

8. Site Inspections

Note: *Should a site inspection be required for any of the applications this will be held on Wednesday 28 October (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

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

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

Notes:

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

[Charter for Public Speaking at 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.

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

Members

Kathie Guthrie

Roy Barker

Julie Flatman

Jessica Fleming

Glen Horn

Barry Humphreys MBE

Dave Muller

Mike Norris

Jane Storey

Keith Welham

Mid Suffolk District Council

Vision

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

Strategic Priorities 2014-2019

1. Economy and Environment

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

Outcomes

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

2. Housing

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

Outcomes

- That the supply of housing meets the needs and demands of all and supports diverse vibrant communities.
- Appropriate amenities and infrastructure for core villages acting as hubs for their surrounding areas.
- A high standard of housing that is energy efficient, accessible, of good quality, in the right locations and with the right tenures.
- People are able to move more readily and have the choice and ability to access appropriate housing.

3. Strong and Healthy Communities

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

Outcomes

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

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 ?

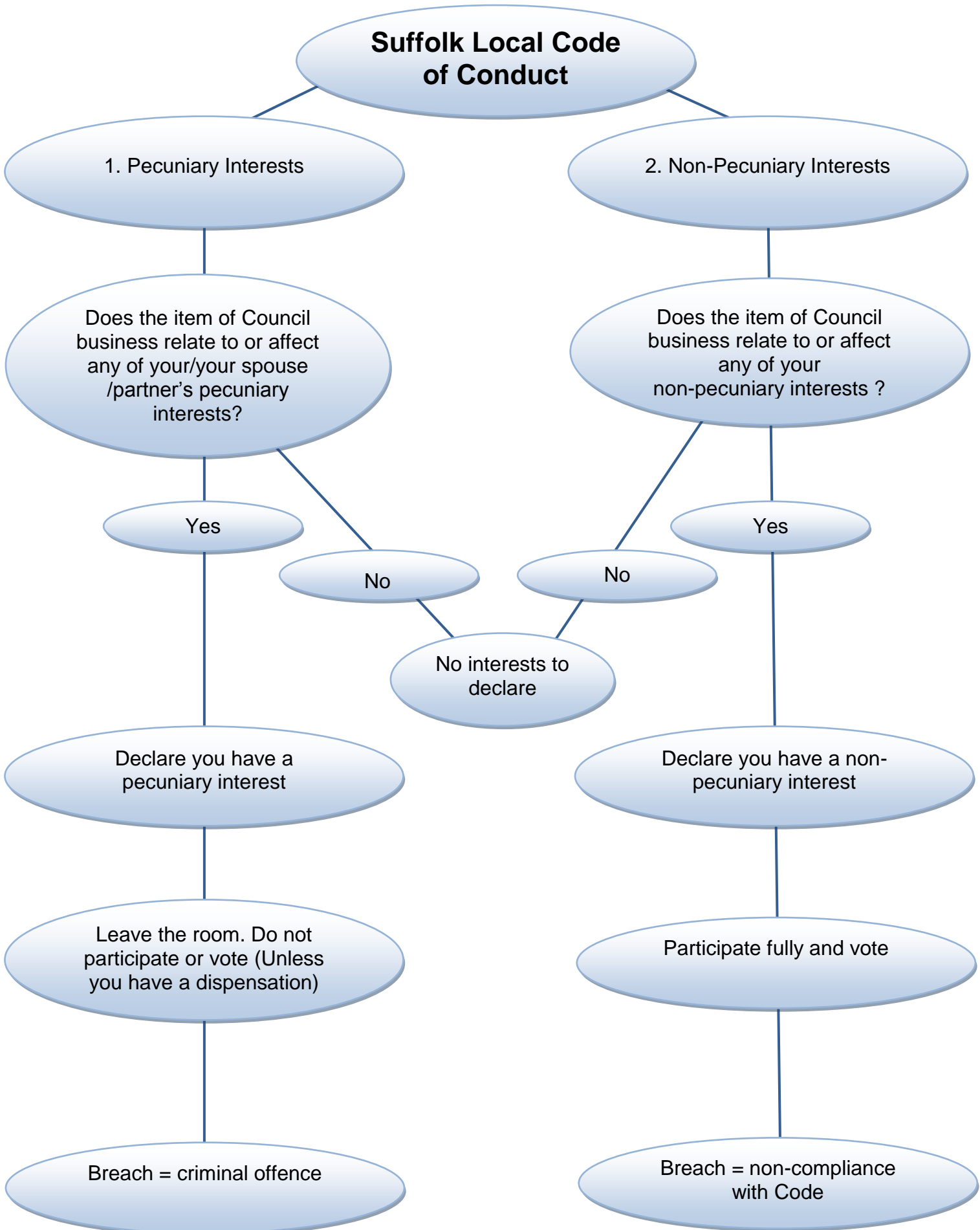
Yes

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

No



SA/17/15

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 30 September 2015 at 09:30

PRESENT: Councillor Kathie Guthrie – Conservative and Independent Group (Chairman)
Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillor: Julie Flatman
Jessica Fleming
Glen Horn
Barry Humphreys MBE
Dave Muller
Jane Storey

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: Mike Norris

Denotes substitute *

In attendance: Senior Development Management Planning Officer (JPG)
Senior Development Management Planning Officer (MP)
Development Management Planning Officer (LE)
Corporate Manager (Environmental Protection)
Senior Environmental Protection Officer (PS)
Housing Development Officer (LB)
Senior Solicitor
Governance Support Officer (VL)
Governance Support Officer (GB)

SA20 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

None received.

SA21 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST

Councillor Glen Horn declared a non-pecuniary interest in application 0683/15 as a director of the charity based at the neighbouring property, The Mix.

Councillor Barry Humphreys MBE declared a non-pecuniary interest in applications 0683/15 and 2028/15 as a member of Stowmarket Town Council.

Councillors Roy Barker, Kathie Guthrie, Mike Norris and Jane Storey declared a non-pecuniary interest in applications 2850/15 and 2851/15 as they knew the applicant.

SA22 DECLARATIONS OF LOBBYING

It was noted that Members had been lobbied on application 0683/15.

SA23 DECLARATIONS OF PERSONAL SITE VISITS

It was noted that Councillor Kathie Guthrie had walked by the site for application 0683/15 but had not entered the land.

SA24 MINUTES OF THE MEETING HELD 26 AUGUST 2015

The minutes of the meeting held on 26 August 2015 were confirmed as a correct record.

SA25 QUESTIONS FROM MEMBERS

None received.

SA26 SCHEDULE OF PLANNING APPLICATIONS

Application Number	Representations from
0683/15	Sam Robinson (Agent)
2850/15	Chris Fry (Agent)
2851/15	Chris Fry (Agent)

Item 1

Application Proposal	0683/15 Partial demolition of existing night club to include rendered building fronting Ipswich Street and buildings to rear. Conversion of existing 3-storey brick building fronting Ipswich Street and new infill construction and to the rear to provide 25no. new dwellings for affordable rent.
Site Location	STOWMARKET - Jokers Night Club, 111 Ipswich Street
Applicant	Havebury Housing Partnership

Mr Sam Robinson, the Agent representing the Applicant, referred to their previous experience in designing similar housing developments, located in a Conservation Area, in Haverhill and Bury St Edmunds, where they had had to deal with issues concurrent with town locations, such as noise from commercial and retail units, appearance, local amenities and overall viability of the development. Mr Robinson assured the Committee that they had worked with Officers to achieve the best possible design outcome while keeping the development itself viable. He informed Members that an acoustic test had been carried out on site, which established the most obvious noise pollution was from the traffic on Ipswich Street. Mr Robinson gave an assurance that adequate mitigation measures would be put in place. The development would provide much needed 1 and 2-bed units and support the Mid Suffolk Housing Strategy.

Councillor Lesley Mayes, Ward Member, said that when considering the application, Members should give due consideration to the needs of local people who are in urgent

need of affordable accommodation. She appreciated the site was in the Conservation Area, but it was a well thought-out development, which would meet local needs. Stowmarket Town Council supported the application and would like to see the empty building put to good use, as would residents.

The Corporate Manager – Environmental Protection said that Environmental Health had not objected or recommended refusal. Planning guidance had changed earlier this year and now allowed development if a building could be made acceptable through acoustic ventilation, and if on balance the benefits outweighed any adverse impact.

The majority of Members commented that while the appearance of the proposed development was not in keeping with the surrounding area, they agreed the need for affordable housing in Stowmarket was an important factor in deciding the application. It was also noted that MSDC Heritage had not objected to the development, and the proposed building would largely be in keeping with the appearance of another modern mixed-use building in the locality. A motion to refuse was proposed and seconded, but following deliberation the seconder withdrew their support.

Subsequently a motion for approval, subject to appropriate conditions was proposed and seconded.

By 9 votes to 1.

Decision – That authority be delegated to the Corporate Manager for Development Management to conclude viability discussions at his discretion in order to secure provision of obligations for infrastructure as may be appropriate, and grant planning permission subject to the prior completion of a Section 106 agreement to secure any said infrastructure obligations and 100% affordable housing.

Decision shall be subject to the following conditions:

- Development commenced with 3 years of decision
- Approved plans
- Noise conditions set out on page 37 of report
- Details/samples of materials to be agreed
- Highways P1 (Prior to first occupation)
- Highways B1
- Construction Management
- Archaeological investigation
- Contamination investigation
- Surface water drainage to be agreed
- Hard and soft landscaping to be agreed

Item 2

Application Proposal	2028/15 Demolition of existing single storey light industrial buildings and the proposed construction of 14 No flats and office block (B 1 Use) and associated car parking, cycle and bin stores
Site Location	STOWMARKET - Land Off, Greeting Road West
Applicant	Laurence Homes

The Case Officer presenting the Application drew Member's attention to Additional Conditions as set out in Late Papers.

The Ward Members for Stowmarket North, Councillors Barry Humphreys MBE and Dave Muller, expressed their overall support for the proposed development as it would improve the appearance of the location and deliver much needed 2-bedroom properties in Stowmarket. A motion to approve was proposed and seconded.

Following the debate Members suggested that Officers reconsider positions for bin stores to improve the layout of the car parking area. It was also suggested that disabled parking spaces were designated, and it was left to Officers' discretion. Members also proposed that dormer windows of the proposed office building were redesigned to match the dormer windows featured within the proposed residential units.

By a unanimous vote.

Decision – That authority is delegated to the Corporate Manager for Development Management to negotiate new positions for bin storage and seek design amendment of proposed dormer windows for office proposal. To secure prior approval of a Section 106 agreement for infrastructure as recommended, and grant planning permission subject to conditions recommended, including all additional conditions recommended in Late Papers. (E.g. Construction Management Plan and External Lighting).

- Contribution towards the provision of Suffolk County Council Infrastructure
- Contribution towards the provision of open space and social infrastructure

Conditions:

1. Development shall be commenced within 3 years of decision
2. The development shall be completed in accordance with approved plans
3. A scheme of hard and soft landscaping shall be agreed prior to commencement
4. The hard and soft landscaping shall be implemented as agreed
5. Materials TBA
6. Details of acoustic insulation shall be submitted and agreed prior to commencement and thereafter implemented as agreed
7. The access shall be laid out in accordance with SCC Highways requirements
8. The access shall include an permeable materials as required by SCC Highways
9. Details of a means to prevent surface water drainage TBA
10. Any gates shall be set back a minimum of 5m from the highway edge
11. The parking areas shall be completed in accordance with plans and made available prior to occupation
12. A scheme of archaeological investigation TBA
13. The development shall be undertaken in accordance with the agreed scheme of archaeological investigation
14. A scheme of contamination assessment shall be agreed prior to commencement and the development implemented in accordance with agreed details
15. Details of a construction management plan including means to retain HGV access to Depot TBA during construction
16. Detail of external lighting TBA

Item 3

Application **2851/15**
Proposal Prior Approval Class Q (a) and (b) of proposed change of use of Agricultural Buildings to dwelling houses
Site Location **STRADBROKE** - Valley Farm, New Street, Stradbroke IP21 5JL
Applicant Mr S Gemmill

Mr Chris Fry, the Agent, informed the Committee that the proposed re-development would make use of the existing derelict agricultural buildings and improve the appearance of the site.

The Ward Member, Councillor Julie Flatman, expressed no objections to the potential re-development of the buildings. A motion to approve the Officers' recommendation, subject to corrections and additional information set out in Late Papers, was proposed and seconded.

By a unanimous vote.

Decision – That the Prior Approval be granted subject to the following conditions:

- Time limit
- Approved plans
- Parking and turning area to be agreed in writing with the lpa, including land ownership or control details for securing said space and to be functionally available before any of the dwellings are occupied
- Details of foul drainage

Item 4

Application **2850/15**
Proposal Prior Approval (Class R) of proposed change of use of Agricultural Building to a flexible use within Shops (Class A 1), Financial and Professional services (Class A2), Restaurants and Cafes (Class A3), Business (Class B), Storage or Distribution (Class B8), Hotels (Class C1) or Assembly or Leisure (Class D2)
Site Location **STRADBROKE** - Valley Farm, New Street, Stradbroke IP21 5JL
Applicant Mrs Gemmill

The Application related to proposed change of use of Agricultural Buildings, which were subject to Prior Application 2851/15 above, when the proposed re-development to dwelling houses is completed. Corrections and additional information, as set out in Late Papers, were noted.

Mr Chris Fry, the Agent, commented that once the proposed re-development was completed, the buildings could be put to good use. Environmental Health Officers would be able to inspect the site. Mr Fry also noted provision of passing places on the drive leading to the buildings would resolve the issue with traffic management to/from site.

The Ward Member, Councillor Julie Flatman, expressed no objections to the Application. A motion to approve the Officers' recommendation, including Additional Conditions as per Late Papers, was proposed and seconded.

By a unanimous vote.

Decision – That the prior approval to the flexible use application be granted subject to the following conditions:

- Time limit
- Approved plans
- Scheme of passing place, turning and manoeuvring areas, including evidence of adequate control or ownership to secure these to be agreed by the planning authority and functionally available prior to the building being first brought into use
- Working hours, including delivery times to be agreed.
- No external storage of materials and goods

Informative note:- This Prior Approval does not grant permission for the change of use of land outside the curtilage as shown or permit engineering operations to facilitate the approved development.

SA/18/15

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE B - 21st October 2015

INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>PROPOSAL & PARISH</u>	<u>MEMBER/WARD</u>	<u>OFFICER</u>	<u>PAGE NO</u>
1	2868/15	<u>IN THE PARISH OF STOWMARKET:</u> Erection of extension to and conversion of existing detached double garage to form additional living accommodation	Stowmarket Cllr B. Humphreys Cllr D. Muller Cllr G. Green	LW	1 - 18
2	2689/15	<u>IN THE PARISH OF WORTHAM:</u> Use of land for the stationing of 23 holiday lodges and 1 lodge for a site manager.	Gislingham Cllrs Mrs D Kearsley	SLB	19 - 41
3	3075/15	<u>IN THE PARISH OF BRAMFORD:</u> Parking Improvements, to create 6 No. parking spaces with access..	Bramford Cllr J Field	SB	42 - 54
4	3074/15	<u>IN THE PARISH OF STRADBROKE :</u> Parking Improvement to create 9 No. additional parking spaces.	Stradbroke Cllr Mrs J Flatman	SB	55 - 66
5	3010/15	<u>IN THE PARISH OF STOWMARKET:</u> Proposed Residential Development, associated highway, car parking and open space.	Stowmarket North Cllr G Green Cllr B Humphreys Cllr D Muller	MP	67- 107

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AGENDA ITEM NO 1
APPLICATION NO 2868/15
PROPOSAL Erection of extension to and conversion of existing detached double garage to form additional living accommodation
SITE LOCATION 10 Shakespeare Road, Stowmarket IP14 1TJ
SITE AREA (Ha)
APPLICANT Mr & Mrs Talbot
RECEIVED August 12, 2015
EXPIRY DATE October 8, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

A Member of the Council has requested that the application is determined by the appropriate committee and the request has been made in accordance with the Planning Code of Practice adopted by the Council. The Members reasoning is included in the agenda bundle.

PRE-APPLICATION ADVICE

1. The agent visited the Duty Officer and the development of the site was discussed. Preliminary discussions suggested that the proposals would be acceptable in principle, subject to findings of the site visit and consultation responses.

SITE AND SURROUNDINGS

2. The application site is located within the relatively built-up area in north Stowmarket. This area is characterised by various styles and sizes of dwellings interspersed with open space.

No. 10 Shakespeare Rd is a two storey detached dwelling with an existing garage. The dwelling has been previously extended by means of a single storey rear extension. The dwelling, extension and garage are finished in 'golden buff' coloured brick. The adjacent properties are also two storey, very similar to the application dwelling.

Essentially the proposal site is the conversion and extension of a detached garage. The existing garage is adjacent to Shakespeare Road, to be extended on the road front elevation.

The site is generally unscreened and is readily visible from the footway and public highways.

HISTORY

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

0801/04/	SINGLE STOREY REAR EXTENSION.	Granted 30/07/2004
0735/82	Erection of 73 dwellings with garage and construction of estate roads with access from Chilton Way.	Granted 29/12/1982
0238/79/OL	Residential development including open spaces	Granted 13/05/1980

PROPOSAL

4. The erection of an extension to and the conversion of an existing detached double garage to form additional living accommodation.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Stowmarket Town Council, Consultation Sent 19/08/2015, Reply Received 3rd September 2015**

Resolved: That the Town Council recommended refusal of the planning application on the grounds that the proposed dwelling would represent overdevelopment of the site:

i) Contrary to planning policy GP1, the proposal will not maintain or enhance the character and appearance of its surroundings, and will not respect the scale and density of surrounding development;

ii) Contrary to planning policy SB2, the proposed development will adversely affect the character and appearance of the settlement;

iii) Planning policy SB2 states 'inappropriate forms of development will be refused';

iv) The scale of the housing development will not be consistent with protecting the character of the settlement and landscape setting of the town, contrary to planning policy H02;

v) Contrary to planning policy H13, the design and layout will not respect the character of the proposal site and the relationship of the proposed development

to its surroundings;

vi) The proposed new housing will not be consistent with the pattern and form of development in the neighbouring area, contrary to planning policy H15;

vii) Contrary to planning policy ENV03, the design and layout does not respect the characteristic of the sites and surroundings.

The Town Council is concerned that if the proposed development were to be granted planning permission, a precedent would be set to allow future garage conversions in the surrounding area.

SCC Highways, Consultation Sent 19/08/2015, Reply Received 28/08/2015

Require more information to properly determine the highway impact the development would have:

Total No. bedrooms post development

Total No. parking spaces post development

Additional Response Received: 2/09/2015

3 Parking spaces for 5 bedrooms would be considered acceptable by SCC.

SCC does not wish to restrict the grant of permission for MS/2868/15

Stowmarket Ramblers, Consultation Sent 19/08/2015, Reply Received 26/08/2015

No comments

Rights of Way, Consultation Sent 19/08/2015, Reply Received 27/08/2015

No comments

MSDC Environmental Health, Consultation Sent 19/08/2015, Reply Received 19/08/2015

No objections with respect to land contamination, only request that we are contacted in the event of unexpected ground contamination being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

Parking problems, including during construction as driveway space used

Precedent

Contrary to original permission

Loss of privacy

Detached nature of proposal

Request for daylight and sunlight study

Detrimental to character

Impact on highway safety

ASSESSMENT

8. **ASSESSMENT**

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

- Principle of Development
- Design and Layout
- Highway Safety
- Residential Amenity
- Biodiversity
- **PRINCIPLE OF DEVELOPMENT**

National Planning Policy Framework

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

Development Plan

The principle of the extension and alteration of buildings within the curtilage of an existing residential dwelling is considered to be acceptable, subject to detailed compliance with Policies GP1, H16, SB2, and CL8 of the saved Mid Suffolk Local Plan (1998), Policy CS5 of the Core Strategy (2008) and Policies FC1 and FC1.1 of the Core Strategy Focused Review (2012) and other considerations.

Furthermore it is noted that the property retains its permitted development rights and the conversion of an existing outbuilding to purposes ancillary to the residential use of the site would be permitted development. As such only the extension would require planning permission, although permission is sought for both aspects.

The National Planning Policy Framework came into full effect on 27th March 2012. Paragraph 215 of the NPPF provides that "due weight should be given to relevant policies in existing plans (including Local Plans) according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater weight that may be given)". The relevant Local Plan policies set out above are considered to be consistent with

paragraph 14, 17, 57, 58, 61 and 64 of the NPPF.

- **DESIGN AND LAYOUT**

The proposed design for the extension and conversion of the detached garage is considered to be acceptable, and not constitute harm to the existing building, or its setting. The single storey appearance is considered to be in keeping with the locality and not to have a detrimental impact to consider refusal in this respect.

The proposed extension is positioned on the south eastern, roadside elevation of the original garage. Single storey with a recessed pitched roof, the proposed structure is considered to have an appearance, scale and roof positioning that maintains the dominance and character of both the existing garage building and with regards to the dwelling such that the proposal is not considered to have an unacceptable impact on the overall appearance.

The materials are considered to be in keeping with the existing building and can be appropriately secured by means of condition.

- **HIGHWAY SAFETY**

The proposal is for the conversion of the existing double garage, reducing the number of parking spaces on the application site. The end result of the proposal would be a property with a total of five bedrooms and three on-site parking spaces. The Suffolk County Council 2014 Parking Standards requires three spaces for a dwelling of this size. As the proposal would comply with the relevant standard the reduction in parking spaces is not considered to be unacceptable to warrant refusal in this respect.

The proposal would reduce any turning space on the site, such that vehicles could not both enter and exit the site in forward gear. However, as Shakespeare Road is an estate road this is not considered to harm highway safety. Suffolk County Council Highways do not object in this respect.

In the light of this the proposal is not considered to risk harm to highway safety to consider refusal in this respect.

- **RESIDENTIAL AMENITY**

The application site is situated back from the Shakespeare Road street frontage, in effect to the rear of neighbouring properties. As such the proposed front extension to the garage would project this building closer to the facing rear elevation of No. 12 Shakespeare Road. However, the proposed extension is single storey, lower than the adjoining garage and also with a hipped roof is such that the proposal is not considered to harm neighbouring residential amenity.

Right of light has been raised in representations, although this is not a material planning consideration. The proposal is a single storey extension which would risk some slight degree of harm. However, due to the oblique relationship, the

orientation of the site and neighbouring property and that this relates to a conservatory rather than a single window the proposal is not considered to have an unacceptable impact contrary to Local Plan Policies GP1 or H16 to warrant refusal in this respect.

- **BIODIVERSITY**

There are no records of protected species in the vicinity of the application site. Furthermore the proposal is for the construction of a single storey extension to, and conversion of, an existing garage to an annex; which works will not include the loss of any potential habitats. As such the proposal is not considered to risk harm to protected species to consider refusal in this respect.

- **CONCLUSION**

This proposal is considered to be in keeping with the existing dwelling and not result in unacceptable detrimental impacts on neighbouring residential amenity or biodiversity. In the light of this, the proposal is considered to accord with relevant Local Plan Policies and the NPPF.

RECOMMENDATION

That authority be delegated to the Development Management Corporate Manager to grant full planning permission subject to the following conditions:

- Standard time limit
- Approved plans
- Materials
- Use incidental and ancillary to No. 10 Shakespeare Road

Philip Isbell
Corporate Manager - Development Management

Lindsey Wright
Planning Officer

APPENDIX A - PLANNING POLICIES

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

Cor5 - CS5 Mid Suffolks Environment
CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT

H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

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

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **10** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

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


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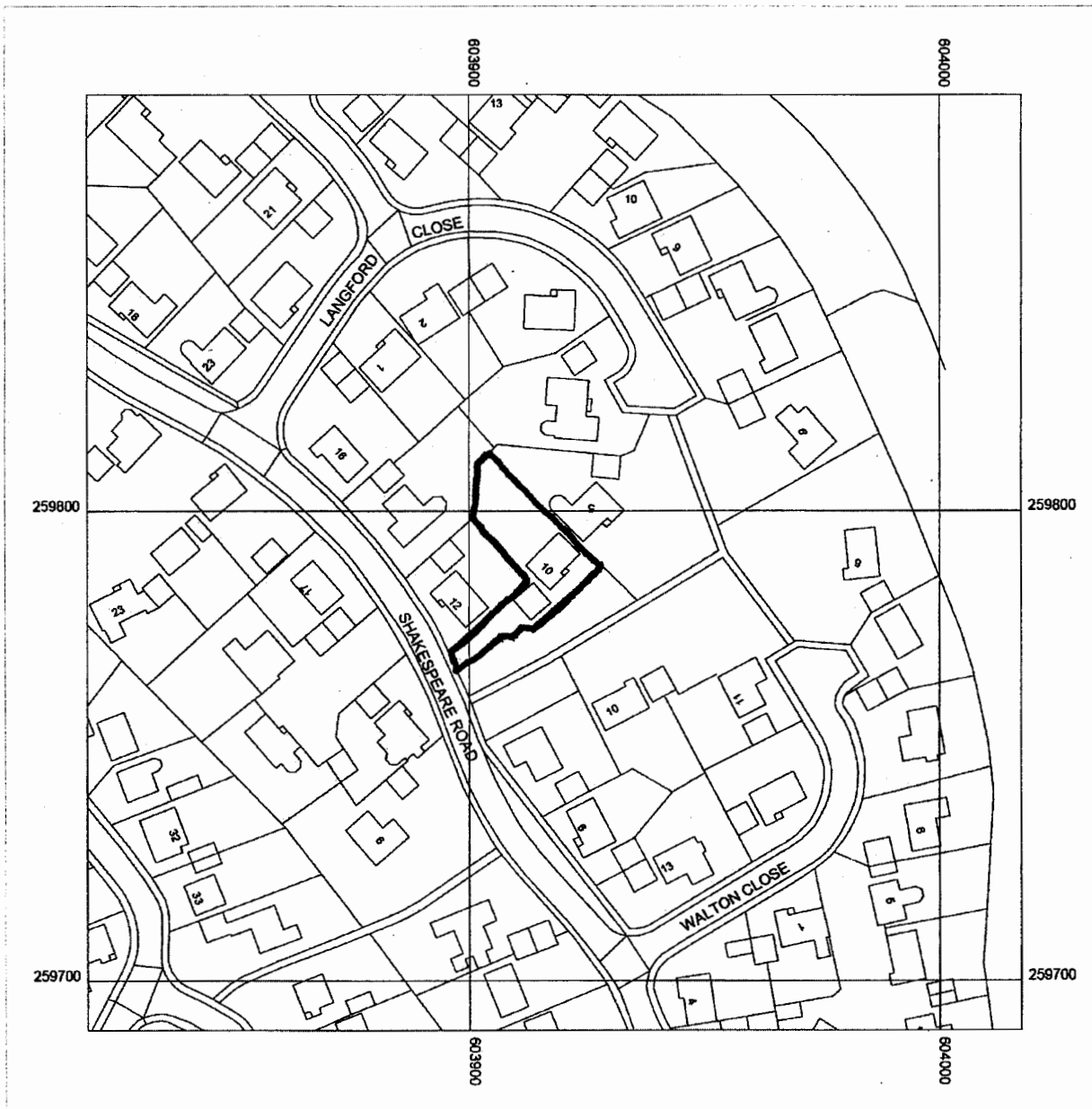


Title: Committee Siteplan
Reference: 2868/15
Site: 10 Shakespeare Road
 Stowmarket IP14 1TJ



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


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Scale 1:1250



Supplied by: Hussey Knights Ipswich
Licence number: 100031961
Produced: 11/08/15
Serial number: 1550783

Plot centre co-ordinates: 603918, 259789
Download file: Print52407_1550783
Project name: Shakespeare Rd

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MEMBER REFERRAL TO COMMITTEE

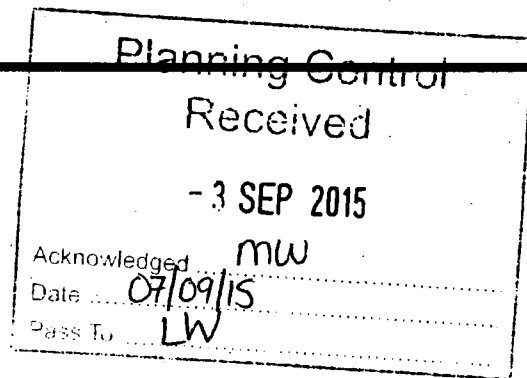
See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	2868/15
Parish	STOWMARKET NORTH
Member making request	GARY GREEN
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	T-10 with the number of cars currently parking on the drive and with the loss of drive and garages there's a high likely hood of increased on street parking. H-16 loss of amenity to neighbour at number 12 due to the over development of the site
13.4 Please detail the clear and substantial planning reasons for requesting a referral.	This would create a dangerous precedent in what is a desirable area and would be over development. It also has an effect on number 12's amenity. With the number of cars regularly park there now any loss of driveway in this manner would create significant on street parking issues.
13.5 Please detail the wider District and public interest in the application	Of the people who have contacted me everyone is against it
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	None. This is a very controversial and for the reasons stated earlier it needs to go to committee! Have spoken to another officer for advice on filling out this form as Lindsey was unavailable when I called

Emilia Simmons

From: Planning Admin
Subject: FW: Planning applications

From: Michelle Marshall [mailto:MichelleM@stowmarket.org]
Sent: 03 September 2015 16:26
To: Planning Admin
Subject: Planning applications



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

Ref No.	Details	Site & Applicant	Comments
368/15	Erection of extension to and conversion of existing detached double garage to form additional living accommodation.	10 Shakespeare Road for Mr and Mrs Talbot.	<p>RESOLVED: That the Town Council recommended refusal of the planning application on the grounds that the proposed dwelling would represent overdevelopment of the site:</p> <ul style="list-style-type: none"> i) Contrary to planning policy GP1, the proposal will not maintain or enhance the character and appearance of its surroundings, and will not respect the scale and density of surrounding development; ii) Contrary to planning policy SB2, the proposed development will adversely affect the character and appearance of the settlement; iii) Planning policy SB2 states 'inappropriate forms of development will be refused'; iv) The scale of the housing development will not be consistent with protecting the character of the settlement and landscape setting of the town, contrary to planning policy H02; v) Contrary to planning policy H13, the design and layout will not respect the character of the proposal site and the relationship of the proposed development to its surroundings; vi) The proposed new housing will not be consistent with the pattern and form of development in the neighbouring area, contrary to planning policy H15; and vii) Contrary to planning policy ENV03, the design and layout does not respect the

characteristic of the sites and the surroundings.

The Town Council is concerned that if the proposed development were to be granted planning permission, a precedent would be set to allow for further garage conversions in the surrounding area.

Kind regards,
Michelle

Michelle Marshall
Deputy Town Clerk

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

01449 612060 | michellelm@stowmarket.org | www.stowmarket.org



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Please consider the environment – do you really need to print this email?

From: Nathan Pittam
Sent: 19 August 2015 12:54
To: Planning Admin
Subject: 2868 / 15 / FUL. EH - Land Contamination Issues

**2868 / 15 / FUL. EH - Land Contamination Issues.
10 Shakespeare Road, STOWMARKET, Suffolk, IP14 1TJ.
Erection of extension to and conversion of existing detached double garage to
form additional living accommodation**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that I have no objections to raise with respect to land contamination at the above site. I would only request that we are contacted in the event of unexpcetd ground condiions 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 742715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

Gemma Walker

Subject: FW: MS/2868/15 [Email 2 of 3]
Attachments: 20150820_135624.jpg; 20150820_135632.jpg; 20150820_135634.jpg; 20150820_135658.jpg; 20150820_135708.jpg; 20150820_135713.jpg

From: Kyle Porter
Sent: 02 September 2015 08:02
To: Lindsey Wright
Subject: RE: MS/2868/15

Hi Lindsey,

3 Parking spaces for 5 bedrooms would be considered acceptable by SCC.

SCC does not wish to restrict the grant of permission for MS/2868/15

Kind regards,

Kyle Porter
Development Management Technician
Economy, Skills & Environment
Suffolk County Council
Endeavour House, Russell Road, Ipswich
IP1 2BX
Ext. 5379

Your Ref: MS/2868/15
Our Ref: 570\CON\2572\15
Date: 22 September 2015
Highways Enquiries to: kyle.porter@suffolk.gov.uk

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

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

For the Attention of: Lindsey Wright

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/2868/15

PROPOSAL: **Erection of extension to and conversion of existing detached double garage to form additional living accommodation.**

LOCATION: **10, Shakespeare Road, Stowmarket, Suffolk, IP14 1TJ**

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

SCC requires more information to properly determine what highway impact the development would have, please submit the following:

- Total Number of bedrooms post development
- Total Number of parking spaces post development

If this information is either not submitted or is deemed insufficient SCC would have to recommend refusal under highway safety grounds.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

From: PROW Planning
Sent: 27 August 2015 13:30
To: Planning Admin
Subject: RE: Consultation on Planning Application 2868/15

For The Attention Of: Philip Isbell

Rights of Way Response

Thank you for your consultation regarding the above planning application.

Please accept this email as confirmation that we have no comments or observations to make in respect of this application affecting any public rights of way.

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

Regards

Jennifer Green



Business Support Officer

Part Time - Office hours Wednesdays and Thursday

Rights of Way and Access

Resource Management, Suffolk County Council

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

 (01473) 264266 |  PROWPlanning@suffolk.gov.uk |

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

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

Consultee Comments for application 2868/15

Application Summary

Application Number: 2868/15

Address: 10 Shakespeare Road, Stowmarket IP14 1TJ

Proposal: Erection of extension to and conversion of existing detached double garage to form additional living accommodation

Case Officer: Lindsey Wright

Consultee Details

Name: Mr Robert Boardman (Stowmarket Ramblers)

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

Email: bob@gardeners8.plus.com

On Behalf Of: Ramblers Association - Bob Boardman

Comments

I have viewed these plans and it appears that there is no public footpath close to this location so therefore I have no comments or observations to make.

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 21 October 2015

AGENDA ITEM NO	2
APPLICATION NO	2689/15
PROPOSAL	Use of land for the stationing of up to 23 holiday lodges and 1 lodge for a site manager.
SITE LOCATION	Honey Pot Farm Caravan Park, Bury Road, Wortham, IP22 1PW
SITE AREA (Ha)	1.85
APPLICANT	Mr & Mrs Feeney
RECEIVED	July 30, 2015
EXPIRY DATE	October 30, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) the Head of Economy considers the application to be of a controversial nature having regard to the planning reasoning expressed by the Parish Council and the extent and planning substance of comments received from third parties

PRE-APPLICATION ADVICE

1. No pre application advice was given in respect of this application

SITE AND SURROUNDINGS

2. This application relates to an established camping and caravan site located on the southern side of Wortham village. The site is accessed via a vehicular access from the main A143 Bury to Diss road across Wortham Green. This access also serves some residential properties which front on to the Green, and a bungalow associated with the camping site. A 5m metre wide access drive between two residential properties leads to the site.

The application site has an area of approximately 1.85ha and is currently laid out with individual pitches for siting of caravans or tents. One pitch is used on a seasonal basis by a site manager. There is a permanent amenity block on site and the site is defined by established boundary hedging and includes a fishing lake at the southern end. Part of the site in the south eastern corner adjacent to the lake is currently set aside as an informal recreational area and not used for camping/caravan pitches.

HISTORY

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

2495/06	Variation of con 5 of 1044/94 to allow warden caravan between 1/4-1/9 yearly.	Granted 18/1/07
1044/94	Use of land as caravan and camping site to accommodate up to 35 units (caravan/tents) and ancillary recreation area	Granted 3/4/95
0545/95	Erection of 4no. two storey dwellings and garages; Erection of 1no. single storey dwelling and garage to serve Honeypot Farm; Private sewage treatment plants, access drives using existing vehicular access and route over common and resiting of existing garage.	Granted 30/11/1995
0081/ 95	Change of use of agricultural land to camping & caravan	Granted 20/6/95
0970/83	Retention of use of land for caravan site accommodating 12 caravans,	Granted 03/01/1984
0996/78	Retention of use of land for caravan site accommodating 12 caravans and use of access across green	Granted 15/03/1979

PROPOSAL

4. Planning permission is sought for the use of land for the stationing of 23 holiday lodges and 1 lodge for a site manager, with associated access roads and parking spaces. The application is supported by an indicative illustration of a holiday lodge which shows a three bedroom unit which is timber clad unit with a shallow pitched roof. An indicative layout plan of the site shows units evenly spaced over the whole site.

The application is supported with a statement which states that it is intended to provide the holiday accommodation on the site for 11 months of the year to ensure viability and meet the demand for holiday accommodation outside the summer season. The proposed lodge for a site manager would be required for 12 month occupation. The proposed lodges would not be permanent dwellings but would conform with the definition of 'caravans' as set out in the Caravan Sites and Control of Development Act 1960.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. Worham Parish Council

Main objections raised:

- Density of lodges and layout
- occupancy - length of time allowed
- environmental and landscape destruction
- lack of amenity space/play area for children
- lack of detail of infrastructure - lighting, sewage, roads
- lack of detail on ownership of lodges and business model

SCC Highway Authority

- SCC does not wish to restrict the grant of permission for the current proposal.

MSDC Heritage

- The Heritage Team considers that the proposal would cause no harm to a designated heritage asset because although use of the site would become more intensive, this would not amount to material harm to the setting of the nearby listed building.
- The existing campsite lies on former farmland to the rear of Greens Farmhouse which is listed under its original name of Honeypot Farmhouse. It is a farmhouse of the 1600s, timber-framed and rendered with pantile roof, standing at the edge of Worham Green, which should itself be considered an undesignated heritage asset. The relationship between the Green, the farmhouse and the agricultural land behind is a classic example of green-edge development, and is highly characteristic of the Mid Suffolk area and adjacent areas, and makes an important contribution to the setting and significance of the listed farmhouse. While the area immediately to the rear of the farmhouse has been used as storage in connection with the campsite, the camping area is separated by tree planting, and retains some rural character in its landscape treatment.
- The proposal would have the effect of exchanging tents and caravans for holiday lodges, which would have a more fixed and permanent appearance, and a more formal layout. The land would have a more developed character. While this is not without impact on the setting of the listed building, in the existing context the degree of harm is unlikely to warrant refusal on heritage grounds.

SCC Fire and Rescue

- access to building for fire appliances must meet requirements of Building Regulations
- recommends uses of existing area of open water as emergency water supply

SCC Archaeological Service

- recommends condition requiring site investigation and report

MSDC Housing Supply and Condition Officer

- as long as the usual site conditions following the Caravan Sites & Control of Development Act 1960 regarding density, spacing and boundaries are adhered to then no objection to the proposals.

MSDC Landscape Officer

- no objection to this application as trees are not proposed for removal and should remain unaffected by the scheme. The existing boundary planting is useful in helping to screen the site but this should not require protection unless excavation is required in close proximity.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. One representation has been received:

- development represents "planning creep"
- potential for temporary units to be replaced with residential properties
- narrow access road with potential for traffic noise impact for neighbouring residents
- increase in use of site to 11 months of the year will increase traffic
- unlikely that visitors will use public transport to access site
- potential light pollution
- visitors likely to bring their own provisions and not use village shop
- site will be more attractive to guests than the current 'rustic' campsite
- will result in increased activity and traffic movements with lodges having to be cleaned and serviced
- access into the site is from public highway (Bury Road) crosses common land, insufficient width of access for vehicles to pass which could result in vehicles waiting on A143
- if consent granted semi-rural position will be destroyed with 28 units on site with additional traffic, noise, and loss of privacy to neighbouring property

ASSESSMENT

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

- Principle of Development
- Site History
- Restriction on occupation
- Design and Layout
- Highway and Access Issues
- Residential Amenity
- Landscape Impact and Trees
- Heritage
- Sustainability
- Conclusion

Principle of Development

For the purpose of the Core Strategy Wortham is designated as a secondary village. The site is located to the south of the defined housing settlement boundary, in the Countryside. Access to the site is located alongside the boundary of a grade II listed building.

The National Planning Policy Framework ('the Framework') at para 28 give weight to supporting economic growth in rural areas to create jobs and prosperity by taking a positive approach to sustainable new development. It also encourages Local Authorities to support sustainable rural tourism and leisure developments which benefit businesses in rural areas, including supporting provision and expansion of tourist and visitor facilities in appropriate locations. Policy CS2 of the Core Strategy states that development in the countryside will be restricted to certain categories of development. Recreation and tourism are accepted, in principle.

Policy RT19 of the Local Plan states that holiday chalets will be permitted where there are no adverse effects on the character and appearance of the landscape, existing residential amenity and highway safety.

Paragraph 55 of the NPPF states: "*Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: the essential need for a rural worker to live permanently at or near their place of work in the countryside*". The NPPF further states that authorities should promote a strong rural economy by supporting sustainable leisure and other development in the countryside. Policy H7 similarly strictly controls new housing outside settlement boundaries that is unrelated to the needs of the countryside. Although there is no specific policy relating to accommodation for a site manager of a holiday lodge facility, as recreation development, it is supported in general by policy CS2 of the Mid Suffolk Core Strategy 2008. The principle of having an on site warden to supervise functioning of the site has been accepted with the current use as a camping and caravan site with up to 35 pitches. The proposal for up to 23 holiday lodges is a significant proposal in terms of contributing to the rural economy and in the context of the NPPF and Policy CS2 is considered that the principle of having a permanent lodge on site for occupation by a site manager is justified for the functional need of managing the site.

The occupation of the proposed managers lodge would be restricted by way of a condition to ensure that it would only be occupied by persons employed by the site for the purpose of managing the site.

With regard to the occupation of the holiday lodges, in order to limit the potential for long term occupation and ensure that they are only used for short term holiday occupation, it is considered appropriate that a condition restricting occupation to a maximum of 28 days, with no return during the following 28 days. The applicant has indicated that it is intended to provide holiday accommodation on the site for 11 months of the year.

Site History

The site has an established planning history for use as a camping and caravan site. In March 1995 full planning permission was granted (1044/95) for up to 35 caravans or tents at any one time, with a restriction that occupation should be for no longer than 28 days within any 2 month period. A condition restricted the use of the site from 1st March to 30th November. Subsequent to this there have been permissions granted for the siting of a caravan to be sited for occupation by a site warden for the period when the site was open.

Design and Layout

An indicative layout of the site which accompanies the application indicates a layout of the lodges evenly spaced over the whole site. Pitches are proposed in close proximity to the existing fishing lake to take advantage of views over the lake. The spacing and density of the lodges would be dictated by the terms of a site licence which would need to be obtained as it is defined as a caravan site.

Highway and Access Issues

The site is provided with an existing vehicular access from the A143 via a tarmaced driveway which currently serves residential properties and the existing camping and caravan site. The Highway Authority have raised no objection to the use of this access to serve the proposed development. A query over the right to use this access over Common Land has been raised. With regard to this it would be for the applicant or the owner of the site to establish that there is a right of access, the granting of planning permission does not imply or grant any right.

Concerns have been expressed by the occupier of the property alongside the access drive ("Byron House") on the grounds that the proposal is likely to increase the level of vehicular activity as there would be more activity all the year round rather than only the seasonal period between March and November as at present. In response to these concerns it is considered that currently the maximum number of caravans which can occupy the site is 35, the proposal for lodges will reduce this number to 23, with a commensurate reduction in the level of traffic generation. There would be no vehicles towing caravans into or out of the site. It is considered that there would be no material change in the impact of vehicle movements into or out of the site resulting from the proposal and on balance would not represent significant harm to warrant refusal.

Residential Amenity

The principle of the use of the site for a leisure use has been established for many years with the use of the site as a camping and caravan site for up to 35 caravans and tents. There is no record of any noise complaints arising from the use of the site as currently operated. There is no reason to suggest that the use of the site with holiday lodges would result in any adverse noise impact. The site would be managed by a permanent site manager who could respond to any complaints raised. No objection has been raised by the Environmental Health Officer to the proposal.

Landscape Impact and Trees

The site is located in the countryside and is currently landscaped with grass interspersed with some established semi-mature trees. Established hedging on the site boundaries screen the site from wider view, this is to be retained. A

public footpath which runs outside the site along the eastern boundary would be unaffected by the proposal. Part of the site adjacent to the lake is currently not used for the siting of caravans or tents, and it is intended to incorporate this part into the area to be used for siting the holiday lodges. This is currently an informal recreational area, however there would be sufficient space remaining to create an amenity space or play area if that was required by the site owner. It is considered that the proposal would have no adverse impact upon the character of the wider countryside.

Heritage Issues

The Suffolk Archaeological Service have raised no objection to the proposal but have requested that an archaeological investigation of the site should be undertaken. The access into the site runs alongside the boundary of Greens Farmhouse (formerly Honeypot Farmhouse) which is a Grade II listed building. The Conservation Officer has advised that there would be no harm caused to the setting of this listed building by the proposal.

Sustainability

The site is located close to the centre of the village which has a small village store, post office and tea room, and a public house. Both of these businesses would be within walking distance of the proposed holiday lodges. It is considered that the proposal would be likely to contribute toward the long term economic sustainability of these rural businesses.

Conclusion

It is considered that the proposal represents a significant investment in this established leisure use of the site. Policy seeks to ensure that support is given to economic growth in rural areas in order to create jobs and prosperity, subject to ensuring that developments cause no material harm to residential amenity, highway safety or the environment. It is the opinion of your officers that the proposal represents a positive sustainable development that accords with policy and which would provide acceptable holiday accommodation in this rural location. On this basis your officer recommend that, subject to conditions, support is given to the development.

RECOMMENDATION

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

- Development to commence within 3 years
- Details and siting of lodge for site manager to be specified. Occupation of the specified lodge to be only by a person or persons employed to provide on site management.
- Lodges to be layout in accordance with submitted layout plan
- Holiday lodges permitted shall be for holiday purposes only. There shall be no permanent residential use, including any use within Class C3
- Holiday lodges to be occupied for a maximum period of 28 days with no return for 28 days. No unit on the site, apart from site manager unit, shall be occupied at any time in the period 10th January to 10th February in any year.
- Maximum of 23 holiday lodges, and 1 site manager lodge to be sited on site.
- No external storage to take place

- Details of areas for storage of refuse bins to be agreed

Philip Isbell
Corporate Manager - Development Management

Stephen Burgess
Planning Officer

APPENDIX A - PLANNING POLICIES

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

Cor1 - CS1 Settlement Hierarchy

Cor5 - CS5 Mid Suffolks Environment

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

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

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

HB1 - PROTECTION OF HISTORIC BUILDINGS

RT12 - FOOTPATHS AND BRIDLEWAYS

CL8 - PROTECTING WILDLIFE HABITATS

T9 - PARKING STANDARDS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

RT17 - SERVICED TOURIST ACCOMMODATION

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

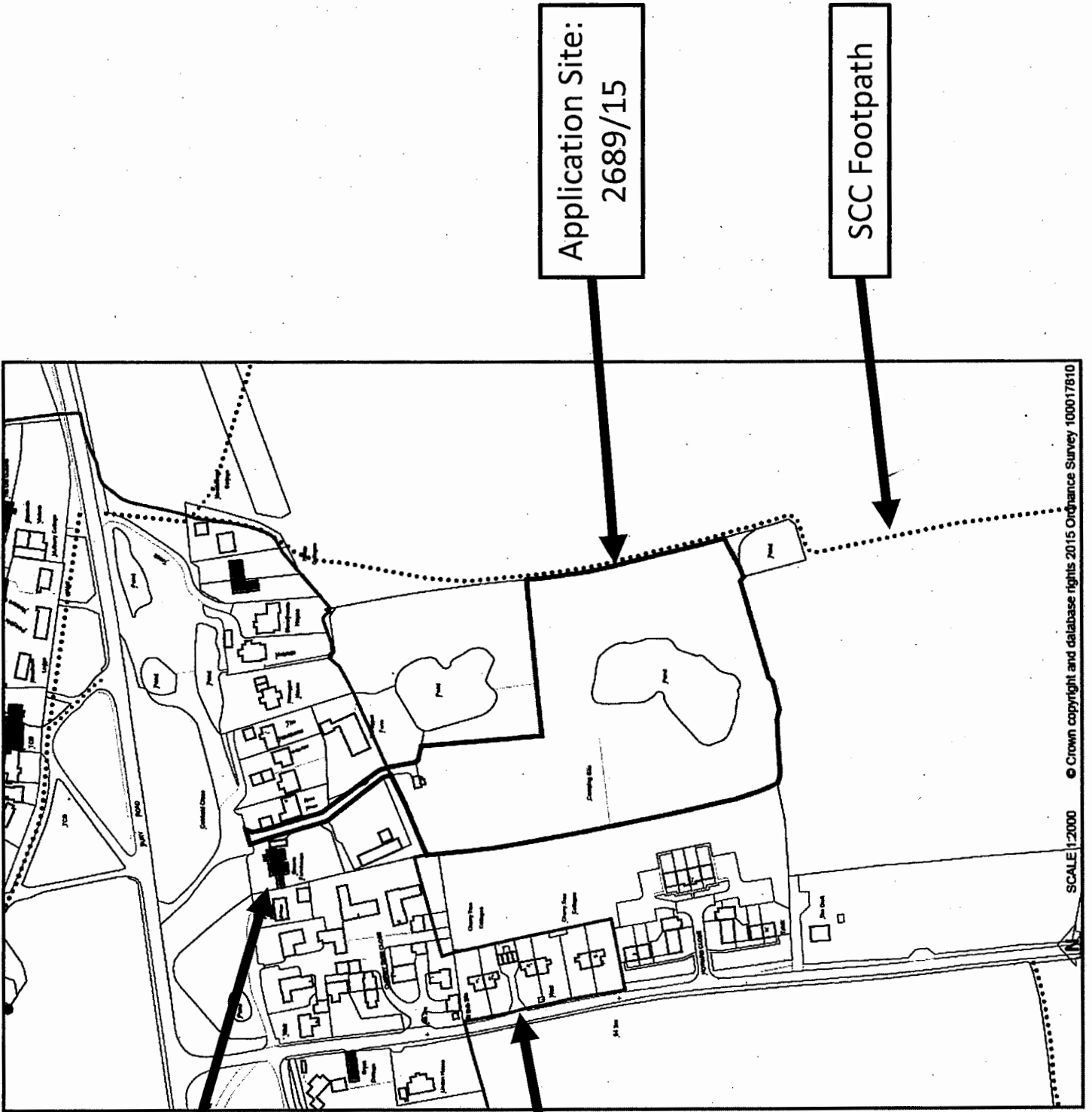
APPENDIX B - NEIGHBOUR REPRESENTATIONS

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

The following people **objected** to the application

The following people **supported** the application:

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



SCALE 1:2000 © Crown copyright and database rights 2015 Ordnance Survey 100017810

Grade 2
Listed Building

Worham
Village
Classification

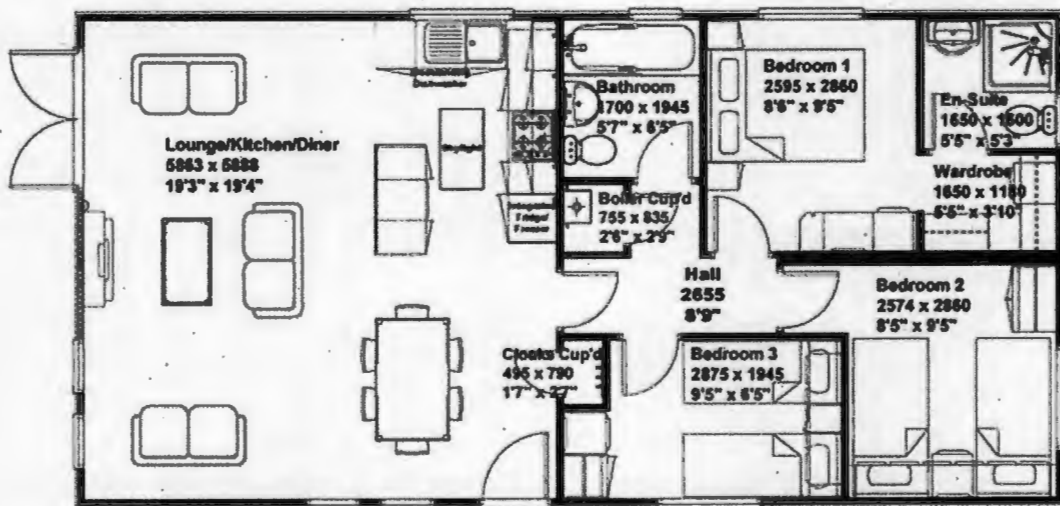
Application Site:
2689/15

SCC Footpath

USE OF LAND FOR THE STATIONING OF HOLIDAY LODGES
 HONEYPOT FARM CAMPSITE
 WORTHAM IP22 1PW

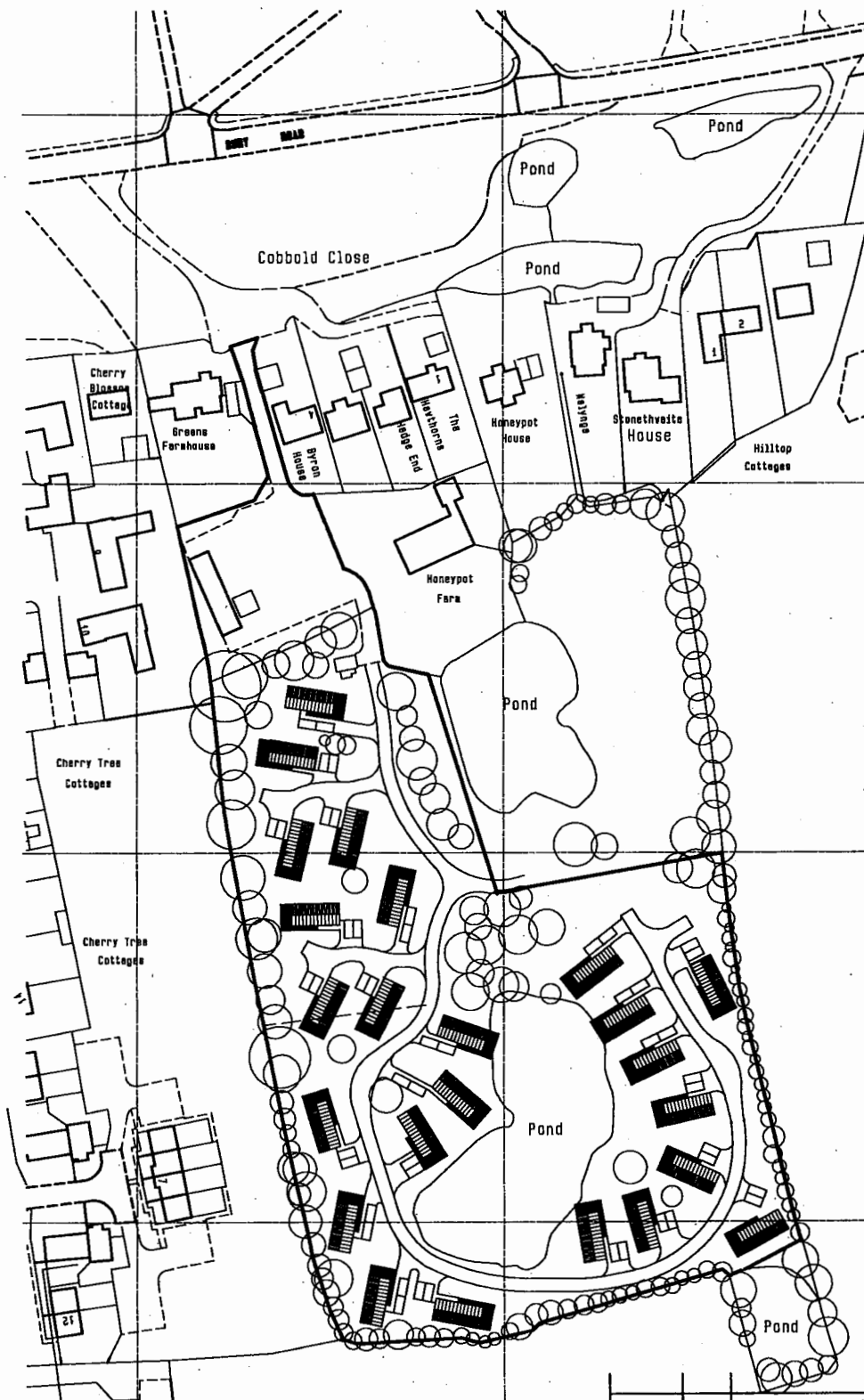


Indicative illustration of proposed holiday units



Indicative floor plan of proposed holiday units

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 Do not scale from this drawing. Use only figured dimensions. If in doubt, ask.
 All dimensions are to be checked on site.
 Any discrepancies should be reported immediately to the Architect.



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DATE	REV.	DESCRIPTION	DRAWN

PROPOSED LOG CABINS
 Honeypot Farm Campsite, Wortham. IP22 1PW
 Scale 1:1250 (A3)
 Page 5 of 20

Patrick Allen & Associates Architects

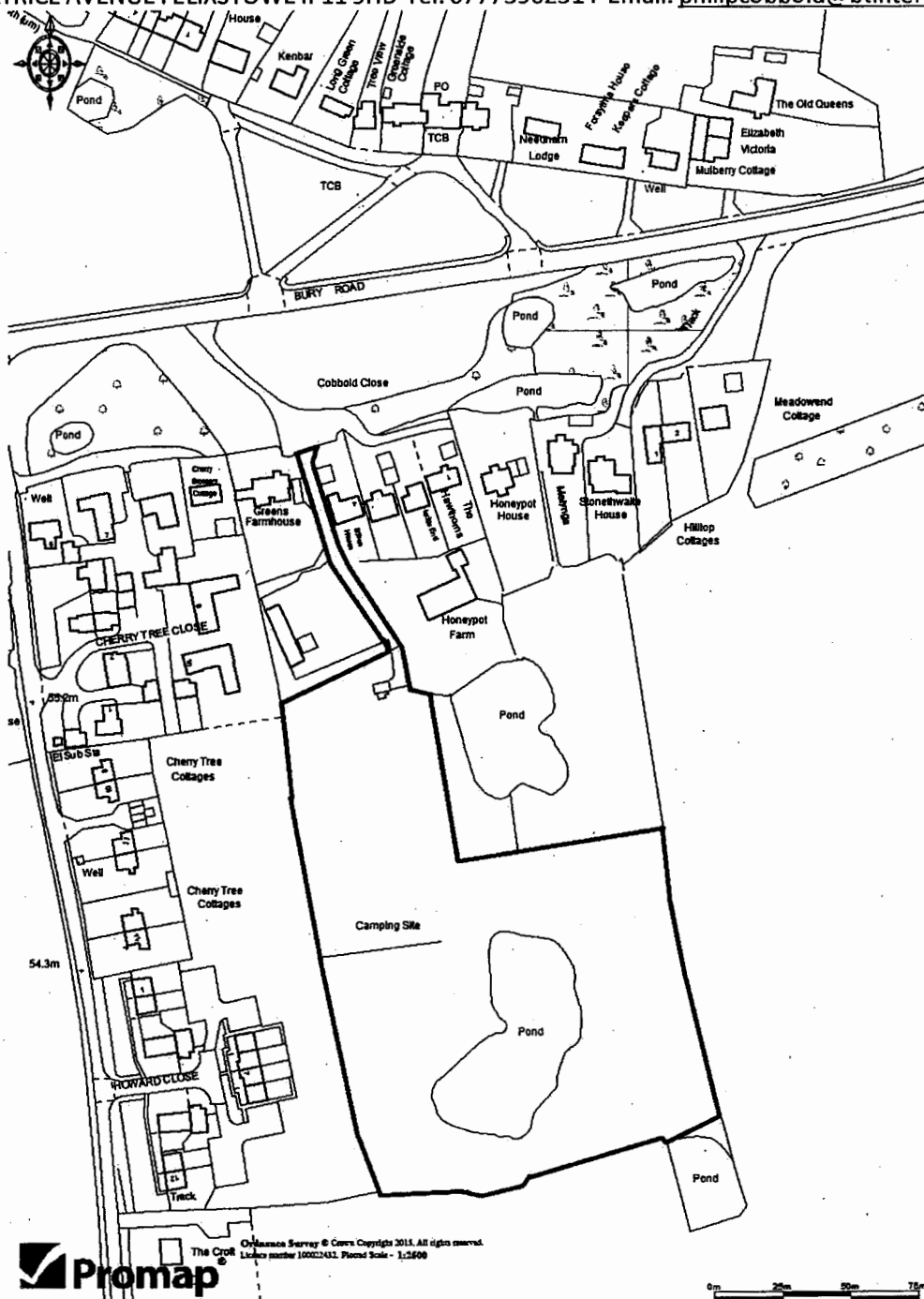
architects@patrickallen.org.uk
 www.patrickallen.org.uk
 +44 (0)1473 620660

2 Grange Business Centre
 Tommy Flowers Drive
 Grange Farm
 Kesgrave, Ipswich
 Suffolk, IP5 2BY

PHIL COBBOLD

PLANNING CONSULTANCY

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



USE OF LAND FOR STATIONING OF HOLIDAY LODGES
 HONEYPOT FARM, WORTHAM SUFFOLK IP22 1PW
 Site Location Plan Scale 1:2500

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

PARISH COUNCIL

Comments from: Wortham And Burgate Parish Clerk

Planning Officer: Stephen Burgess

Application Number: 2689 / 15

Proposal: Use of land for the stationing of 23 holiday lodges and 1 lodge for site manager.

Location: Honey Pot Farm Caravan Park, Bury Road, Wortham, IP22 1PW

PLEASE SET OUT ANY COMMENTS AND OBSERVATIONS OF YOUR COUNCIL WITH REGARD TO THE ABOVE, BEARING IN MIND THE POLICIES MENTIONED IN THE ACCOMPANYING LETTER.

MAIN OBJECTS.

- 1. DENSITY OF LODGES AND LAYOUT
- 2. OCCUPANCY - LENGTH OF TIME ALLOWED.
- 3. ENVIRONMENTAL + LANDSCAPE DISTURBANCE
- 4. LACK OF AMENITY SPACE / POOLY AREA FOR CHILDREN
- 5. LACK OF DETAIL ON INFRASTRUCTURE - LIGHTING, SEWER, ROADS
- 6. LACK OF DETAIL ON OWNERSHIP OF LODGES AND BUSINESS MODEL.

For Planning Applications only

- Support
- Object
- No Comments

NETTY VICKERST (Print Name)

on behalf of WORTHAM & BURGATE town/parish council

Dated 15/9/15



Consultation Response Pro forma

1	Application Number	2689/15 Honeypot Farm, Wortham	
2	Date of Response	23.9.15	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Enabling Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>1. The Heritage Team considers that the proposal would cause</p> <ul style="list-style-type: none"> • no harm to a designated heritage asset because although use of the site would become more intensive, this would not amount to material harm to the setting of the nearby listed building. 	
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 existing campsite lies on former farmland to the rear of Greens Farmhouse which is listed under its original name of Honeypot Farmhouse. It is a farmhouse of the 1600s, timber-framed and rendered with pantile roof, standing at the edge of Wortham Green, which should itself be considered an undesignated heritage asset. The relationship between the Green, the farmhouse and the agricultural land behind is a classic example of green-edge development, and is highly characteristic of the Mid Suffolk area and adjacent areas, and makes an important contribution to the setting and significance of the listed farmhouse. While the area immediately to the rear of the farmhouse has been used as storage in connection with the campsite, the camping area is separated by tree planting, and retains some rural character in its landscape treatment.</p> <p>The proposal would have the effect of exchanging tents and caravans for holiday lodges, which would have a more fixed and permanent appearance, and a more formal layout. The land would have a more developed character. While this is not without impact on the setting of the listed building, in the existing context the degree of harm is unlikely to warrant refusal on heritage grounds.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection)		

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.

	If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	

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

From: Liz Keeble
Sent: 26 August 2015 16:30
To: Planning Admin
Subject: Honey pot Farm caravan park

Reference: 2689/15
Alternative Reference: PP-04390153
Application Received: 30 Jul 2015
Address: Honey Pot Farm Caravan Park, Bury Road, Wortham, IP22 1PW
Proposal: Use of land for the stationing of 23 holiday lodges and 1 lodge for site manager.
Status: Application registered

I would like to add my comments about as long as the usual site conditions following the Caravan Sites & Control of Development Act 1960 regarding density, spacing and boundaries are adhered to then I have no objection to the proposals.

Liz

Liz Keeble
Housing Supply & Condition Officer
Mid Suffolk & Babergh District Council working together
Tel: 01473 825725
Fax: 01473 823594
Email: Liz.Keeble@baberghmidsuffolk.gov.uk

From: David Pizzev
Sent: 18 August 2015 10:18
To: Stephen Burgess
Cc: Planning Admin
Subject: 2689/15 Honey Pot Farm Caravan Park, Wortham.

Stephen

I have no objection to this application as trees are not proposed for removal and should remain unaffected by the scheme. The existing boundary planting is useful in helping to screen the site but this should not require protection unless excavation is required in close proximity.

David

David Pizzev
Arboricultural Officer
Babergh and Mid Suffolk District Councils - Working Together
E: david.pizzev@baberg.gov.uk
T: 01473 826662 & 01449 724555
www.babergh.gov.uk and www.midsuffolk.gov.uk

Your Ref: MS/2689/15
Our Ref: 570\CON\2898\15
Date: 06 October 2015
Highways Enquiries to: kyle.porter@suffolk.gov.uk

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

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

For the Attention of: Stephen Burgess

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/2689/15

PROPOSAL: Use of land for the stationing of 23 holiday lodges and 1 lodge for site manager

LOCATION: Honey Pot Farm Caravan Park, Bury Road, Wortham, IP22 1PW

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

SCCs perception is that the A143 can accommodate the influx in vehicular movements that the proposed development would create. Therefore, SCC does not wish to restrict the grant of permission for the current proposal.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

Economy, Skills and Environment
9-10 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 1RX

Philip Isbell
Professional Lead Officer
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich IP6 8DL

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

Our Ref: 2015_2689
Date: 26 August 2015

For the Attention of Stephen Burgess

Dear Mr Isbell

PLANNING APPLICATION 2689/15 – HONEYPOT FARM CARAVAN PARK, BURY ROAD, WORTHAM: ARCHAEOLOGY

This proposal lies in an area of archaeological importance on the edge of a medieval green, recorded in the County Historic Environment Record as WTM 033. A medieval site was excavated adjacent to the proposed development (WTM 048), an Iron site was excavated just west (WTM 044) and a site with prehistoric, Roman and medieval remains was excavated to the east (WTM 008). As a result, there is very high potential for encountering early occupation deposits at this location, given the proximity to known remains. Any groundworks associated with the proposed development has the potential to cause significant damage or destruction to any underlying heritage assets.

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

The following two archaeological conditions, used together, are recommended:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.

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

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

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

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

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

Yours sincerely

Rachael Abraham

Senior Archaeological Officer
Conservation Team



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: 2689/15
Our Ref: FS/F190937
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
27 AUG 2015
ACKNOWLEDGED
DATE
PASS TO

Date: 25/08/2015

Dear Sirs

Honey Pot Farm Caravan Park, Bury Road, Wortham IP22 1PW
Planning Application No: 2689/15

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

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

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

40

OFFICIAL

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

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

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

Yours faithfully

2

Mrs A Kempen
Water Officer

Copy: Mr Philip Cobbold, Philip Cobbold Planning Consultancy, 42 Beatrice Avenue,
Felixstowe, Suffolk IP11 9HB

Enc: Sprinkler Information

41

From: Andrea Stordy
Sent: 30 September 2015 14:37
To: Planning Admin
Subject: FAO: Stephen Burgess

Planning Application: 2689/15
Location: Honey Pot Farm Caravan Park, Bury Road, Wortham, IP22 1PW

Good Afternoon,
Thank you for your letter of 17/09/2015.

Please be advised that we have made formal comment on Honey Pot Farm Caravan Park, Bury Road, Wortham on 19/08/2015, under planning application 2689/15.

If you require a copy of the original comments made, please email your request to water.hydrants@suffolk.gov.uk, quoting Fire Ref: F190937.

Kind regards,
Sent on behalf of the Water Officer

Andrea Stordy
BSO

Engineering,
Public Health and Protection
Suffolk County Council
3rd Floor, Lime Block
Endeavour House,
Russell Road,
IP1 2BX

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

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 21 October 2015

AGENDA ITEM NO	3
APPLICATION NO	3075/15
PROPOSAL	Parking Improvements, to create 6 no. parking spaces with access
SITE LOCATION	Land adjacent 25, Acton Close, Bramford IP8 4ER
SITE AREA (Ha)	0.05
APPLICANT	Mr N Jarvis Asset Management
RECEIVED	August 27, 2015
EXPIRY DATE	November 2, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- The applicant is Mid Suffolk District Council.

PRE-APPLICATION ADVICE

1. The proposal was discussed with a Development Management Officer prior to its submission. The contribution of the site as an open space was discussed and that this would be balanced against the provision of parking spaces for the adjacent properties.

SITE AND SURROUNDINGS

2. The site is located off The Street, Bramford and is screened from The Street by a 1.3m high red brick wall. The application site lies at a lower level than the highway and is served by an existing dropped kerb which leads to a footpath link to other properties in Acton Close which lie to the rear. The dropped kerb does not lead to a formal vehicular access.

Behind the frontage wall an area of open grass land leads down to two pairs of semi-detached bungalows. They are not currently served by a formal vehicular access, having only a pedestrian path in front of the properties.

The grass is marked by vehicular tracks where access and parking has been informally carried out which damages the grass, particularly during winter.

The access also serves an area of currently vacant land to the rear of 25-31 Acton Close which has planning permission for the erection of two dwellings (3846/14).

There is a bus stop on the highway on the site frontage but no parking restrictions.

HISTORY

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

3846/14	Erection of 2 no. 2 bed, semi-detached affordable dwellings, construction of new vehicular access and erection of 2 garden sheds.	Granted 29/06/2015
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PROPOSAL

4. To undertake parking improvements through the provision of six parking spaces to serve the four adjacent bungalows via a 4.5m wide access way.

The proposal includes the use of permeable blocks in a red brindle colour with buff blocks delineating the parking spaces. There would be changes in ground level with the access and spaces at a level with the footway running in front of the bungalows.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Bramford Parish Council.** Reply awaited.

Suffolk County Council Highways. Reply received 30/09/15 and 07/10/15
Recommend conditions relating to manoeuvring, parking and access.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

None

ASSESSMENT

8. The proposal needs to be considered against the following matters :

- The principle of development
- Highway safety
- Visual amenity

The principle of development:

The NPPF contains guidance seeking to support local communities and the provision of services whilst also protecting open spaces (section 8).

Local Plan policy H10 relates to Highway considerations in development with the provision of safe access and adequate car parking. This proposal therefore addresses the shortfall in parking provision and is acceptable in principle, subject to compliance with the suggested conditions.

Highway safety

This proposed scheme seeks to address the current problems within Acton Close arising from the lack of parking spaces by providing 6 marked bays served by a new driveway and the formalising of the vehicular access.

The scheme would provide spaces for the adjacent properties, and reduce the likelihood of unauthorised parking on the grass or parking on the highway.

SCC Highways have been consulted on the proposal and have recommended conditions to be attached to any permission.

Visual amenity

The application site is an area of open grass land which has been damaged by the unauthorised vehicular access and parking which has taken place over the years. This has resulted in physical and visual damage to the site.

The proposal would enable the provision of parking spaces and the associated reinstatement of the grass, together with tree planting to improve the appearance of the area.

The frontage of the site is marked by a historic but unprotected red brick wall. Planning permission for two dwellings to the rear of the site has been granted (3846/14) and a condition relating to highway visibility requires a reduction in the length of the wall.

Conclusion

The proposal responds to the needs of local residents for the provision of parking spaces. Subject to appropriate conditions the development can be accommodated without causing unacceptable impacts to the safety of pedestrian and vehicle users of the cul-de-sac or its visual amenity.

RECOMMENDATION

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

- **Standard time limit**
- **To be in accordance with submitted application and details**
- **Highways conditions**
- **Landscaping scheme**

Philip Isbell
Corporate Manager - Development Management

Sian Bunbury
Planning Officer

APPENDIX A - PLANNING POLICIES

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

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
Cor5 - CS5 Mid Suffolks Environment

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

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

The following people **objected** to the application

The following people **supported** the application:

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



Title: Red Site Plan

Reference: 3075/15

Site:

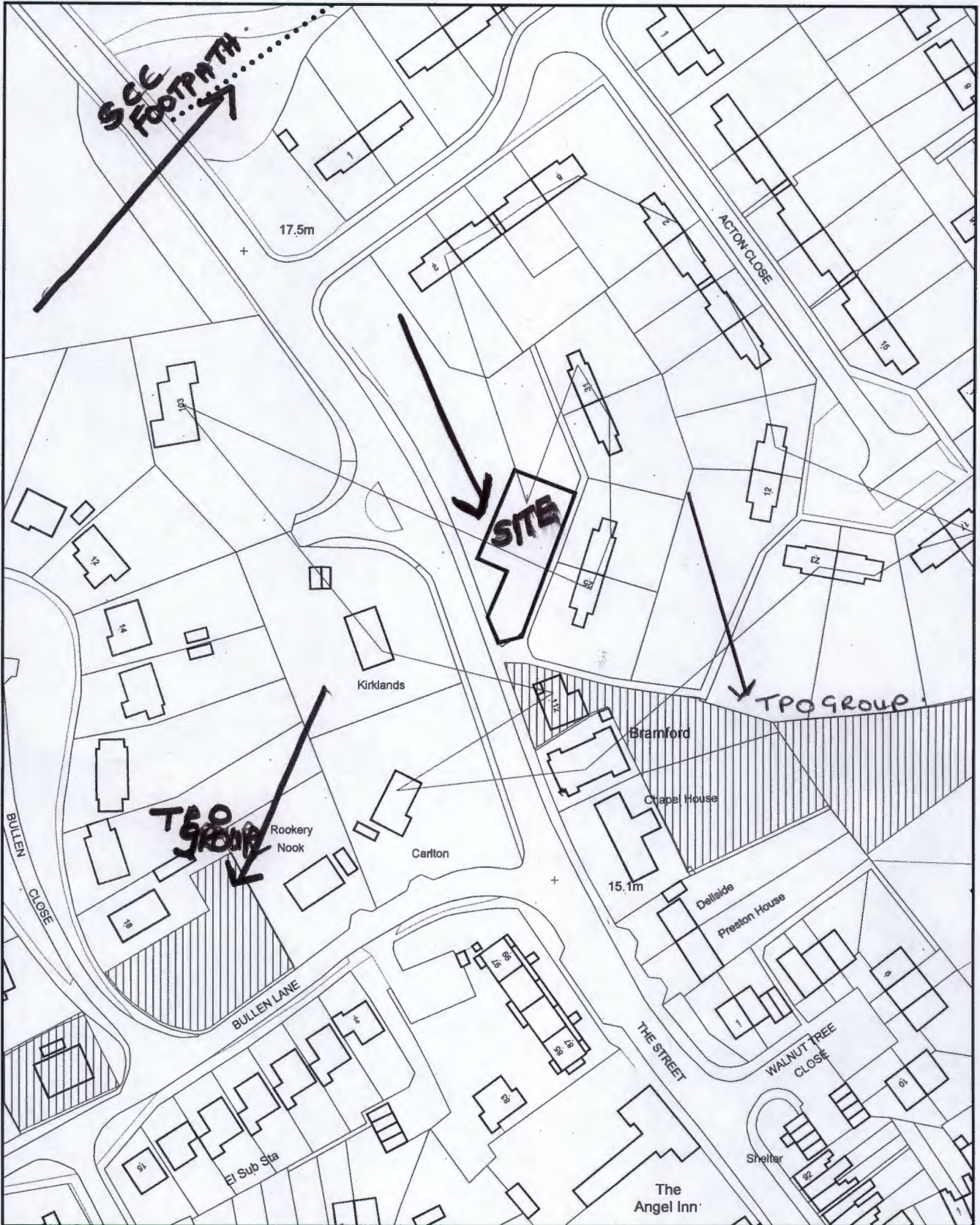


MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.gov.uk
 www.midsuffolk.gov.uk



SCALE 1:1250

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Title: ConsNbrs
Reference: 3075/15
Site:

TPO group

□ TPO group

Public rights of way

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

SCALE 1:1250



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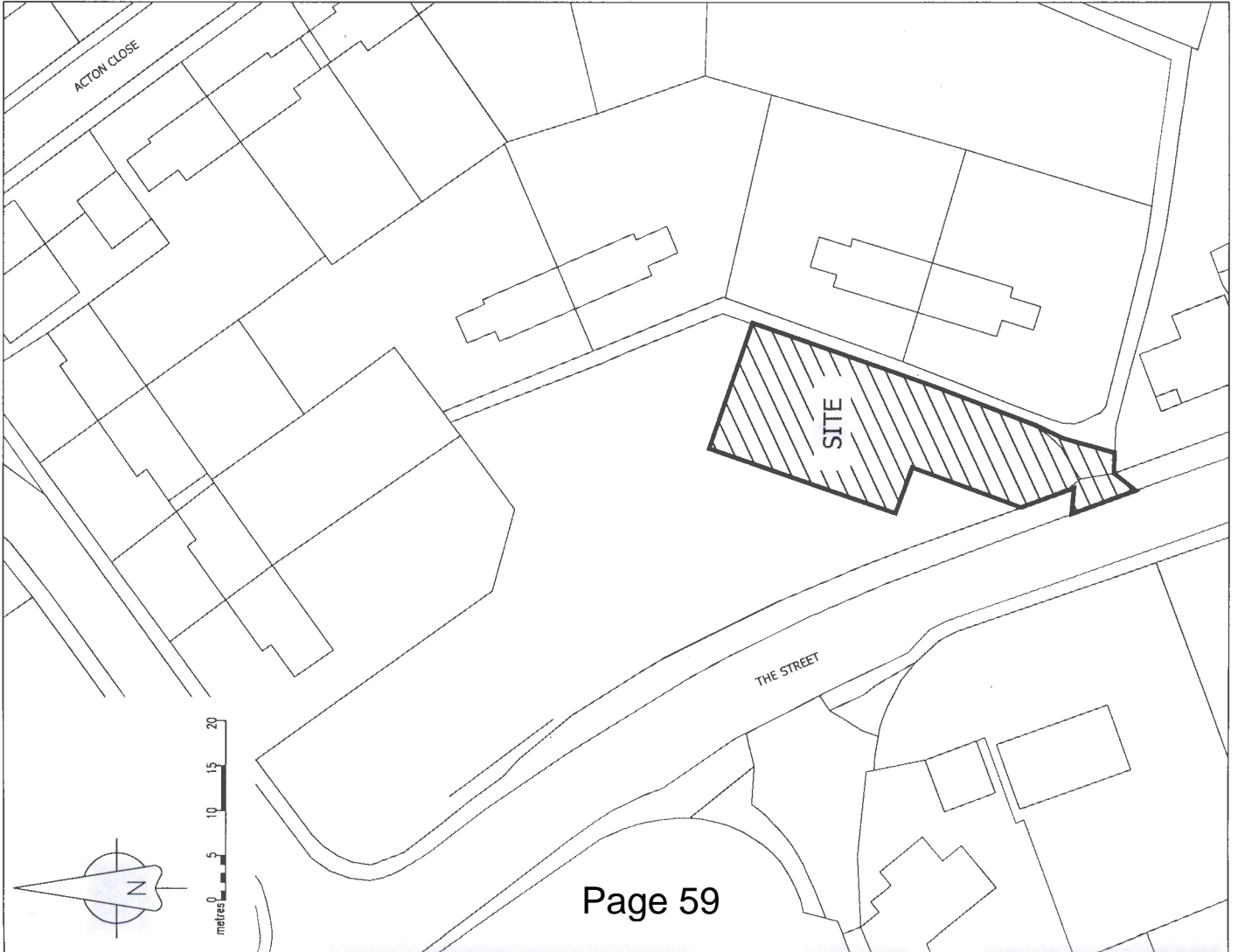
1:2500 LOCATION PLAN

SITE AREA 465m²

48

REV	DATE	DESCRIPTION														
		 <p> Babergh & Mid Suffolk District Council Asset Management Division Cork's Lane, Hadleigh, Suffolk, IP7 8SJ Tel. No: 01473 822801 Ryan Jones B.Sc., C.Eng., M.I.C.E. Corporate Manager - Asset Management </p>														
		<table border="1"> <tr> <td>CLIENT</td> <td>Mid Suffolk District Council</td> </tr> <tr> <td>DATE</td> <td>June 2015</td> </tr> <tr> <td>SCALE</td> <td>As shown A3</td> </tr> </table>	CLIENT	Mid Suffolk District Council	DATE	June 2015	SCALE	As shown A3								
CLIENT	Mid Suffolk District Council															
DATE	June 2015															
SCALE	As shown A3															
		<table border="1"> <tr> <td>PROJECT</td> <td>Parking Improvements at Acton Close, Bramford</td> </tr> <tr> <td>SUBJECT</td> <td>Location and Site Plan</td> </tr> <tr> <td>PROJECT NR</td> <td>DRAWING NR</td> </tr> <tr> <td></td> <td>M15-EN-403 AC01</td> </tr> <tr> <td>REV</td> <td>DRAWN</td> </tr> <tr> <td></td> <td>J.O.</td> </tr> <tr> <td>CHECKED</td> <td>N.A.</td> </tr> </table>	PROJECT	Parking Improvements at Acton Close, Bramford	SUBJECT	Location and Site Plan	PROJECT NR	DRAWING NR		M15-EN-403 AC01	REV	DRAWN		J.O.	CHECKED	N.A.
PROJECT	Parking Improvements at Acton Close, Bramford															
SUBJECT	Location and Site Plan															
PROJECT NR	DRAWING NR															
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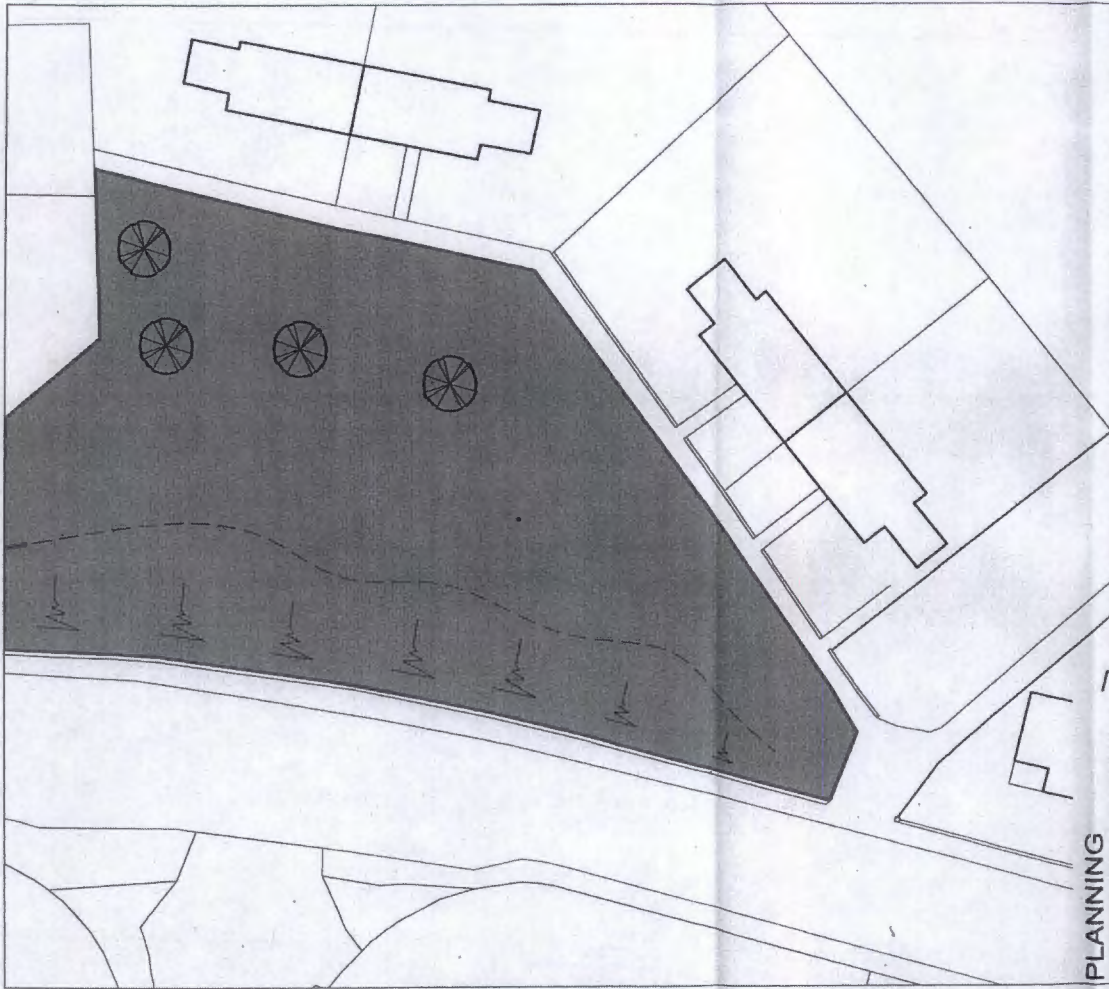
PLANNING



1:500 SITE PLAN

3075/15

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 27 AUG 2015
 ACKNOWLEDGED
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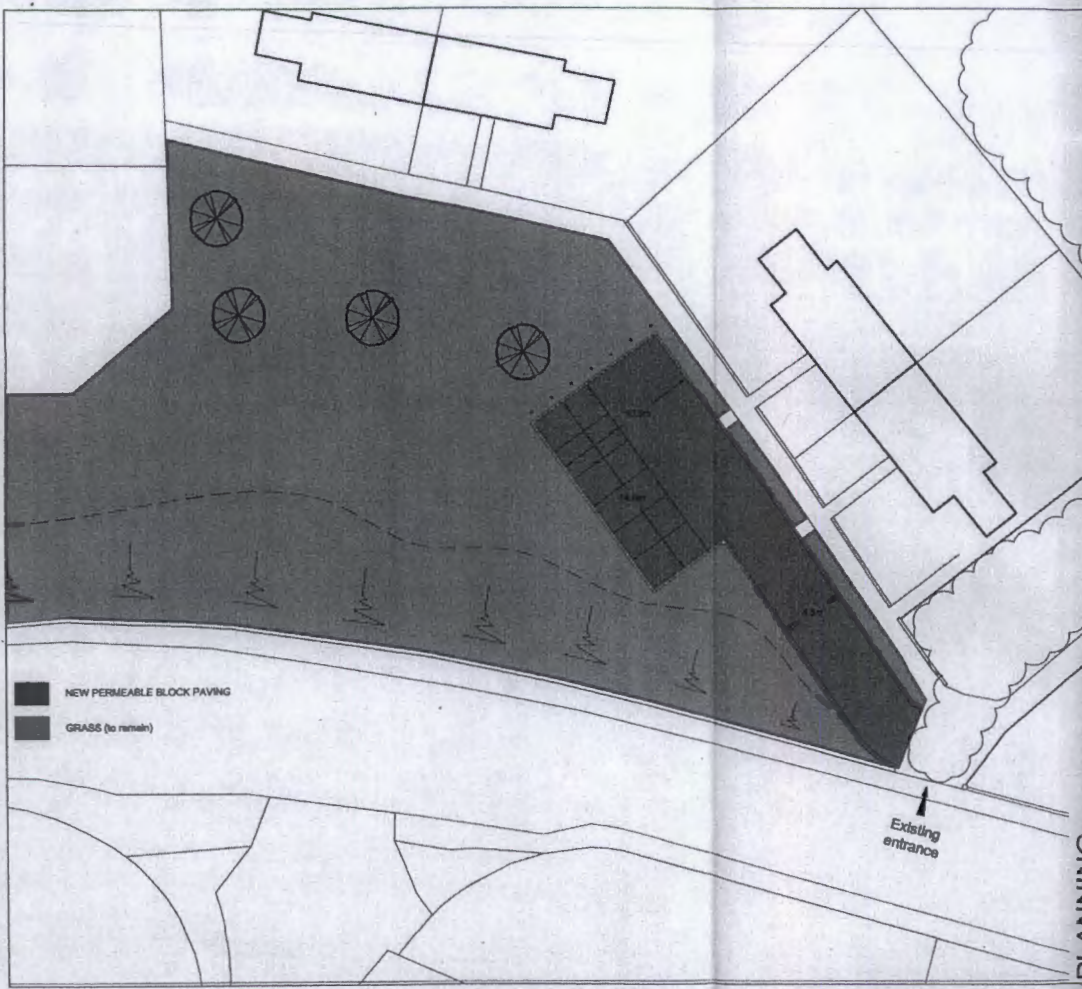
REV	DATE	DESCRIPTION
Blarburgh & Mid Suffolk District Council Asset Management Division Council Lane, Northwich, Suffolk, IP7 6SL. Tel. No: 01473 822801		
		CLIENT Mid Suffolk District Council
PROJECT Parking Improvements at Access Close, Blarburgh	DATE June 2015	SCALE 1:250 @ A3
SUBJECT Existing Layout	REV M16FEN-403 AC02	DRAWN J.O. CHECKED

3075/5

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Planning approval previously granted for 2 No. dwellings with associated access improvements


MID SUFFOLK DISTRICT COUNCIL
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RECEIVED
27 AUG 2015
ACKNOWLEDGED
DATE
TIME



■ NEW PERMEABLE BLOCK PAVING
■ GRASS (to remain)

Existing entrance

PLANNING

REV DATE DESCRIPTION Babergh & Mid Suffolk District Council Asset Management Division Coombe Lane, Hoxleigh, Suffolk, IP7 6SL Tel. No: 01473 622801 Ryan James B.Sc., CEng M.C.E.S. Corporate Manager - Asset Management		 Working Together	
PROJECT	Parking Improvements at Action Close, Bealstead	CLIENT	Mid Suffolk District Council
DRAWN	Proposed Layout	DATE	June 2015
PROJECT NO.	M15-EN-403 AC03	SCALE	1:250 @ A3
DRAWN BY	J.D.	CHECKED	

51

3846/14

CONTRACTOR (ENERGY AND MANAGEMENT) REGULATION 2007
 This document is a contract document and should be read in conjunction with the contract documents. It is the responsibility of the contractor to ensure that the work is carried out in accordance with the contract documents and the relevant legislation. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The contractor shall be responsible for the safety of the work and the site. The contractor shall be responsible for the removal of all waste and debris from the site. The contractor shall be responsible for the reinstatement of the site to its original condition or better. The contractor shall be responsible for the payment of all taxes and levies. The contractor shall be responsible for the payment of all insurance premiums. The contractor shall be responsible for the payment of all other costs incurred in the performance of the contract.

Item No.	Description	Quantity	Unit	Rate	Total
1	Site Preparation	1	Lot	10000	10000
2	Foundation	1	Lot	10000	10000
3	Structure	1	Lot	10000	10000
4	Roofing	1	Lot	10000	10000
5	Internal Finishes	1	Lot	10000	10000
6	External Finishes	1	Lot	10000	10000
7	Landscaping	1	Lot	10000	10000
8	Services	1	Lot	10000	10000
9	Drainage	1	Lot	10000	10000
10	Final Works	1	Lot	10000	10000
TOTAL					100000

Scale of Annotations:
 1:1000
 1:500
 1:250
 1:100
 1:50
 1:25
 1:10
 1:5
 1:2
 1:1

Legend:
 1. Proposed new building, to be built in accordance with the contract documents.
 2. Proposed new building, to be built in accordance with the contract documents, subject to the approval of the relevant authorities.
 3. Proposed new building, to be built in accordance with the contract documents, subject to the approval of the relevant authorities, and the relevant legislation.
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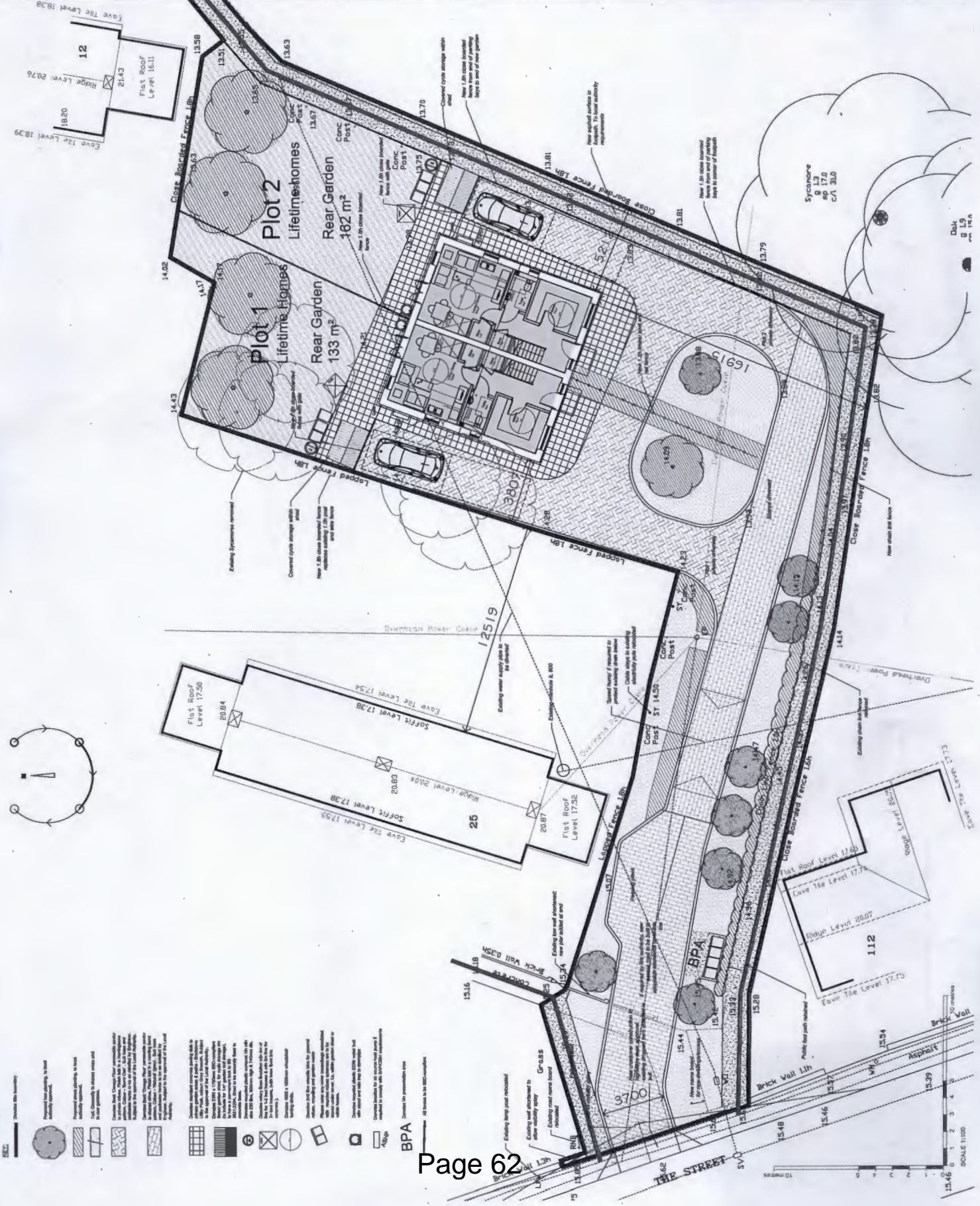
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 98th Floor, 10000
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 100th Floor, 10000

Project: New Housing
Client: Barefoot & Gilles
Location: 10000
Site and block plan
As proposed

Scale: 1:100 @ A1
Date: 03-02-2015
Author: 1856 DE 10-03
Check: C

PLANNING

Notes:
 1. The site is located in the Mid-Burleigh District Council area.
 2. The site is zoned for residential use.
 3. The site is subject to the provisions of the Resource Management Act 1991.
 4. The site is subject to the provisions of the Building Act 2004.
 5. The site is subject to the provisions of the Resource Management Act 1991, and the relevant contract documents.
 6. The site is subject to the provisions of the Building Act 2004, and the relevant contract documents.
 7. The site is subject to the provisions of the Resource Management Act 1991, and the relevant contract documents, and the relevant contract documents.
 8. The site is subject to the provisions of the Building Act 2004, and the relevant contract documents, and the relevant contract documents.
 9. The site is subject to the provisions of the Resource Management Act 1991, and the relevant contract documents, and the relevant contract documents, and the relevant contract documents.
 10. The site is subject to the provisions of the Building Act 2004, and the relevant contract documents, and the relevant contract documents, and the relevant contract documents.



3075/15

Detail - Showing parking areas in permeable block paving

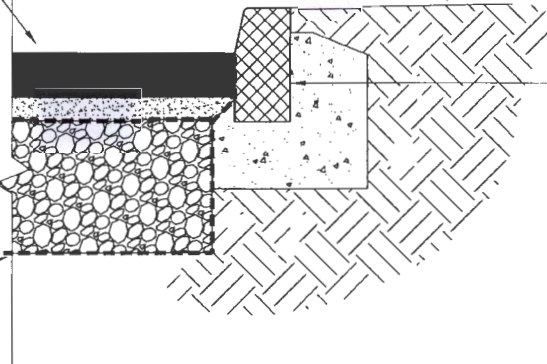
NOTE
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All errors, omissions, discrepancies should be reported to the originator immediately.
All dimensions to be checked before site fabrication by the contractor. No subcontractor is exempt.
Do not scale plans - use figure or grid dimensions where given.
Any mistakes from the drawing to be reported to the engineer immediately.

80mm thick Formpave "Aquaflow" standard blocks or similar approved. Colour "red brindle". Where indicated on layout plan use contrasting 'Buff' blocks to delineate parking spaces.

50mm thick laying course of 6mm single sized crushed stone to BS882.

300mm thick sub-base layer of 6-28mm crushed stone to BS882.

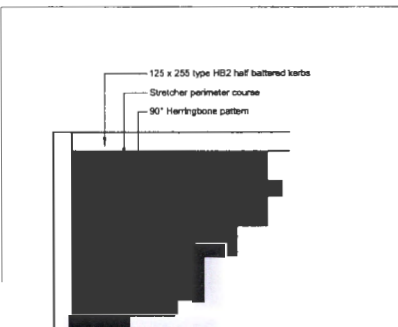
Permeable geotextile membrane brought up to haunch of kerbs and cut off just below surface of paving.



Make good to adjacent surfaces using 150mm thick good quality topsoil with mixed grass seed spread at a rate of 45g/m².

125 x 255 type HB2 half battered kerbs to BS7263 part 1:1990 set on 150mm thick ST1 concrete bed with 175mm wide ST1 concrete back (100mm kerb face). Drop kerb required at crossing points.

- Specification for permeable block paved driveway/parking bay:-**
- Allow for all preliminary items required in respect of the proposed works.
 - All works to be carried out in accordance with Suffolk County Council's current specification for estate roads.
 - Excavate to formation level and dispose of spoil offsite.
 - Compact formation and treat with approved root and systemic weedkiller strictly in accordance with manufacturer's instructions.
 - Formation to be firm and dry before constructing to required levels.
 - Supply and lay 'Terram 1000' geotextile membrane (or similar approved) over formation and overlap in accordance with manufacturer's instructions.
 - Supply, lay and compact 300mm thick sub-base layer of 6-28mm crushed stone to BS882.
 - Supply, lay and compact 50mm thick 6mm washed aggregate laying course to BS882.
 - Supply lay and compact 'Formwave Aquaflow' 80mm thick permeable paving blocks (or similar approved) in accordance with manufacturer's instructions. Colour 'Red Brindle'. Laying pattern to be 90° herringbone unless otherwise specified, with 'stretcher' edge course around the perimeter. Where applicable individual parking bays to be delineated by a row of contrasting colour blocks.
 - Following the first pass with a vibrating plate, 3mm single size clean stone should be applied to the surface of the blocks and brushed in. The blocks should again be vibrated and any debris brushed off.
 - Reinstatement all areas affected by the works prior to leaving site.



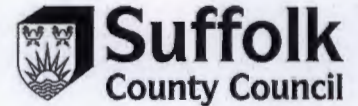
27 AUG 2015
APPROVED

REV	DATE	DESCRIPTION
Babergh & Mid Suffolk District Council Asset Management Division Corke Lane, Haverhill, Suffolk, IP7 6EJ Tel: No: 01473 822801 Ryan Jones B.Sc. CEng. M.C.E. Corporate Manager - Asset Management		
PROJECT Parking improvements at Acton Close, Barningham		CLIENT Mid Suffolk District Council
SUBJECT Permeable block paving detail		DATE June 2015
PROJECT NO M15-EN-403 AC04		SCALE NOT TO SCALE
DRAWING NO M15-EN-403 AC04		DRAWN J.D.
REV		CHECKED

PLANNING



53



Your Ref: MS/3075/15
Our Ref: 570\CON\2938\15
Date: 06 October 2015
Highways Enquiries to: kyle.porter@suffolk.gov.uk

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

Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Sian Bunbury

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3075/15

PROPOSAL: Parking Improvements, to create 6 no. parking spaces with access

LOCATION: Land Behind, 25, Acton Close, Bramford, IP8 4ER

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

1 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number: M15-EN-403 AC03 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

2 NOTE 02

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

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

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

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

54



Your Ref: MS/3075/15
Our Ref: 570\CON\2938\15
Date: 07 October 2015
Highways Enquiries to: kyle.porter@suffolk.gov.uk

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

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

For the Attention of: Sian Bunbury

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3075/15

PROPOSAL: Parking Improvements, to create 6 no. parking spaces with access

LOCATION: Land Behind, 25, Acton Close, Bramford, IP8 4ER

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

The proposed vehicular access to the public highway, as per newly submitted plan: M15-EN-403 AC01, shall be in accordance with DM03 with an entrance width of 4.5m.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 21 October 2015

AGENDA ITEM NO 4
APPLICATION NO 3074/15
PROPOSAL Parking Improvements, to create 9 no. additional parking spaces
SITE LOCATION New Street Close, Stradbroke IP21 5JH
SITE AREA (Ha) 0.07
APPLICANT Mr N Jarvis Asset Management
RECEIVED August 27, 2015
EXPIRY DATE November 2, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- The applicant is Mid Suffolk District Council

PRE-APPLICATION ADVICE

1. The proposal was discussed with a Development Management Officer prior to its submission. The contribution of the site as an open space was discussed and that this would be balanced against the provision of additional parking spaces for the adjacent properties.

SITE AND SURROUNDINGS

2. The site forms part of an open grassed area around which are grouped sixteen bungalows, in semi-detached pairs. The site is accessed off New Street, on the western edge of Stradbroke, and currently provides about eight parking spaces but these are unmarked and there is a small group of trees towards the road frontage.

In the vicinity of the site, on the opposite side of the road are two listed buildings.

HISTORY

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

None

PROPOSAL

4. To improve parking provision for residents by providing nine additional parking spaces and marking the existing spaces, so that overall there would be seventeen spaces including three disabled spaces.

The proposal includes the use of permeable blocks in a red brindle colour with buff blocks delineating the parking spaces.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Stradbroke Parish Council** - Comments awaited

SCC Highways - Reply received 06/10/15. Recommend conditions relating to the provision of manoeuvring and parking spaces.

MSDC Heritage Officer - Reply received 18/09/15. No comments

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

None

ASSESSMENT

8. The proposal needs to be considered against the following matters :

- The principle of development
- Highway safety
- Visual amenity

The principle of development:

The NPPF contains guidance seeking to support local communities and the provision of services whilst also protecting open spaces (section 8).

Local Plan policy H10 relates to Highway considerations in development with the provision of safe access and adequate car parking. This proposal addresses the shortfall in parking provision and is acceptable in principle, subject to compliance with the recommended conditions.

Highway safety

This proposed scheme seeks to address the current problems within New Street

Close arising from the shortfall of parking spaces by providing seven additional parking spaces on a new surfaced area and two further spaces through marking the existing area.

The scheme would provide spaces for the adjacent properties, and reduce the likelihood of unauthorised parking on the grass or parking on the highway.

SCC Highways have been consulted on the proposal and have recommended conditions to be attached to any permission which may be granted.

Visual amenity

The application site is an area of open grass land with some trees. One tree is proposed to be removed as part of the proposal, but it is not considered that this would have an adverse impact on the visual amenity of the area.

Conclusion

The proposal responds to the needs of local residents for the provision of parking spaces. Subject to appropriate conditions the development can be accommodated without causing unacceptable impacts on the safety of pedestrian and vehicle users of the cul-de-sac or its visual amenity.

RECOMMENDATION

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

- **Standard time limit**
- **To be in accordance with submitted application and details**
- **Highways - manoeuvring and parking space**

Philip Isbell
Corporate Manager - Development Management

Sian Bunbury
Planning Officer

APPENDIX A - PLANNING POLICIES

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

Cor5 - CS5 Mid Suffolks Environment
CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
HB1 - PROTECTION OF HISTORIC BUILDINGS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

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

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

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

The following people **objected** to the application

The following people **supported** the application:

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



Title: Red Site Plan
Reference: 3074/15
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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Title: Constraints
Reference: 3074/15
Site:

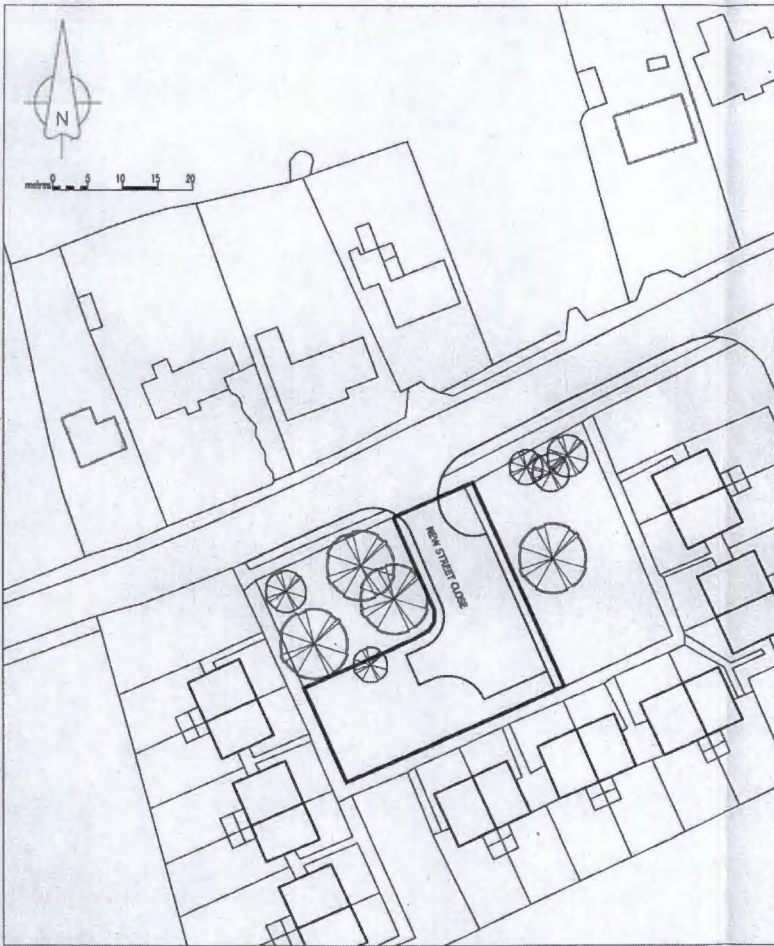


MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csd.gov.uk
 www.midsuffolk.gov.uk

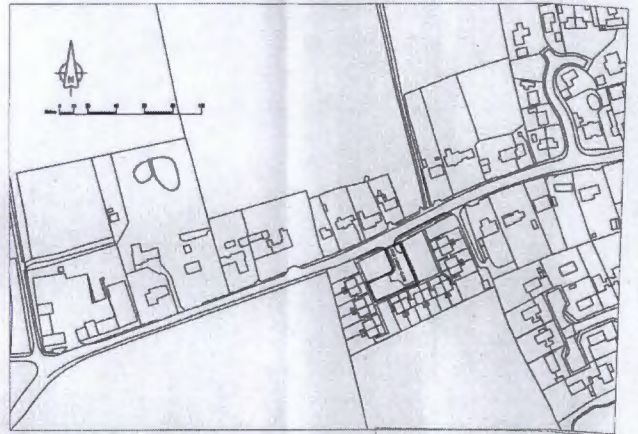


SCALE 1:1250

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1:500 SITE PLAN



1:2500 LOCATION PLAN

SITE AREA 695m²

3074 / LS
 1523
 This drawing must not be released, loaned or copied without the written consent of the originator.
 All errors, omissions, discrepancies should be reported to the originator immediately.
 All dimensions to be checked before site fabrication by the contractor. No sub-contractor or supplier.
 Do not make alterations - use figures or grid dimensions where given.
 Any deviation from the drawing to be reported to the originator immediately.

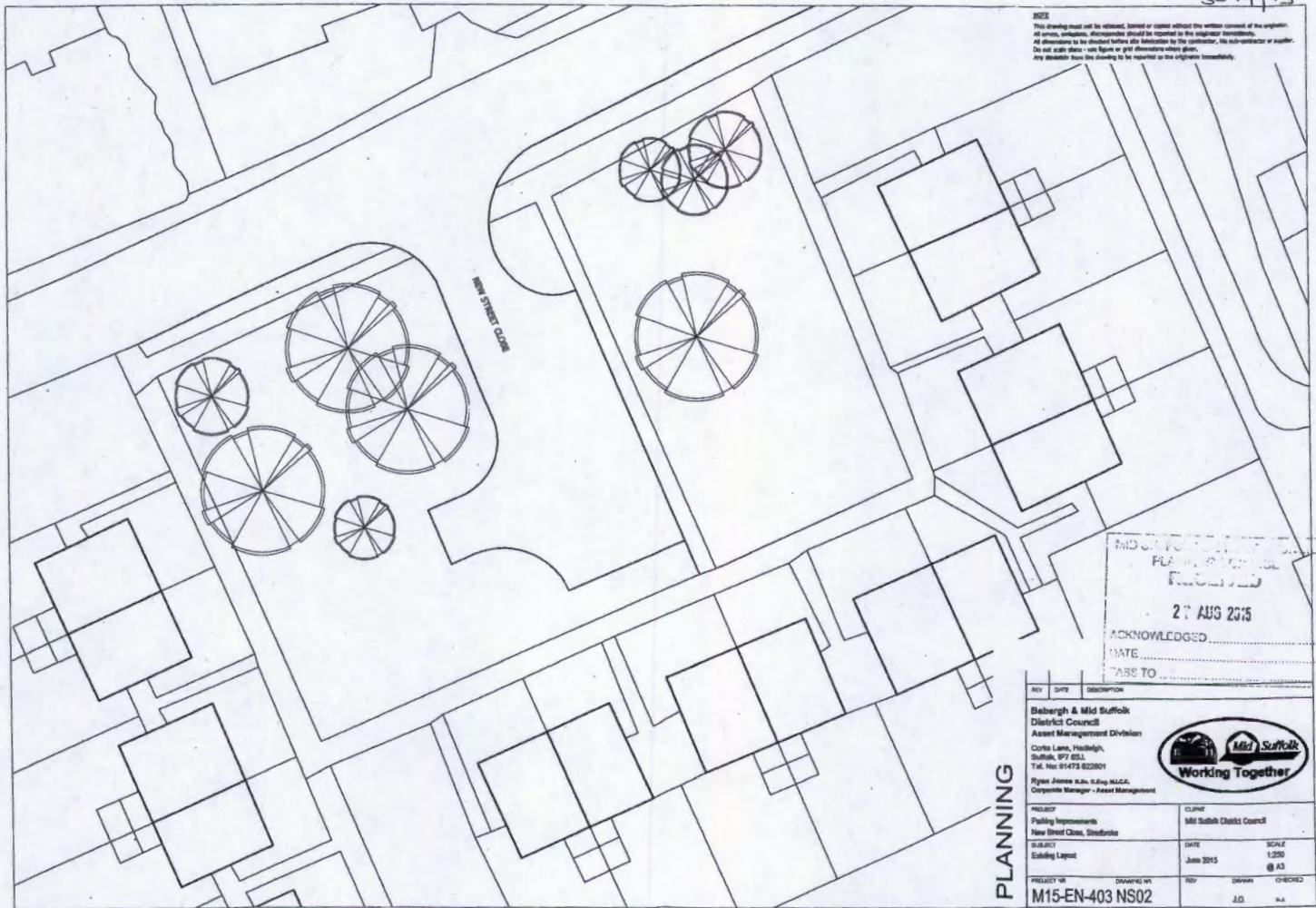
NEW STY POLK UPTON TRUST COUNCIL
 PLANNING CONTROL
RECEIVED
 27 AUG 2015
 ACKNOWLEDGED
 DATE: _____
 SIGN TO: _____

REV	DATE	DESCRIPTION
Babergh & Mid Suffolk District Council Asset Management Division Coker Lane, Hadleigh, Suffolk, IP7 8SL Tel. No: 01473 622801 Robert Vermae B.Sc. C.Eng. M.B.C.E. Corporate Manager - Asset Management		
PROJECT Parking Improvements New Street Close, Stradbroke		CLIENT Mid Suffolk District Council
SUBJECT Location and Site Plan		DATE Apr 2015
PROJECT NO M15-EN-403 NS01		SCALE As shown All
REV	DATE	CHANGED BY
		J.C.

PLANNING



3074/15



NOTES
 This drawing must not be altered, copied or copied without the written consent of the originator.
 All errors, omissions, discrepancies should be reported to the originator immediately.
 All dimensions to be checked before site construction by the contractor, his sub-contractor or supplier.
 Do not add dimensions - use figures or grid dimensions where given.
 Any deviation from the drawing to be reported to the originator immediately.

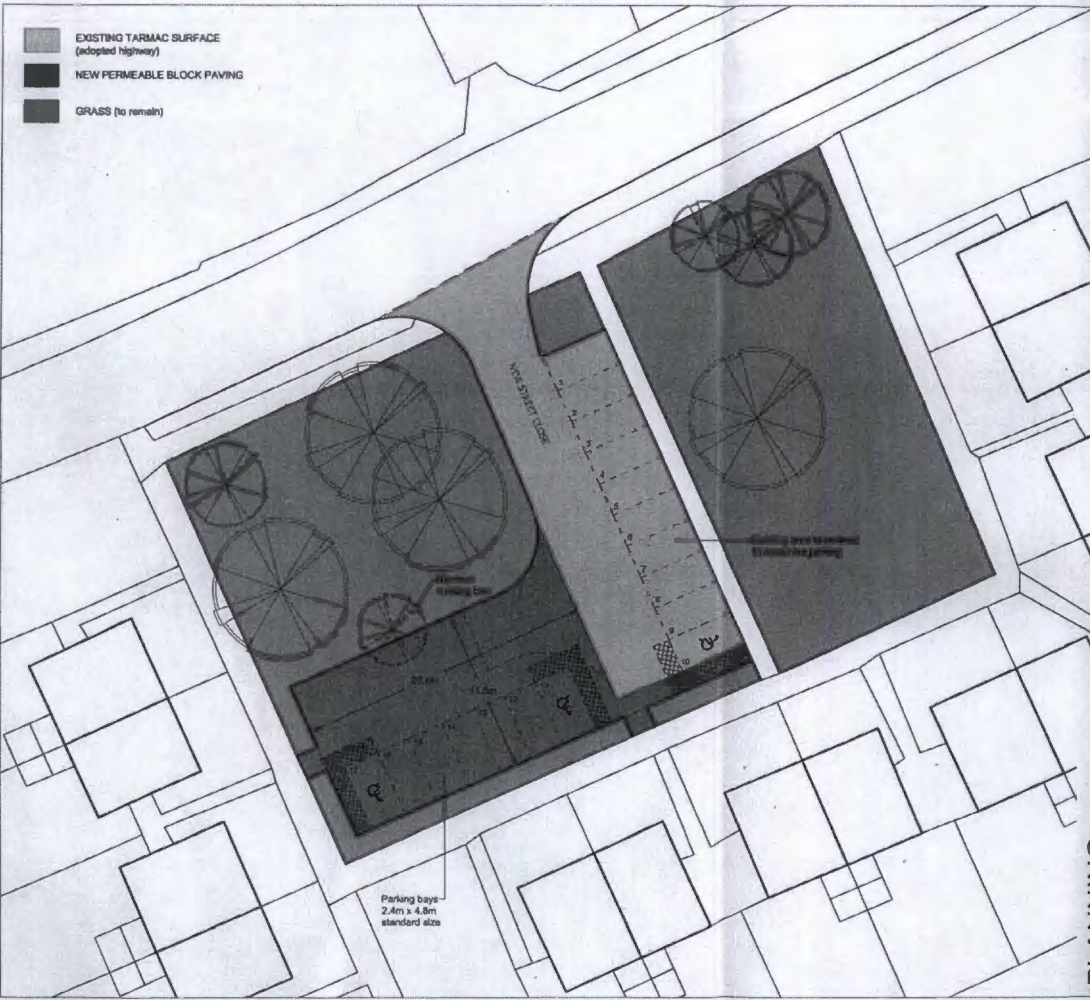
MID SUFFOLK DISTRICT COUNCIL
 Planning Department
 27 AUG 2015
 ACKNOWLEDGED
 DATE
 PASS TO

PLANNING

REF	DATE	DESCRIPTION
Babergh & Mid Suffolk District Council Asset Management Division Corte Lane, Haddish, Suffolk, IP7 6SL T: 01473 822801 Ryan James B.Sc., C.Eng., M.C.C.E. Corporate Manager - Asset Management		
PROJECT Parking Improvements New Street Close, Streetbrook		CLIENT Mid Suffolk District Council
SUBJECT Existing Layout		DATE June 2015
PROJECT NO M15-EN-403 NS02		SCALE 1:200 @ A3
DESIGNED BY	DRAWN	CHECKED
	J.D.	K.A.



3074/5



NOTE
 This drawing must not be reissued, loaned or copied without the written consent of the originator.
 All errors, omissions, discrepancies should be reported to the originator immediately.
 All dimensions to be checked before any fabrication by the contractor, his sub-contractor or supplier.
 Do not take dimensions from figures or grid dimensions where given.
 Any doubts from the drawing to be reported to the originator immediately.

DISTRICT COUNCIL
 PLANNING DEPARTMENT
RECEIVED
 27 AUG 2015
 ACKNOWLEDGED
 DATE
 PASS TO

REV	DATE	DESCRIPTION
Babergh & Mid Suffolk District Council Asset Management Division Corke Lane, Haverhill, Suffolk, IP7 6SL Tel. No: 01473 622001 Ryan James B.Sc., C.Eng., M.C.S. Corporate Manager - Asset Management		
PROJECT Parking Improvements New Street Close, Stradbroke		CLIENT Mid Suffolk District Council
SUBJECT Proposed Layout		DATE June 2015 SCALE @ A3
PROJECT NO M-15-EN403 NS03	DRAWING NO NS03	REV 2.0 CHECKED [Signature]

PLANNING



Detail - Showing parking areas in permeable block paving

2074/15

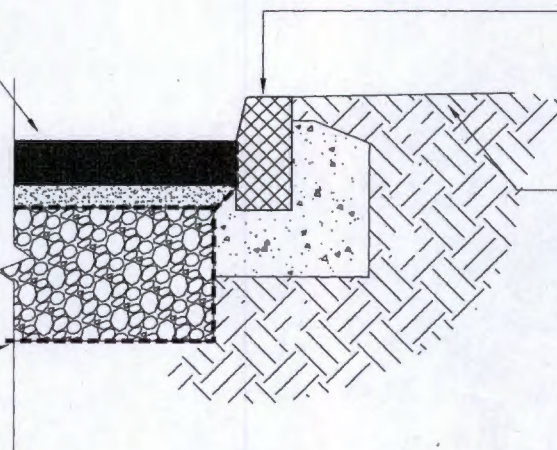
NOTE
 This drawing must not be revised, loaned or copied without the written consent of the author.
 All errors, omissions, discrepancies should be reported to the engineer immediately.
 All dimensions to be checked before site installation by the contractor. No sub-contractor or supplier
 is to alter plans - note figure or grid dimensions where given.
 Any deviation from the drawing to be reported to the engineer immediately.

80mm thick Formpave "Aquaflow" standard blocks or similar approved. Colour "red brindle". Where indicated on layout plan use contrasting 'Buff' blocks to delineate parking spaces.

50mm thick laying course of 6mm single sized crushed stone to BS882.

300mm thick sub-base layer of 6-28mm crushed stone to BS882.

Permeable geotextile membrane brought up to haunch of kerbs and cut off just below surface of paving.

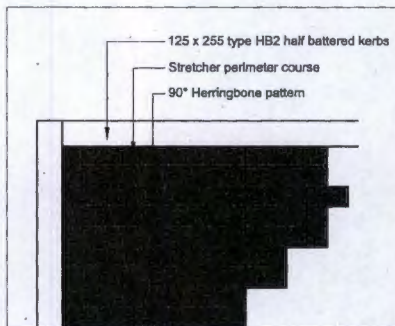


125 x 255 type HB2 half battered kerbs to BS7263 part 1:1990 set on 150mm thick ST1 concrete bed with 175mm wide ST1 concrete back (100mm kerb face)
 Drop kerb required at crossing points.

Make good to adjacent surfaces using 150mm thick good quality topsoil with mixed grass seed spread at a rate of 45g/m².

Specification for permeable block paved domestic driveway/parking bay:-

- Allow for all preliminary items required in respect of the proposed works.
- All works to be carried out in accordance with Suffolk County Council's current specification for estate roads.
- Excavate to formation level and dispose of spoil offsite.
- Compact formation and treat with approved root and systemic weedkiller strictly in accordance with manufacturer's instructions.
- Formation to be firm and dry before constructing to required levels.
- Supply and lay 'Terram 1000' geotextile membrane (or similar approved) over formation and overlap in accordance with manufacturer's instructions.
- Supply, lay and compact 300mm thick sub-base layer of 6-28mm crushed stone to BS882.
- Supply, lay and compact 50mm thick 6mm washed aggregate laying course to BS882.
- Supply lay and compact 'Formpave Aquaflow' 80mm thick permeable paving blocks (or similar approved) in accordance with manufacturer's instructions. Colour 'Red Brindle'. Laying pattern to be 90° herringbone unless otherwise specified, with 'stretcher' edge course around the perimeter. Where applicable individual parking bays to be delineated by a row of contrasting colour blocks.
- Following the first pass with a vibrating plate, 3mm single size clean stone should be applied to the surface of the blocks and brushed in. The blocks should again be vibrated and any debris brushed off.
- Reinststate all areas affected by the works prior to leaving site.



27 AUG 2015
 ACKNOWLEDGED
 DATE: _____
 BY: _____

PLANNING

REV	DATE	DESCRIPTION	CLIENT	SCALE
Babergh & Mid Suffolk District Council Asset Management Division Curtis Lane, Hachleigh, Suffolk, IP7 6SL Tel: No: 01473 822801 Ryan Jones M.A., C.I.B., M.A.S., Corporate Manager - Asset Management			Mid Suffolk District Council	NOT TO SCALE
PROJECT: Parking Improvements / New Street Close, Stradbroke SUBJECT: Permeable block paving detail			DATE: June 2015	CHECKED: J.D.
PROJECT NO: M15-EN-403 NS04			DESIGNED BY: J.D.	DATE: N/A



Consultation Response Pro forma

1	Application Number	3074/15 New Street Close, Stradbroke	
2	Date of Response	18.9.15	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Enabling Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team has no comments to make on this proposal.	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.		
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions		

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

Your Ref: MS/3074/15
 Our Ref: 570\CON\2940\15
 Date: 06 October 2015
 Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Sian Bunbury

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3074/15

PROPOSAL: Parking Improvements, to create 9 no. additional parking spaces

LOCATION: New Street Close, Stradbroke, IP21 5JH

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

1 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number: M-15-EN403 NS03 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

2 NOTE 02

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

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

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

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

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 21 October 2015

AGENDA ITEM NO	5
APPLICATION NO	3010/15
PROPOSAL	Proposed residential development, associated highway, car parking and open space.
SITE LOCATION	Land at Chilton Leys, Bury Road, Stowmarket
SITE AREA (Ha)	0.46
APPLICANT	Laurence Homes (Eastern) Ltd
RECEIVED	August 24, 2015
EXPIRY DATE	November 27, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reasons:

- (1) a Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Code of Practice or such other protocol / procedure adopted by the Council. The Members reasoning is included in the agenda bundle.
- (2) the Head of Economy considers the application to be of a controversial nature having regard to the planning reasoning expressed by the Parish Council, the extent and planning substance of comments received from third parties and the location of the application within a defined Visually Important Open Space.

PRE-APPLICATION ADVICE

1. The applicant sought pre-application advice from Planning Officers. Advice was provided based on comments received from Triage Panel meeting held on 17/03/2015 which supported the principle of the development due to the Council's lack of a 5 year land supply.

SITE AND SURROUNDINGS

2. The application site is an area of open space located between existing residential developments on Burns Drive and Walton Close. The site has a total area of 1.14 acres and extends from the edge of Chilton Way to what is currently open countryside beyond. The site is privately owned but is informally used as a footpath, linking to a landscaping strip to the north-west of the site.

Development along Chilton Way is varied with predominantly modern development on its northern side including a two storey dwellings to the west and a mix of two and three storey dwellings to the east.

The site is currently an area of grass with the western boundary consisting of an area of hedge. There are a mix of hawthorn, field maple and cherry trees within the site. The site frontage has a boundary of young but established hedge with ash trees set back from the highway to allow visibility with a green verge alongside the Chilton Way footpath.

HISTORY

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

2722/13 Full Planning Permission for: Erection of 215 dwellings/flats with associated garaging, private and visitor parking, sheds and accesses. Provision of public open space and landscaping, including SUDS and attenuation basin. Construction of new estate access road and junction improvements. Granted 17/04/2015

Outline Planning Permission (with all matters reserved except for access and landscaping) for: Change of use of 1.34ha land to A3, A4, B1, B8, C1, D1, D2 uses.

Outline Planning Permission (with all matters reserved except for landscaping) for: Change of use of land to School.

0189/06 Application for Approval of Reserved Matters for 39 (2, 2.5 & 3 storey) dwellings in respect of siting, design, appearance and means of access (pursuant to Outline Planning Permission OL/100/01 as varied in respect of condition 8 by planning permission 1969/06) Granted 08/12/2006

0100/01 Residential Development (Area J, Chilton Way) Granted 12/08/2005

PROPOSAL

4. Outline permission is sought for residential development of the site with associated access, car parking and open space.

An indicative site layout has been submitted to show that 10no. dwellings could be provided including 7 no. 3 bed dwellings and 3 no. 4 bed dwellings, open space and a children's play area.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Stowmarket Parish Clerk**

The Town Council recommends refusal of the planning application on the following grounds:

- i) That, contrary to planning policy **CL08**, the proposed development will bring about the loss of an important habitat which is well-used and well-loved by the local community;
- ii) That, contrary to planning policy **CS5**, the proposed development will not maintain or enhance the environment... and retain the local distinctiveness of the area. In particular the Town Council is concerned about the loss of the green corridor that the site currently provides;
- iii) Planning policy **ENV01** states "Areas and networks of green infrastructure should be... protected, enhanced and managed to ensure an improved and healthy environment is available is for present and future communities". The Town Council believes that the proposed development would destroy an important area of green infrastructure.
- iv) Planning policy **H16** states "...the District Planning Authority will refuse the loss of open spaces which contribute to the character or appearance of an area and which are important for recreation or amenity purposes". The Town Council considers the green area contained within the application site to be an important area for recreation and amenity purposes.
- v) That, contrary to planning policy **SB2**, the proposed development will adversely affect an existing open space which provides important amenities for the local community.

Suffolk County Council - Landscape Development Officer

'The development of this space will erode the overall balance of green infrastructure and linking spaces through the estate. The various approved master plans and planning layouts have indicated that this space was needed in order to create an amenity greenspace/play space for residents and I see no reason to put aside these established design concepts for green space infrastructure. In addition the land is a designated VIOS which is intended to protect the green spaces in Stowmarket.'

MSDC - Tree Officer

The few trees potentially affected by this proposal are of limited/moderate amenity value and need not be considered a constraint subject to appropriate new planting in mitigation.

SCC - Corporate S106

106 Contributions would be required for the following:

- Education - £36,543

Conditions are recommended to address the following issues:

- Play space provision
- Travel plan
- Waste
- SuDS

Suffolk County Council - Highways

No objections subject to conditions

MSDC - Environmental Health - Land Contamination

In order for the Applicant to demonstrate the suitability of the site for its proposed sensitive end use i.e. dwelling house(s) we would require a full Phase-I investigation study to be undertaken by a competent and appropriately qualified person, incorporating a desktop study, site walkover and initial risk assessment and that would be fully compliant with BS10175 to be submitted prior to any permission being granted.

Without this information we are unable to provide an objective recommendation other than that of refusal of the application.

MSDC- Environmental Health - Sustainability Issues

It is recommended that development should be built to the equivalent of Code for Sustainable Homes Level 4. (*Officer note: Code for Sustainable Homes has been abolished*)

Command Support Team, Suffolk Fire and Rescue Service

Fire Hydrants should be provided in accordance with standing advice.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

49 objections have been received summarised into the following key issues:

1. The area is an important area of open space, well used by the local community
2. The area has been protected in the past
3. The area is a designated VIOS
4. Development would be contrary to policy
5. The area is well used as a footpath for dog walkers and for children's play
6. There are few other open spaces in the area
7. The proposed development would add to congestion in the area
8. Other brownfield sites are available in Stowmarket
9. The area is of increased importance if other development in the area takes place.
10. Loss of trees
11. Loss of visitors parking
12. Loss of natural habitat

ASSESSMENT

- 8.
- Principle of development
 - Design and layout including surrounding sites
 - Loss of open space (VIOS)
 - Infrastructure contributions
 - Residential Amenity
 - Conclusion

Principle of development

The Council acknowledges that it is unable to demonstrate a five-year supply of deliverable housing land, as required by paragraph 47 of the Framework. Accordingly, in accordance with paragraph 49 of the Framework, the proposal should be considered in the context of the presumption in favour of sustainable development. For the purposes of decision taking, that means granting planning permission unless the adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework, taken as a whole.

The application site is within the settlement boundary of Stowmarket. The principle of infill development within the settlement boundary of Stowmarket is supported by the NPPF's presumption in favour of sustainable development, Core Strategy Focused Review policy FC1 and FC1.1, Stowmarket Area Action Plan (SAAP) Policy 4.1, Core Strategy CS1 and Local Plan Policy H2, subject to detail and no adverse impact on residential amenity, traffic or other material consideration.

The site is allocated as a Visually Important Open Space (VIOS) in the SAAP Policy Strategy Policy 4.2 and Local Plan SB3. SAAP Policy 4.2 – Providing a Landscape Setting for Stowmarket states:

'The council will resist development that would have a harmful effect on the value of a Visually Important Open Space and will require developments that may have a detrimental effect on the quality of a Visually Important Open Space to be sensitively designed to minimise these effects.'

Local Plan Policy SB3 (Retaining VIOS) states:

'Within or abutting settlement boundaries, visually important open spaces will be provided because of their contribution to the character and appearance of their surroundings and their amenity value to the local community. The District planning authority will resist development which would have a harmful effect on these identified Visually Important Open Spaces because of their contribution, in an undeveloped form, to the distinctiveness of their setting or the character of a settlement or nearby landscape.'

Local Plan Policy RT3, RT5, SAAP Policy 10.1, 10.2 and 10.3 seek to protect existing green open spaces and improve their quality and linkages where possible.

The principle of residential development within a sustainable location is supported, particularly in light of the Council's lack of 5 year land supply and the NPPF's presumption in favour of sustainable development. However, the site is

within a designated VIOS where the appearance of the area and its amenity value is of particular importance. The provision of new market dwellings in a sustainable location should be carefully weighed against the loss of a valued area of open space.

Design and layout

NPPF paragraphs 56 - 58 require any new development to be of good quality design. This is reiterated as Core Strategy CS5 which requires new development to protect or enhance the character and appearance of the area and to respect the local distinctiveness of its setting. Local Plan Policy GP1 and H13 require that any new development be in keeping with the character and of the area and not detract from the amenity of existing dwellings.

The proposed development seeks outline permission for the development of the site to provide residential properties, associated access, parking and open space. Details of the design and appearance of the proposed dwellings would be subject of a reserved matters application if permission is granted. An indicative site layout has been provided that shows residential development for 7no. 3bed units and 3no. 4bed units including new and retained planting, the retention of open space and the potential provision of a Local Area for Play (LAP). The site has been laid out with open space retained along the northern boundary to retain an element of landscape buffer and the potential for a footpath link to land to the west of the site. Given the spacing, layout and indicative designs it is considered that layout of the development is largely in keeping with the existing two storey dwellings in the area.

The proposed development would largely infill an area of privately owned land between existing residential development sites. The land currently creates a visual break between residential developments that have been built along both sides of Chilton Way. The open space allows open views towards the countryside to the west of Stowmarket. The proposed development would result in continuous development along Chilton Way from the allotments up to the Rugby Club.

If the principle of development is supported then it is likely that design and layout details could be secured through a reserved matters application that is in keeping with the character and appearance of the area. The impact of the development on the wider character and appearance of the area is considered below.

Loss of Visually Important Open Space (VIOS)

SAAP Policy 4.2 and Local Plan Policy SB3 set out the importance of VIOS's in the appearance of the wider area and their amenity value to local community. The application to redevelopment the VIOS is considered in relation to the Council lack of 5 year land supply as well as recent planning applications that have been granted in the vicinity.

It is noted that the original permission for 'Area J' (0100/01) to the east of the application site was granted subject to a condition that required the application site to be provided with play equipment. A subsequent permission (0189/06) superseded the previous outline application and was based on the application site being retained as open space. The Stowmarket Area Action Plan (2013) has

since been adopted that shows the area retained as a VIOS.

SCC's Landscape Architect has considered the proposal and is of the opinion that the VIOS adds to the character and appearance of the area by providing 'breathing space' and a 'green lung' between estate developments along Chilton Way. Representation has been received from local residents objecting to the proposal on the grounds of the impact that the development would have on the character and appearance of the area.

Outline permission has recently been granted for a mix of residential and commercial properties to the north and north east of the site (2722/13) (Copy of approved Landscape Strategy Plan in agenda). The site is also within the Chilton Leys allocation as set out in the SAAP and the area is shown as being retained as a landscape buffer in the Chilton Leys Development Brief (copy in agenda). Considering these, it is likely that the site will become enclosed in the future so any long range views of the surrounding countryside from Chilton Way will be lost. However, if the area becomes developed further, the value of green open space to the local community is likely to be increased if the site were to become enclosed by new development.

The importance of retaining the open space as part of the landscape buffer should be considered carefully in relation to the need to provide housing in a sustainable location in light of the Council's lack of a 5 year land supply.

Infrastructure Contributions

Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation requires contributions to be made towards the provision of local services and facilities. SAAP Policy 11.1 and Core Strategy CS6 seek to ensure that appropriate contributions are secured from new development for the provision of services and infrastructure.

The application proposes to provide open space including a Local Area of Play (LAP). Comments have been received from SCC Infrastructure setting out a need for contributions of £36,543 for the provision of education. The development of 10 dwellings would be below the threshold for the provision of affordable housing as set out in Altered Local Plan Policy H4 and therefore no contribution towards the provision of affordable housing is required.

The application would result in a requirement of OSSI contributions totalling £78,905. However, in light of CIL 123 regulations, the pooling of contributions is restricted and collection should be considered carefully to ensure compliance. Provision is also made for the on-site provision of a LAP and landscaped open space. In light of CIL 123 regulations it is considered that on-site provision of play space adequately provides for the requirements of the SPD and CS6.

Should permission be granted it is recommended that it be subject to securing a 106 agreement for the provision of SCC Education contributions totalling £36,543 and the provision of equipment for the LAP.

Residential amenity

Local Plan Policy H13 and H16 state that development which would have a detrimental impact on the amenity and privacy of adjacent dwellings will be

refused. The NPPF and relevant Planning Practice Guidance (PPG) recommend that planning permission should not be granted where there would be adverse impact on residential amenity.

Details of the external appearance of the proposed dwellings are not subject of this application. However, the proposed layout of the development would retain a minimum distance of 17m between the side of plot 1 and no. 3 Walton Close. The closest back to back relationship would be between proposed plot 4 and no. 4 Walton Close, retaining a distance of 22m including retained boundary planting.

Considering the proposed layout of the site it is considered reasonable that details as will be required in a reserved matters application would avoid a significant and detrimental impact on the residential amenity of neighbouring properties.

Conclusion

The application seeks outline permission for a residential development on an area of open space designated as a VIOS. Apart from being within a VIOS, the layout of the site is considered to be acceptable and would not cause a significant impact on the privacy of adjoining properties.

However, the development would have an impact on the character and appearance of the wider area by largely removing an area of designated private open space. The application has sought to limit the adverse impacts of losing an area of open space by providing a children's play area, changing part of the land to open public space and retaining the potential to provide a footpath link through to the nearby buffer strip if development to the north of the site is implemented.

The proposed development would infill the gap between significant urban development, but subject to good layout (reserved) has potential to provide a more public functional area to serve as a transition site between both existing residential areas and the developing Chilton Leys allocation to the north. The proposed site relates to only part of the VIOS designation and while this would be a loss, the remaining strip represents a valuable corridor to further VIOS designations (Rugby Pitches) and continues to link to the wider countryside. On its own merits the part of the VIOS to be developed is not considered to continue to serve a strategic purpose given the allocated development within the area nor has sufficient benefit for retention against the significant benefit of housing and creation of functional public space.

The Council has failed to demonstrate that a 5 year land supply and therefore the harm arising from the provision of 10no. new dwellings in a sustainable location should be considered carefully in relation to the NPPF's presumption in favour of sustainable development. The application demonstrates that the dwellings could be provided whilst being in keeping with the character and appearance of existing property in the area. Although it is highly regrettable that the development would result in the loss of a VIOS, the provision of housing in sustainable locations is considered to be paramount.

RECOMMENDATION

That authority be delegated to The Corporate Manager for Development Management to grant outline planning permission subject to the prior completion of a Section 106 on terms to his satisfaction to secure the following head of terms and that such permission be subject to the conditions as set out below:

- Contribution towards the provision of Suffolk County Council Infrastructure
- The provision of on-site public open space

Conditions:

1. Standard time limit
2. A reserved matters application to be submitted and agreed
3. Approved plans agreed
4. Up to 10 dwellings only
5. Details of play equipment
6. Materials to be agreed
7. Highways ER1 – Details of surfacing and drainage
8. Highways ER2 – Provision of roads before occupation
9. Highways P1 – Provision of parking as set out on plans
10. Protection of existing trees and planting
11. A scheme of hard and soft landscaping to be agreed
12. Landscape management and implementation to be agreed
13. Details of surface water disposal
14. Details of provision of footpath link to Chilton Fields to be agreed
15. A scheme of archaeological investigation to be undertaken
16. Construction hours to be agreed
17. Removal of permitted development rights for extensions
18. Provision of fire hydrants, number and position to be agreed

Philip Isbell
Corporate Manager - Development Management

Mark Pickrell
Senior Planning Officer

APPENDIX A - PLANNING POLICIES

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

- Cor1 - CS1 Settlement Hierarchy
- Cor5 - CS5 Mid Suffolks Environment
- CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
- CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
- Cor6 - CS6 Services and Infrastructure
- CS SAAP - Stowmarket Area Action Plan

2. Mid Suffolk Local Plan

- GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

- SB3** - RETAINING VISUALLY IMPORTANT OPEN SPACES
- H13** - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
- H14** - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS
- H15** - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
- H16** - PROTECTING EXISTING RESIDENTIAL AMENITY
- H17** - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
- H2** - HOUSING DEVELOPMENT IN TOWNS
- RT3** - PROTECTING RECREATIONAL OPEN SPACE
- RT5** - RECREATIONAL FACILITIES AS PART OF OTHER DEVELOPMENT

3. Planning Policy Statements, Circulars & Other policy

- C01/03** - Safeguarding aerodromes, technical sites and military explosives
- NPPF** - National Planning Policy Framework
- SPD-OSSI** - Open Space & Social Infrastructure

APPENDIX B - NEIGHBOUR REPRESENTATIONS

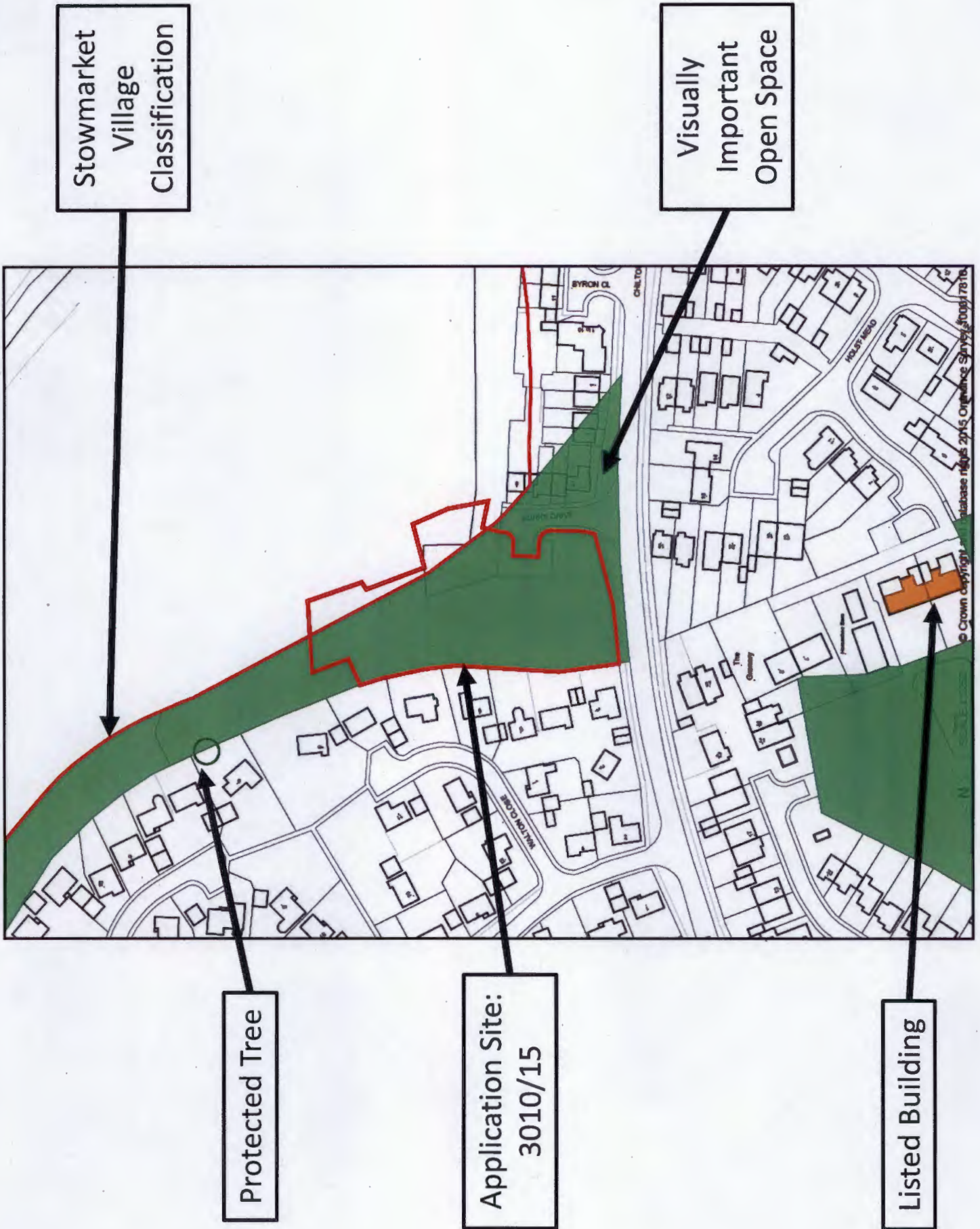
Letter(s) of representation(s) have been received from a total of **49** interested party(ies).

[REDACTED]

The following people **supported** the application:

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

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Stowmarket
Village
Classification

Visually
Important
Open Space

Protected Tree

Application Site:
3010/15

Listed Building

No dimensions are to be scaled from this drawing. All written dimensions to be checked by the contractor and any discrepancies notified immediately to BDG.

301015

Schedule of Accommodation:

200	201	202	203	204	205	206	207	208	209	210
200	201	202	203	204	205	206	207	208	209	210

	Vegetation and trees to be removed.
	Planting trees etc. to be retained.
	Indicative new trees.
	Fwd and SW corners with fire equipment.



MID SUFFOLK DISTRICT COUNCIL
 PLANNING CONTROL
 RECEIVED
 24 AUG 2015
 ACKNOWLEDGED
 DATE
 PASS TO

PLANNING

LH HOMES

BDG DESIGN

BDG DESIGN SOUTH LTD
 29 RIVERSIDE ROAD
 1000100 SOUTH
 1000100 SOUTH
 1000100 SOUTH

PROJECT: Area J
 SHEET: 13.000/101
 DATE: July-15
 SCALE: 1:500



No dimensions are to be scaled from this drawing All written dimensions to be checked by the contractor and any discrepancies notified immediately to BDG			
SCALE	DATE	DRAWN	CHECKED
1:1250	Aug. 15	KS	
NUMBER	13.066/100		REV. A

DRAWING STATUS PLANNING
REVISIONS A 02.10.15 Red file revised.

PROJECT Area J Stowmarket
DRAWING TITLE Site Location Plan



CLIENT


BDG DESIGN (SOUTH) Ltd
 Southway House
 29 Southway
 Essex CO2 7BA
 Tel: 01206 561436
 Fax: 01206 574821
 E-Mail: cad@bdg-design.co.uk

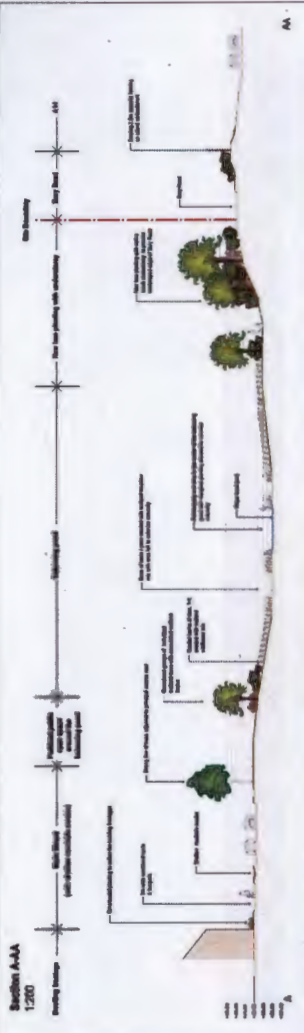
3010/15

82

MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
24 AUG 2015



PERSPECTIVE
Burns Drive



1 Landscaping Buffer

1. Provide a landscape buffer between the proposed building footprint and the adjacent property line.

2. Provide a landscape buffer between the proposed building footprint and the adjacent street.

3. Provide a landscape buffer between the proposed building footprint and the adjacent parking area.

4. Provide a landscape buffer between the proposed building footprint and the adjacent stormwater management area.

Plant Species	Quantity	Plant Height (ft.)	Plant Spacing (ft.)
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10



2 Public Street

1. Provide a public street with a width of 40 feet.

2. Provide a public street with a width of 40 feet.

3. Provide a public street with a width of 40 feet.

4. Provide a public street with a width of 40 feet.

Plant Species	Quantity	Plant Height (ft.)	Plant Spacing (ft.)
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10

3 Building Boundary

1. Provide a building boundary with a width of 10 feet.

2. Provide a building boundary with a width of 10 feet.

3. Provide a building boundary with a width of 10 feet.

4. Provide a building boundary with a width of 10 feet.

Plant Species	Quantity	Plant Height (ft.)	Plant Spacing (ft.)
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10

4 Neighborhood Planning

1. Provide a neighborhood planning area with a width of 10 feet.

2. Provide a neighborhood planning area with a width of 10 feet.

3. Provide a neighborhood planning area with a width of 10 feet.

4. Provide a neighborhood planning area with a width of 10 feet.

Plant Species	Quantity	Plant Height (ft.)	Plant Spacing (ft.)
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10

5 General Public Open Space

1. Provide a general public open space with a width of 10 feet.

2. Provide a general public open space with a width of 10 feet.

3. Provide a general public open space with a width of 10 feet.

4. Provide a general public open space with a width of 10 feet.

Plant Species	Quantity	Plant Height (ft.)	Plant Spacing (ft.)
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10

6 Building Boundary

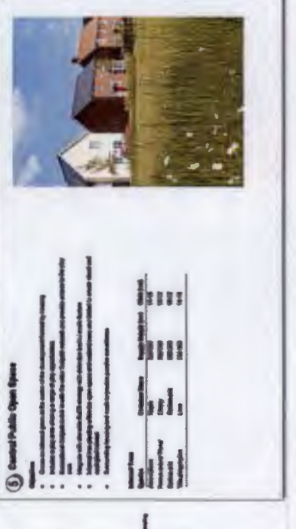
1. Provide a building boundary with a width of 10 feet.

2. Provide a building boundary with a width of 10 feet.

3. Provide a building boundary with a width of 10 feet.

4. Provide a building boundary with a width of 10 feet.

Plant Species	Quantity	Plant Height (ft.)	Plant Spacing (ft.)
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10
Redwood	10	60-80	10



CSA

California State Architectural Firm

1000 California Street, Suite 1000
San Francisco, CA 94109
Tel: 415.774.1000
Fax: 415.774.1001
www.csa.com

Project: [Project Name]
Date: [Date]
Scale: [Scale]



HERITAGE PLANNING

TOWN PLANNING AND DEVELOPMENT CONSULTANCY

Heritage House, Old Coach Road, Colchester, Essex CO1 2TH
 Tel: 01206 792444 • 792445 • 792448 • Fax: 01206 860116
 E-mail: heritage.planning@aspects.net

PROPOSED RESIDENTIAL DEVELOPMENT OF AREA J, CHILTON HALL
 CHILTON WAY, STOWMARKET FOR LAURENCE HOMES (EASTERN) LTD

Scale 1/2500



MID SUFFOLK DISTRICT COUNCIL RECEIVED
 ESTATE 4300
 19 JUN 2005
 PLANNING CONTROL AND BUILDING CONTROL
 Acknowledged by
 Date
 Passed to

MEMBER REFERRAL TO COMMITTEE

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

Planning application reference	3010/15
Parish	Stowmarket North
Member making request	Gary Green
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>This is building on to what is an established green corridor used by numerous of walkers</p> <p>It also has a visible importance for the residents of Chilton Hall</p>
13.4 Please detail the clear and substantial planning reasons for requesting a referral	<p>This is an established green corridor for the estate used by numerous of walkers and it is also a green space which offers good visual views too.</p> <p>This is overdevelopment onto a green space</p>
13.5 Please detail the wider District and public interest in the application	<p>There has been a huge amount of complaints regarding this application which is evident by the number of complaints online. Had the application been for a few properties on their land where their yard is I wouldn't have any complaint but this extends further into a lovely green space which is overdevelopment</p>
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	I have had email correspondence with the officer

Stowmarket Town Council Comments

Michelle Marshall

3010/15

The Town Council recommends refusal of the planning application on the following grounds:

i) That, contrary to planning policy **CL08**, the proposed development will bring about the loss of an important habitat which is well-used and well-loved by the local community;

ii) That, contrary to planning policy **COR05**, the proposed development will not maintain or enhance the environment... and retain the local distinctiveness of the area. In particular the Town Council is concerned about the loss of the green corridor that the site currently provides;

iii) Planning policy **EEENV01** states "Areas and networks of green infrastructure should be... protected, enhanced and managed to ensure an improved and healthy environment is available for present and future communities". The Town Council believes that the proposed development would destroy an important area of green infrastructure.

iv) Planning policy **H16** states "...the District Planning Authority will refuse the loss of open spaces which contribute to the character or appearance of an area and which are important for recreation or amenity purposes". The Town Council considers the green area contained within the application site to be an important area for recreation and amenity purposes.

v) That, contrary to planning policy **SB2**, the proposed development will adversely affect an existing open space which provides important amenities for the local community.

From: David Pizzey
Sent: 02 September 2015 11:39
To: Mark Pickrell
Cc: Planning Admin
Subject: 3010/15/OUT Land at Chilton Leys, Stowmarket.

Mark

The few trees potentially affected by this proposal are of limited/moderate amenity value and need not be considered a constraint subject to appropriate new planting in mitigation.

David

David Pizzey
Arboricultural Officer
Babergh and Mid Suffolk District Councils - Working Together
E: david.pizzey@babergh.gov.uk
T: 01473 826662 & 01449 724555
www.babergh.gov.uk and www.midsuffolk.gov.uk

89

From: Ishaq Muhammad
Sent: 15 September 2015 16:31
To: Planning Admin
Subject: Consultation on Planning Application 3010/15

TO: Environmental Health Officer-Sustainability
OUR REF: 3010 / 15 / OUT
PROPOSAL: Proposed residential development, associated highway, car parking and open space.
LOCATION: Land at Chilton Leys, Bury Road, Stowmarket

Hi Mark

I note that we have not been consulted on this application in respect of environmental sustainability issues. The proposal is a 'major' development (10 or more dwellings) and would therefore recommend that any permission granted should be subject to a condition requiring the submission of a report demonstrating the achievement of the energy performance requirement equivalent to Code for Sustainable Homes Level 4. This should be submitted to and agreed in writing by the LPA prior to the commencement of the development. Thanks you.

Kind regards

Is-haq Muhammad (*MSc Env.*)
Environmental Management Officer
Environmental Health
Babergh and Mid Suffolk District Councils - Working Together
Mid Suffolk: 01449 724855

From: Ishaq Muhammad
Sent: 21 September 2015 14:44
To: Planning Admin
Subject: FW: Consultation on Planning Application 3009/15

TO: Environmental Health Officer-Land Contamination
OUR REF: 3009 / 15 / FUL
PROPOSAL: Conversion of agricultural building to additional accommodation to The
Farmhouse, Tithe Farm, Fressingfield.
LOCATION: Tithe Farm, Laxfield Road, Fressingfield, IP21 5PY

Hi Mark

Thank you for your request for comments on the above application.

In order for the Applicant to demonstrate the suitability of the site for its proposed sensitive end use i.e. dwelling house(s) we would require a full Phase-I investigation study to be undertaken by a competent and appropriately qualified person, incorporating a desktop study, site walkover and initial risk assessment and that would be fully compliant with BS10175 to be submitted prior to any permission being granted.

Without this information we are unable to provide an objective recommendation other than that of refusal of the application.

Kind regards

Is-haq Muhammad (*MSc Env.*)
Environmental Management Officer
Environmental Health
Babergh and Mid Suffolk District Councils - Working Together
Mid Suffolk: 01449 724855

91

From: Ishaq Muhammad
Sent: 15 September 2015 17:25
To: Planning Admin
Subject: Consultation on Planning Application 3010/15 - Land Contamination

TO: Environmental Health Officer-Land Contamination
OUR REF: 3010 / 15 / OUT
PROPOSAL: Proposed residential development, associated highway, car parking and open space.
LOCATION: Land at Chilton Leys, Bury Road, Stowmarket

Hi Mark

In order for the Applicant to demonstrate the suitability of the site for its proposed use, we would require a full Phase-I investigation study to be undertaken by a competent and appropriately qualified person, incorporating a desktop study, site walkover and initial risk assessment and that would be fully compliant with BS10175.

Kind regards

Is-haq Muhammad (*MSc Env.*)
Environmental Management Officer
Environmental Health
Babergh and Mid Suffolk District Councils - Working Together
Mid Suffolk: 01449 724855

92

Your Ref: MS/3010/15
Our Ref: 570\CON\2696\15
Date: 07 October 2015
Highways Enquiries to: martin.egan@suffolk.gov.uk

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

Email:

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

For the Attention of: Mark Pickrell

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3010/15

PROPOSAL: Proposed residential development, associated highway, car parking and open space

LOCATION: Land at Chilton Leys, Bury Road, Stowmarket, Suffolk

ROAD CLASS:

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:

By way of information Burns Drive is not yet an adopted highway so the application red line should be extended to include Burns Drive as far as the junction with Chilton Way which is an adopted highway.

1 ER 1

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

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

2 ER 2

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

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

3 P 1

Condition: The use shall not commence until the area(s) within the site shown on the submitted drawing number 13.066/101 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

4 NOTE 07

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

5 NOTE 12

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

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

Yours faithfully

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

Your ref: 3010/15
Our ref: Stowmarket – land at Chilton Leys,
Bury Road 00043099
Date: 01 September 2015
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Mr Mark Pickrell,
Planning Services,
Mid Suffolk District Council,
Council Offices,
131 High Street,
Needham Market,
Ipswich,
Suffolk,
IP6 8DL

Dear Mark,

Stowmarket: land at Chilton Leys, Bury Road - developer contributions

I refer to the proposed residential development, associated highway, car parking and open space on land at Chilton Leys.

The development falls within the Stowmarket Area Action Plan (SAAP) and it therefore needs to be considered in relation to SAAP Policy 11.1 and Core Strategy Policy CS6 which requires all development to provide for the supporting infrastructure they necessitate. It is considered that the requirements of SCC meet the legal tests as set out in paragraph 204 of the National Planning Policy Framework and Regulation 122 & 123(3) of the Community Infrastructure Levy Regulations 2010 (as amended).

I set out below Suffolk County Council's corporate views, which provides our infrastructure requirements associated with a scheme of 10 dwellings which need to be considered by Mid Suffolk. The county council will need to be a party to any sealed Section 106 legal agreement if it includes obligations which are its responsibility as service provider. Without the following contributions being agreed between the applicant and the local authority, the development cannot be considered to accord with relevant national and local policies.

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

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

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

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

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

We would anticipate the following **minimum** pupil yields from a development of 10 residential units, namely:

- a. Primary school age range, 5-11: 3 pupils. Cost per place is £12,181 (2015/16 costs).
- b. Secondary school age range, 11-16: 0 pupils. Cost per place is £18,355 (2015/16 costs).
- c. Secondary school age range, 16+: 0 pupils. Costs per place is £19,907 (2015/16 costs).

The move from 3 tiers to 2 tiers under School Organisation Review (SOR) will be implemented in the Stowmarket/Stowupland school pyramids from September 2015.

The local catchment schools are Stowmarket Chilton Primary School, Stowmarket Middle School (will be closing) and Stowupland High School.

Based on existing forecasts we will have no surplus places available at the catchment primary school to accommodate any of the pupils arising from this scheme. **Based on this current position we will require contributions towards providing additional education facilities for the 3 primary age pupils arising, at a total cost of £36,543 (2015/16 costs).**

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

Clearly, local circumstances may change over time and I would draw your attention to paragraph 11 where this information is time-limited to 6 months from the date of this letter.

- 2. Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds. From these development proposals we would anticipate no pre-school pupils arising.

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

- 3. Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
- a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
 - b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
 - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
 - d. Routes to children's play spaces are safe and accessible for all children and young people.

- 4. Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be coordinated by Suffolk County Council FAO Andrew Pearce.

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

- 5. Waste.** Site waste management plans have helped to implement the waste hierarchy and exceed target recovery rates and should still be promoted. The NPPF in paragraph 162 requires local planning authorities to work with others in considering the capacity of waste infrastructure. A waste minimisation and recycling

strategy needs to be agreed and implemented by planning conditions. Refer to the Waste Planning Policy Statement, the Suffolk Waste Plan and the Joint Municipal Waste Management Strategy in Suffolk.

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

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

"To this effect, we expect local planning policies and decisions on planning applications relating to major development - developments of 10 dwellings or more; or equivalent non-residential or mixed development (as set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010) - to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

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

8. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. We would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow us to make final consultations at the planning stage.
9. **Superfast broadband.** SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has

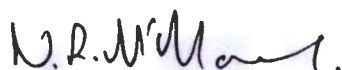
associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.

10. Legal costs. SCC will require an undertaking for the reimbursement of its own legal costs associated with work on a S106A, whether or not the matter proceeds to completion.

11. The above information is time-limited for 6 months only from the date of this letter.

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

Yours sincerely,

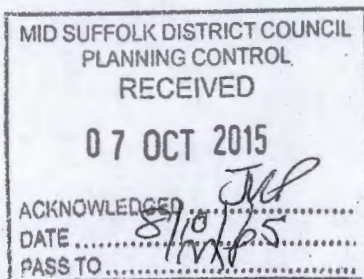


Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Strategic Development – Resource Management

cc Iain Maxwell, Suffolk County Council
 Andrew Pearce, Suffolk County Council
 Flood Planning, Suffolk County Council

Economy, Skills and Environment
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Philip Isbell
Corporate Manager - Development Manager
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131 High Street
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Direct Line: 01284 741231
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Web: <http://www.suffolk.gov.uk>

Our Ref: 2015_3010
Date: 07 October 2015

For the Attention of Mark Pickrell

Dear Mr Isbell

Planning Application 3010/15 – Land at Chilton Leys, Stowmarket: Archaeology

This site lies in an area of high archaeological potential, adjacent to the large site covered by planning application 2722/13. Archaeological evaluation and excavation carried out there to date has revealed extensive and significant multi-period archaeological remains, including prehistoric and roman occupation features, a Saxon cemetery, Anglo-Saxon buildings, and Roman and medieval pottery kilns. Evaluation trenching carried out by Oxford Archaeology East and subsequent excavation by Archaeological Solutions has revealed prehistoric and Roman occupation features relating to occupation immediately adjacent to the development site (Suffolk Historic Environment Record no. HGH 052, HGH 055), which is likely to continue in to it. An Anglo-Saxon ditch also continues into the development site. A Roman kiln was present further to the east. The proposed development would cause significant ground disturbance that has potential to damage the archaeological deposits and below ground heritage assets that are known to exist across the site.

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

In this case the following conditions would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation for evaluation, and where necessary excavation, which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

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

2. The site investigation and post investigation assessment must be completed, submitted to and approved in writing by the Local Planning Authority prior to completion of the development, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

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

Given the results of excavations immediately adjacent to the site (including the presence of kilns), the applicant would be advised to undertake archaeological evaluation at as early a stage as possible in order to manage any risks to the project and to factor archaeological costs and timescales in to proposals. In this case, geophysical survey and a trenched archaeological evaluation will be required in the first instance in order to establish the archaeological potential of the site. Decisions on the need for any further investigation (excavation before any groundworks commence) or mitigation will be made on the basis of the results of the evaluation.

I would be pleased to offer guidance on the archaeological work required and will, on request of the applicant, provide a brief for each stage of the archaeological investigation (Please see our website for further information on procedures and costs:

<http://www.suffolk.gov.uk/libraries-and-culture/culture-and-heritage/archaeology/>

Yours sincerely

Abby Antrobus

Senior Archaeological Officer
Conservation Team

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

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

Your Ref: 3010/15
Our Ref: FS/F221315
Enquiries to: Mrs Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 25/09/2015

Dear Sirs

Land off Chilton Way, Stowmarket, Suffolk
Planning Application No: 3010/15

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

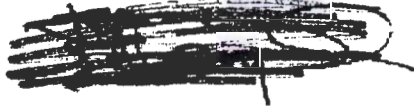
Suffolk Fire and Rescue Service records show that the nearest two fire hydrants in this location are both over 150 metres from the site entrance and we therefore recommend that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision 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

Cc adrian.buxton@suffolk.gov.uk

Mr Graham Warren, BDG Design (South) Ltd, Southway House, 29
Southway, Colchester, Essex CO2 7BA
Enc Sprinkler Letter

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

Ms A Westover
Landscape Planning Officer
Natural Environment Team
Suffolk County Council
Endeavour House (B2 F5 55)
Russell Road
Ipswich
Suffolk IP1 2BX

Tel: 01473 264766
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Mr M Pickrell
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk IP6 8DL

Your Ref: 3010/15
Our Ref: Landscape/MSDC/Stowmarket
Date: 24th September 2015

Dear Mark,

Proposal: Proposed residential development, associated highway, car parking and open space

Location: Land at Chilton Leys, Chilton Way off Bury Road, Stowmarket

Application No: 3010 / 15

Thank you for your consultation letter dated 10th September 2015. Based on the information provided on the MSDC web site and my site visit, I offer the following comments regarding this application. I emailed you some initial comments on 23rd September. I have looked at some of the planning history for Chilton Leys online.

THE CONTEXT

The site lies on the edge of the Chilton Hall estate and forms a green space providing a buffer between this estate and the Chilton Leys development area.

The space is a designated VIOS (Visually Important Open Space) and, in its undeveloped form it provides a green lung and 'breathing space' between the estate developments and gives a visual break to the houses fronting onto Chilton Way. The space contributes towards creating an attractive setting for the existing homes given its green appearance and presence of trees and hedges. The VIOS designation is also reflected in the master plan layouts for the Chilton Leys development.

The Stowmarket Area Action Plan Map 6.4 and the Chilton Leys Development Brief plan Figure 2.2 both show the area as green space providing a green belt around the Chilton

Hall estate phase of the development. The plans also show how this space forms part of a network of green spaces providing links around and through the estate areas.

The 2013 approved layout and landscape strategy (CSa 274/079 and 274/090 Aug 2013) for the housing currently under construction (MSDC Planning Ref: 2722/13) as part of the Chilton Leys estate takes into account these areas of open space. The 2013 layout appears to be designed around this informal open space with the remaining spaces at this eastern end of the development being utilised for flood attenuation and a LEAP (Local equipped area for play).

The 2001 outline permission MSDC Ref: 0100/01/OL provides for the space with an approved plan indicating a red area for 'play equipment' located within the west end of Area J. This plan dated 9th June 2005, Heritage Planning for Laurence Homes may form part of a legal agreement.

The 2006 Area J approval MSDC Ref: 0189/06 for land alongside Chilton Way shows the space as 0.51 hectares of Open Space. This is mapped on the BDG Design/Laurence Homes 'Proposed Site Layout' 01.149/100 January 2006 at the west end of this area of development.

THE SITE AND LANDSCAPE

The space contributes to providing a green setting between two existing phases of houses and a buffer area to those under construction to the north. The space is hedged on its west boundary with a former field hedge/thicket. There are several attractive established hawthorn and field maple trees which have both a visual presence and create habitat for local wildlife.

The large cherry (likely to be *Prunus avium*) in the centre of the site also provides a distinctive feature and no doubt looks very striking when in flower in spring.

The frontage of the space has a boundary of a young but established hedge with ash trees, this is set back from the highway to allow visibility with a green verge alongside the Chilton Way footway.

The space is visible from Chilton Way and creates a valuable green gap on the brow of the hill as one drives or walks along this road. These open pockets are scarce and become more valuable as other spaces are developed.

INDICATIVE LAYOUT NOTES

The indicative layout shows part of the mature hedge and cherry tree to be within private plots 1 and 4 which is unfortunate. This will mean that there will be limited guarantee that planting will be retained in what will be small garden areas. Plots 1 and 2 are shown close to road requiring the established planting to be removed along with the highway verge.

Access off the end of the private drive, as indicated, to the remaining open space will not provide a practical long term arrangement. The potential for people to walk through the green space alongside the hedgerow to/from Chilton Way will be curtailed.

The LAP may be beneficial but it is not clear if this is proposed to be equipped for toddlers and whether the space is sufficient for this. This will depend on the provision of equipped space at suitable distances elsewhere on the estate.

CONCLUSION AND RECOMENDATION

I conclude that development of this space will erode the overall balance of green infrastructure and linking spaces through the estate. The various approved master plans and planning layouts have indicated that this space was needed in order to create an amenity greenspace/play space for residents and I see no reason to put aside these established design concepts for green space infrastructure. In addition the land is a designated VIOS which is intended to protect the green spaces in Stowmarket.

I recommend that the application be refused.

If MSDC are minded to approve this application and consider that there is a housing need case for setting aside approved documents and policies relating to the SAAP and the Chilton Leys Master Plan then I recommend that the following design aspects be considered and where possible be covered by Reserved matters conditions:

- Development should be limited to a lower number of plots with these positioned so that the main route through the space parallel to the hedgerow and cherry is protected as a linking green space. A short terrace opposite Burns Drive terrace and at right angles to Chilton Way may fulfil this requirement.
- I support the intention to create a link off the end of Burns Drive for pedestrians walking through to Chilton Leys.
- Set development back from the road and retain the frontage hedge, trees and verge to ensure that adequate green space is provided to soften the main roadway.
- Ensure that any green space left beyond the plots is protected and enshrined in a suitably worded legal agreement as public green space.

Please let me know if you have any queries relating to matters raised in this letter.

Yours sincerely

Anne Westover BA Dip LA CMLI
Landscape Planning Officer

From: RM Floods Planning
Sent: 01 October 2015 11:06
To: Planning Admin
Subject: 3010/15 - Stowmarket, Land off Chilton Way

FAO Mark Pickrell

Proposed residential development, associated highway, car parking and open space - Land at Chilton Leys, Bury Road, Stowmarket

Thank you for referring the above application which was received on 14 May 2015. Please see SCC comments on the above application regarding dispose of surface water and all other surface water drainage implications.

SCC requirements prior to any approval:-

Because the proposed development is located on a greenfield site and is greater than or equal to 10 dwellings, there needs to be a suitable scheme implemented for the disposal of surface water. Currently no details have been submitted regarding SW drainage thus we cannot check if there is an increase in flood risk off the site (contrary to NPPF Paragraph 103) or whether the development itself would be adequately protected from flooding in accordance with *non-statutory technical standards for sustainable drainage systems* and whether the development would cause pollution to any downstream watercourses.

SCC recommend a holding objection on this application until an acceptable drainage strategy has been submitted in line with SCC's local SuDS guidance and protocol.

Kind Regards

Steven Halls
 Drainage Technician
 Highway Network Management
 Resources Directorate
 Suffolk County Council

Tel: 01473 264430
 Mobile: 07713093642
 email: steven.halls@suffolk.gov.uk

From: S106 Planning Contributions Admin Mailbox
Sent: 28 August 2015 13:51
To: Alison Manning (Early Years and Childcare); ESE Archaeology Mailbox; Chris Hillyer; Chris Ward; Clive Longden; Water Hydrants; Iain Maxwell; Jackie Gillis (E&T); SCC Floods Planning; Kelly Smith (EYC Service); Leigh Jenkins; Liz Pitts; Neil Eaton; Nigel Panting; Paul Armstrong; Phil Magill; Phil Watson; Richard Webster; Simon Barnett; Stephen Taylor (ACS); Sue Hooton; Suzanne Buck; Andrew Pearce
Subject: S106 contribution requests - Stowmarket, Land off Chilton Way

Good afternoon,

We have been notified by MSDC of the following proposed development:

Tricostar Matter Number **00043099**

Planning ref: **3010/15**

Post Code: **IP14 1GA**

Dwellings: **10 residential dwellings** (7No 3bed and 3No 4+ bed houses)

Please can you let us have the views / requirements from your respective service areas by **11-Sep-15** ?

Google maps: <https://goo.gl/Ergy08>

SCC Highways contacts are as follows:

BDC / MSDC – Andrew Pearce

Thank you
Adrian

Adrian Buxton
Planning Obligations Support Officer
Planning & Development Section
Strategic Development
Resource Management
Suffolk County Council
B2 F5 D20 Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Internal 720 4178
External 01473 264178