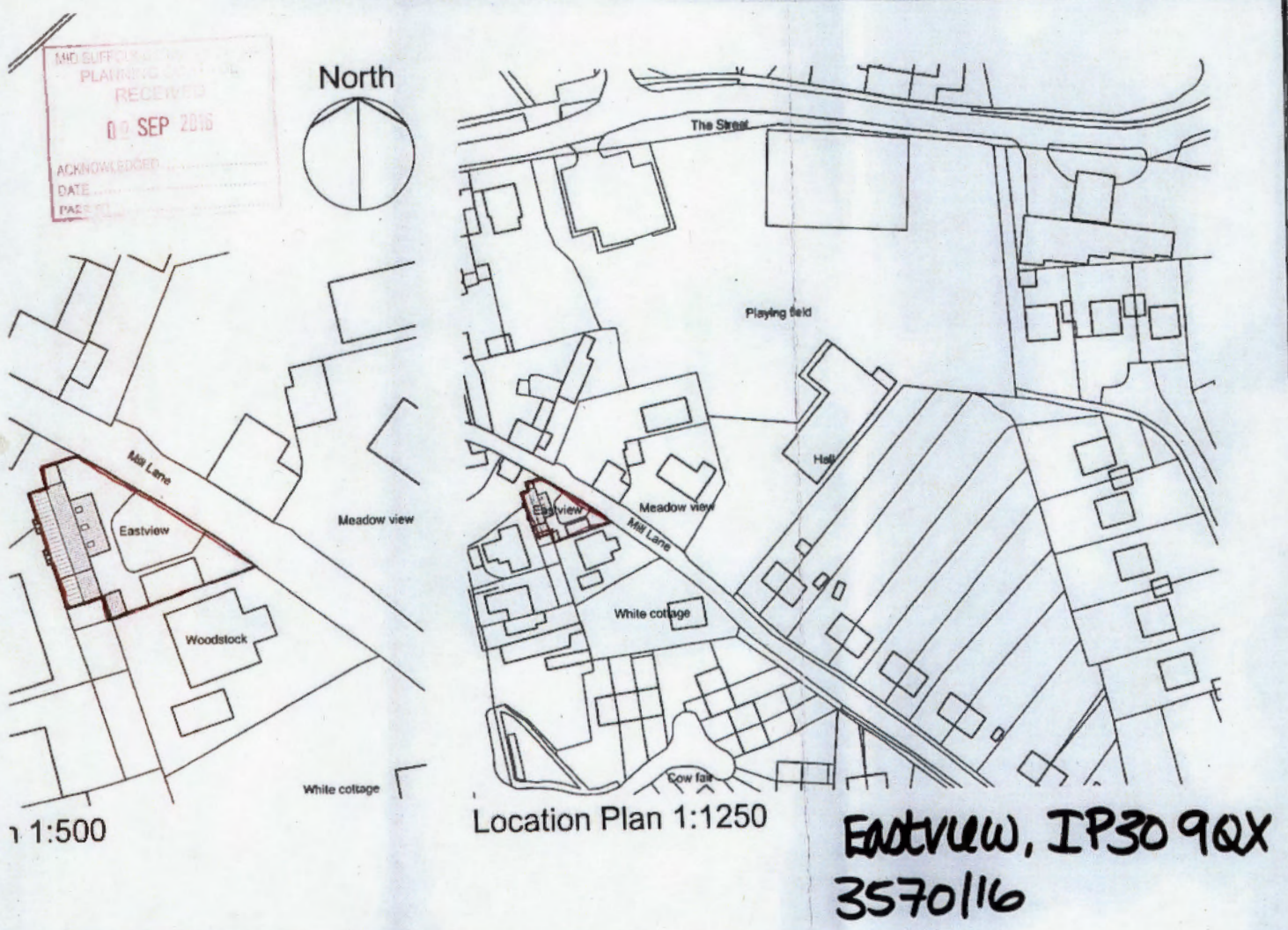


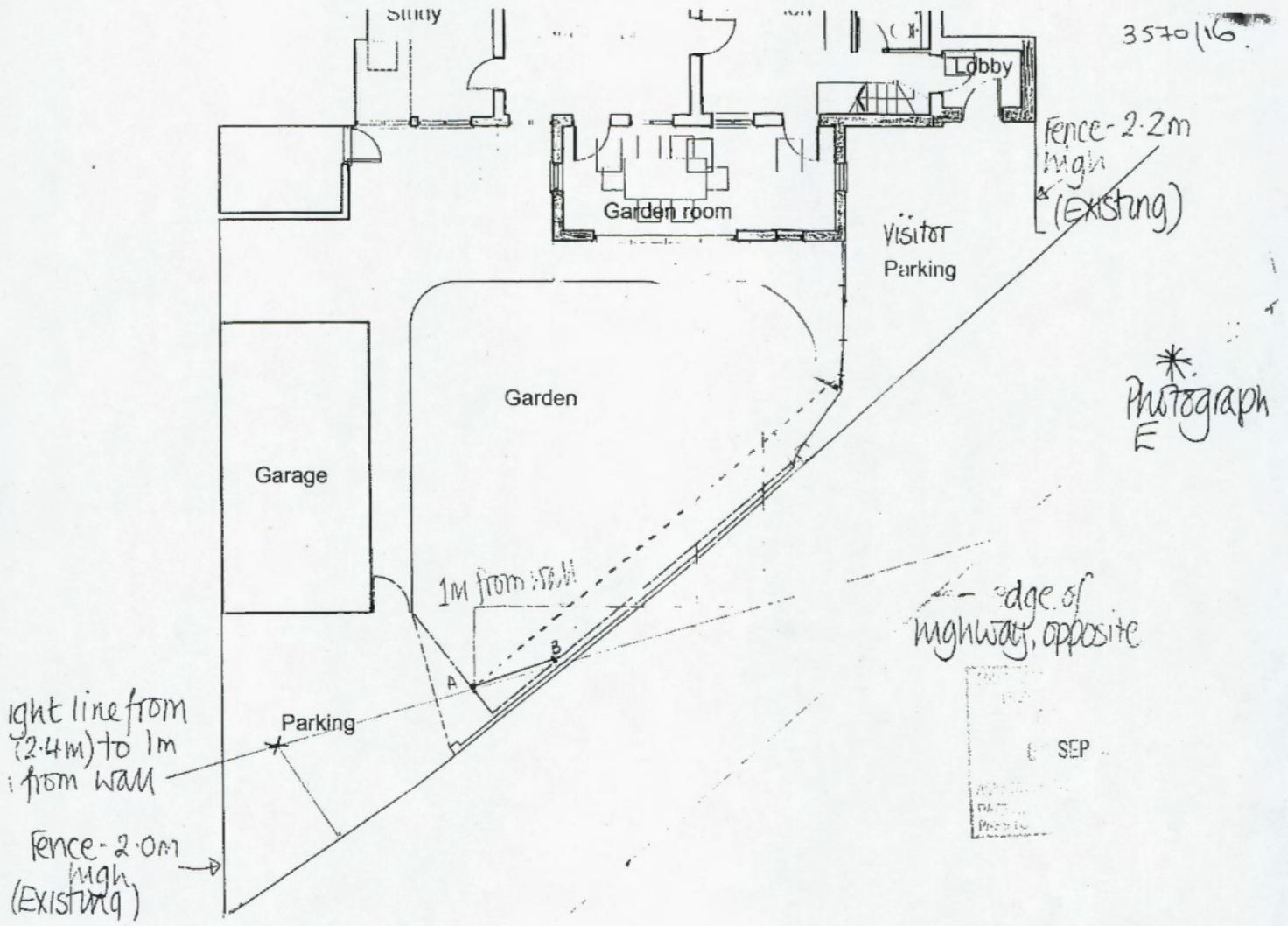
MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.gov.uk
 www.midsuffolk.gov.uk

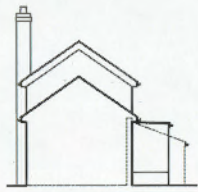


SCALE 1:1250

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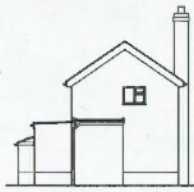




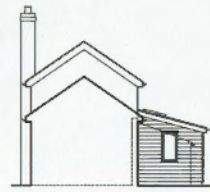
Existing South Elevation



Existing East Elevation



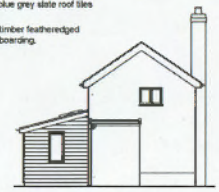
Existing North Elevation



Proposed South Elevation

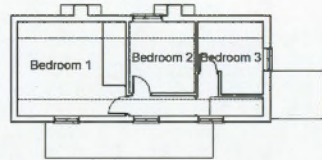


Proposed East Elevation



Proposed North Elevation

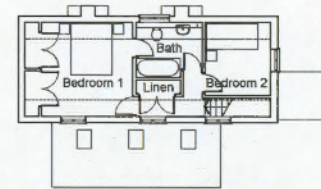
- New & replacement painted timber double glazed windows and doors
- Conservation Rooflight
- Natural blue grey slate roof tiles
- Painted timber featheredged weatherboarding



Existing First Floor Plan



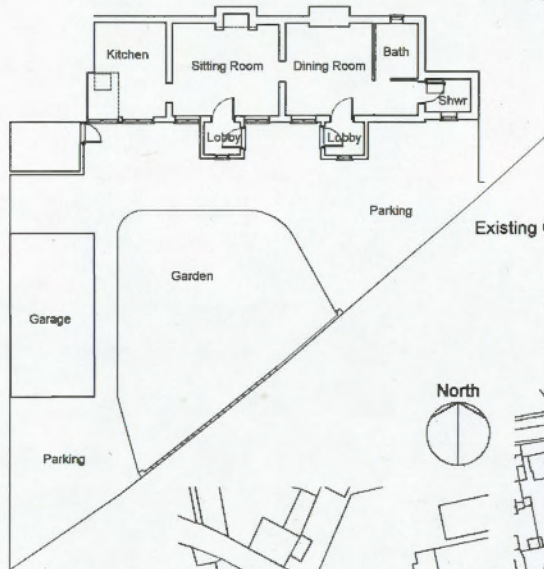
Existing boundary wall elevation & section



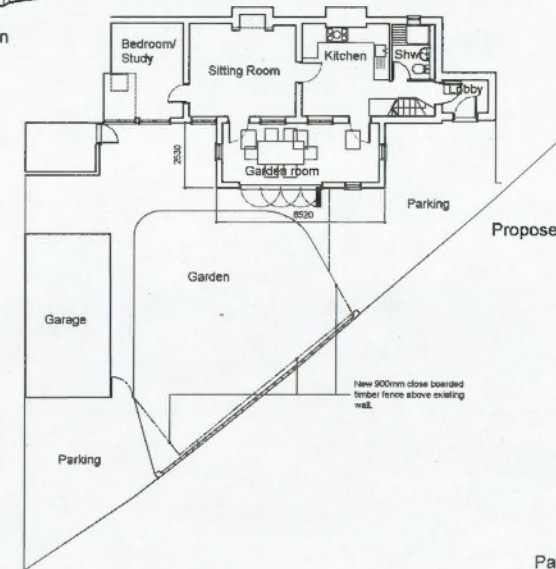
Proposed First Floor Plan



Proposed boundary wall elevations & section



Existing Ground Floor Plan



Proposed Ground Floor Plan



Block Plan 1:500



Location Plan 1:1250

40

Patrick Stephenson Architects
 122 horringer road, bury st. edmunds, suffolk, ip322ea
 tel 01753 228944
 e-mail patrick.stephenson@sky.com

Project
 Alterations & Extension to
 Eastview, Mill Lane, Woolpit,
 for Ms Jane Storey

Title
 Existing & Proposed

Scale:	Date	Drawn	Checked
1:100 @ A1	Feb 15	pat	-
Drawing No	1112-01		Rev D

Consultee Comments for application 3570/16

Application Summary

Application Number: 3570/16

Address: Eastview, Mill Lane, Woolpit, IP30 9QX

Proposal: Retention of existing close boarded fence. Erection of amended fence line at 1.58m high (following partial removal of existing fence)

Case Officer: Samantha Summers

Consultee Details

Name: Mrs Peggy Fuller

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

Email: peggy.woolpitpc@btinternet.com

On Behalf Of: Woolpit Parish Clerk

Comments

Councillors support the application as the applicant is realigning the fence to comply with previous issues.

Consultation Response Pro forma

1	Application Number	3570/16 Eastview, Mill Lane, Woolpit	
2	Date of Response	21/10/2016	
3	Responding Officer	Name:	Rebecca Styles
		Job Title:	Heritage Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> Less than substantial harm to a designated heritage asset because the erection of close boarded fencing is an incongruous, suburban feature which is inappropriate for the Woolpit Conservation Area. The Heritage Team recommends that the scheme is revised to remove the close boarded fencing and utilise a more 'open' form of boundary treatment, such as railings or hedging. 	
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>Eastview, Mill Lane, Woolpit is located within the Woolpit Conservation Area. The property is an unlisted rendered dwellinghouse and can be identified on historic OS maps dating from 1904.</p> <p>This proposal seeks planning permission for the retention of close boarded fencing, 1.58 metres high, which is partially fixed to a low boundary wall. This is a revised scheme to 4033/15 which was refused on 05 January 2016. The reasons for refusal cited in the decision notice include the proposal being contrary to local policies HB1 (protection of historic buildings) and HB8 (safeguarding character of Conservation Areas). It appears that this proposal has been revised to attempt to overcome the Highways concerns, however this scheme has not addressed the Heritage implications of the development. Although a response was not provided by the Heritage team for the former application, the Planning Officer handling the application did identify the harm to the Woolpit Conservation Area caused by the erection of the close boarded fencing.</p> <p>This scheme does not appear to have addressed these concerns, and the close boarded fencing remains an incongruous, suburban feature which is out of character to the Woolpit Conservation Area. Properties within the Conservation Area along The Street are generally built adjacent to the highway and thus do not feature boundary treatments to their frontages. Where properties are set back from the road, they are usually bounded by landscaping or walls of either brick or flint. There are some dwellings within the Conservation Area which have close boarded or picket fences, however these are</p>	

		<p>uncommon and have an enclosed and solid appearance and are considered harmful to the Conservation Area – we therefore see no virtue in repeating this here.</p> <p>The Heritage Team consider this scheme to be contrary to national and local policy which seeks to protect the character of Conservation Areas – LBCAA 72, NPPF 134, Local Plan HB8.</p>
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>	<p>A balance between privacy/security and the character of the Conservation Area needs to be found. Increasing the height of the brick wall; raising brick pillars and installing railing; or planting hedging/landscaping would be more sensitive to the character of the Conservation Area whilst still achieving the increased privacy/security desired. The Heritage team would be happy to review an alternative scheme.</p>
7	Recommended conditions	

Kind regards,

Rebecca Styles BA MA

Heritage and Design Officer

Babergh and Mid Suffolk District Councils - Working Together

Tel: 01449 724852

Email: Rebecca.Styles@baberghmidsuffolk.gov.uk

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

***** 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](#) ******

IMPORTANT SERVICE DOWNTIME ANNOUNCEMENT

44

Your Ref: MS/3570/16
Our Ref: 570\CON\3148\16
Date: 07/10/2016
Highways Enquiries to: kyle.porter@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: Samantha Summers

Dear Samantha

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3570/16

PROPOSAL: Retention of existing close boarded fence. Erection of amended fence line at 1.58m high (following partial removal of existing fence)
LOCATION: Eastview, Mill Lane, Woolpit, IP30 9QX

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 V 7

Condition: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) any means of frontage enclosure shall be set back 2.4 metres from the edge of the carriageway of the adjacent highway.

Reason: In the interests of highway safety, to avoid obstruction of the highway and provide a refuge for pedestrians.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

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

**REFUSAL OF PLANNING PERMISSION
Town and Country Planning Act 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

Date of Application: 12 November 2015 REFERENCE: 4033 / 15
Date Registered: 13 November 2015

Documents to which this decision relates: Application form dated 11 November 2015; drawing JCS1 (block plan and location plan); drawing JCS2 (details of boundary wall/fence); documents JCS3 and JCS4.

CORRESPONDENCE ADDRESS:	NAME AND ADDRESS OF APPLICANT:
Mrs J Storey Eastview Mill Lane Woolpit Bury St Edmunds IP30 9QX	Mrs J Storey Eastview Mill Lane Woolpit Bury St Edmunds IP30 9QX

PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:

Erection of close boarded timber fence to existing brick wall on highway boundary (retrospective application for development already carried out)
- Eastview, Mill Lane, Woolpit IP30 9QX

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. Development Plan Policy T10 states, *inter alia*, that the District Planning Authority will have regard to the provision of safe access to and egress from the site. Notwithstanding the existence of other sub-standard vehicular accesses in the locality of the site, and the fact that the two vehicular accesses within the site boundaries already have limited visibility as a result of existing obstructions, the close-boarded fence the subject of the application has reduced the overall visibility splays to the further detriment of highway safety. On that basis the works fail to meet the objectives of policy T10 of the Mid Suffolk Local Plan 1998.

SUMMARY OF POLICIES AND PROPOSALS WHICH ARE RELEVANT TO THE DECISION:

1. This permission has been refused having regard to policy(ies)
 CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
 CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
 COR5 - CS5 MID SUFFOLKS ENVIRONMENT
 of the Mid Suffolk Core Strategy Document, and to all other material considerations.

2. This permission has been refused having regard to policy(ies)
 GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
 HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS
 HB1 - PROTECTION OF HISTORIC BUILDINGS
 T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
 of the Mid Suffolk Local Plan, and to all other material considerations.

3. This permission has been refused having regard to policy(ies)
 NPPF - NATIONAL PLANNING POLICY FRAMEWORK
 of the Planning Policy Statement, and to all other material considerations.

NOTES:

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

The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant discussed the proposal with Council officers with a view to establishing how to resolve a breach of planning control. All such discussions are entered into on a without prejudice basis, and in this case officers were unable to make a favourable recommendation for the reasons set out in the report to Committee. The opportunity to discuss a proposal prior to making an application nevertheless allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

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This relates to document reference: 4033 / 15

Signed: Philip Isbell

Dated: 05 January 2016

**Corporate Manager
Development Management**

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

JCS 4

48

4033/15

RE: EastView, Mill Lane, Woolpit

SCANNED
12 NOV 2015

Nick Ward

Thu 23/07/2015 11:15

To: Simon Bailey <Simon.Bailey@babberghmidsuffolk.gov.uk>; Jane Storey <Jane.Storey@midsuffolk.gov.uk>;

Simon

I met Jane Storey on site this morning to see the fence and how it sits within Mill Lane.

In view of the way in which the property is arranged and the need to keep the pet dogs contained the current fencing arrangements represent the most practical solution. I have therefore advised that a planning application is submitted to 'regularise' the current position. The fence would however benefit from being stained dark brown/black to correspond with similar fences on the back edge of the highway nearby.

It will not be possible to achieve the required pedestrian visibility splays if the fence is retained. Trying to engineer a splay to accommodate them would erode the sense of enclosure that exists within Mill Lane and this part of the conservation area. In other words they could have a detrimental visual effect.

Regards

Nick

Planning Control
Received
12 NOV 2015

en

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