

Public Document Pack



PLANNING REFERRALS COMMITTEE	
DATE	Wednesday, 22 February 2017
PLACE	Council Chamber - Council Offices, Needham Market
TIME	3.00 pm

Please ask for: Committee Services
Direct Line: 01449 724673
Email: Committees@baberghmidsuffolk.gov.uk

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

AGENDA

- | | <u>Page(s)</u> |
|---|----------------|
| 1 Apologies for absence | |
| 2 To receive any declarations of pecuniary or non-pecuniary interest by Members | |
| 3 Declarations of Lobbying | |
| 4 Declarations of Personal Site Visits | |
| 5 To receive notifications of petitions in accordance with the Council's Petition Scheme | |
| 6 Questions by the Public | |
| The Chairman to answer any questions from the public of which notice has been given no later than midday three clear working days before the day of the meeting in accordance with Committee and Sub-Committee Procedure Rule 7. | |
| 7 Questions by Councillors | |
| The Chairman to answer any questions on any matter in relation to which the Council has powers or duties which affects the District and which falls within the terms of reference of the Committee, of which due notice has been given no later than midday three clear working days before the day of the meeting in accordance with Committee and Sub-Committee Procedure Rule 8. | |

8 RF/01/17 Schedule of Planning Applications

1 - 28

Application No	3172/16
Proposal	Demolition of derelict buildings and erection of detached building
Site Location	STONHAM PARVA – Barns at Four Elms Farm, Norwich Road
Applicant	Mr P Watson

Notes:

1. The Council has adopted a Charter on Public Speaking at Planning Committee. A link to the Charter is provided below:

<http://www.midsuffolk.gov.uk/assets/UploadsMSDC/Organisation/Democratic-Services/Constitution/Other-Links/Charter-on-Public-Speaking-at-Planning-Committee.pdf>

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

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

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

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

Members:

Councillor Kathie Guthrie – Chairman – Conservative and Independent Group
Councillor Matthew Hicks – Vice Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillors: Roy Barker
Gerard Brewster
David Burn
Julie Flatman
Jessica Fleming
Lavinia Hadingham
Barry Humphreys MBE
Diana Kearsley
John Levantis
Lesley Mayes
Dave Muller
Jane Storey
David Whybrow

Liberal Democrat Group

Councillors: John Field
Mike Norris

Green Group

Councillors: Anne Killett
Sarah Mansel
Keith Welham

Ward Members

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

Mid Suffolk District Council

Vision

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

Strategic Priorities 2016 – 2020

1. Economy and Environment

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

2. Housing

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

3. Strong and Healthy Communities

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

Strategic Outcomes

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

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

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

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

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

Suffolk Local Code of Conduct

1. Pecuniary Interests

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

Yes

Declare you have a pecuniary interest

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

Breach = criminal offence

No

No interests to declare

2. Non-Pecuniary Interests

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

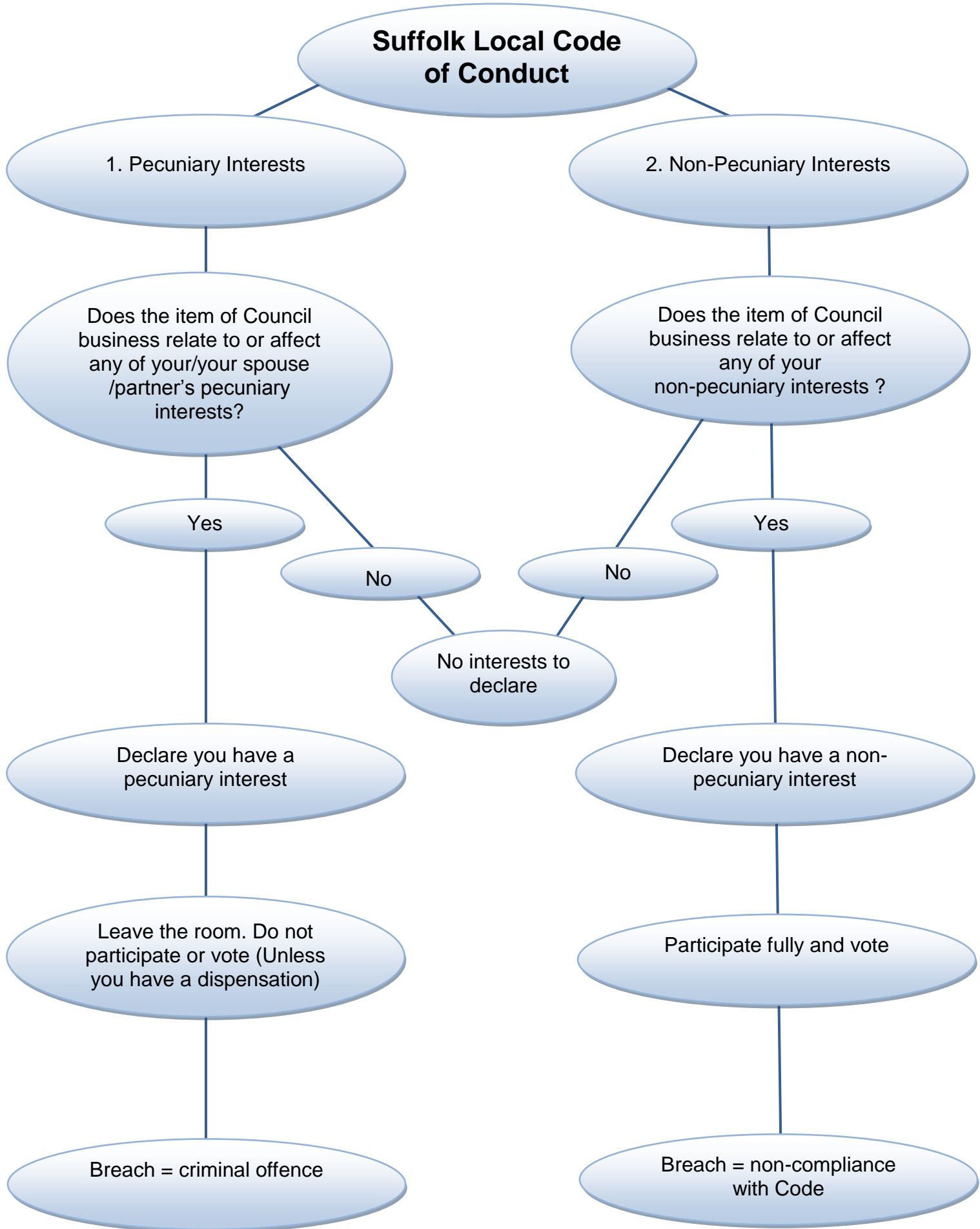
Yes

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

No



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Agenda Item 8

RF/01/17

MID SUFFOLK DISTRICT COUNCIL

PLANNING REFERRALS COMMITTEE

SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

22 FEBRUARY 2017

Item	Ref No.	Location And Proposal	Ward Member	Officer	Page No.
1.	3172/16	Four Elms Norwich Road Stonham Parva IP14 5LB Demolition of derelict buildings and erection of detached dwelling.	Councillor Suzie Morley	SB	3 - 28

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AGENDA ITEM NO	
APPLICATION NO	3172/16
PROPOSAL	<u>Demolition of derelict buildings and erection of detached dwelling.</u>
SITE LOCATION	Barns at Four Elms Farm, Norwich Road, Stonham Parva
SITE AREA (Ha)	0.3
APPLICANT	Mr P Watson
RECEIVED	July 22, 2016
EXPIRY DATE	September 23, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to Committee for the following reason:

The application was considered at Development Control Committee B on 25 January and Members were minded to approve the application contrary to Officer recommendation and Council Policy.

PRE-APPLICATION ADVICE

1. The agent has advised of pre-application discussions with heritage officers.

SITE AND SURROUNDINGS

2. The site is located in Stonham Parva north of the village, to the east of the A140 with trees to the highway frontage.

The site is in the countryside and contains a range of dilapidated farm buildings. A dwelling which was previously used as a children's home lies to the north whilst there is agricultural land to the east. To the south of the site, an area of meadow land is shown as in the applicant's ownership. A public footpath runs east/west from the A140 and along the southern boundary of this land.

There is a group of residential properties to the west of the A140 with a pavement running south to the main area of the village, where there is a public house and a car wash but no other services.

The barns/granary/stable buildings on the site are in a derelict state and have been in a poor condition for many years.

HISTORY

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

0101/10	Part demolition of redundant farm buildings. Conversion, alteration and extension of redundant farm buildings to office use (use class B1). Creation of new vehicular access and parking area. Installation of private treatment plant. (Revised scheme to that submitted under reference 0656/09)	Granted 01/04/2010
0656/09	Part demolition of existing farm buildings. Conversion, restoration, alteration and change of use of redundant farm buildings and agricultural land to Use Class B1. Creation of new vehicular access and parking area. Installation of private treatment plant and all ancillary works.	Refused 28/08/2009

PROPOSAL

4. To demolish the existing derelict buildings and erect a detached dwelling with integral double garage set back centrally on the site. The proposed dwelling is a substantial four bedroom property in a 'T' shape with a broad appearance of a barn-like structure. Proposed materials are ebony coloured ship lap boarding, red bricks and red/orange clay pantiles with solar panels on part of the south facing roof slope.

The maximum ridge height is given as 9.45m with lower ridges being 5.8m and 6.1m.

The proposal is served by an existing vehicular access.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Parish Council -**

No comments received.

MSDC Heritage Officer -

The Heritage Team considers that the proposal would cause no harm to a heritage asset because the asset holds minimal heritage significance and its

loss is adequately mitigated by appropriate recording; the proposed house is unlikely to cause harm to the setting of the listed house opposite.

The existing buildings include elements of historic farm buildings over several centuries, with some features of moderate interest, as documented in the thorough heritage statement. However, the buildings have been decaying steadily over a period of some fifteen years or more, and following a recent fire have reached a point where they possess insufficient heritage significance to merit retention. On this basis Heritage officers have in the past advised against conversion. For similar reasons we find no reason to object to removal of the buildings.

The listed house Oak House stands opposite the site. It is two-storey and stands back from the road. The proposed house will also be quite substantial, but being set back from the road behind a well-treed frontage, is not considered likely to impose unduly on the setting of the listed house.

MSDC Arboricultural Officer -

The mature trees to the front of this site form an effective screen and I would advise making them subject to a protective fencing condition to help ensure they are not damaged during demolition and/or construction work.

MSDC Environmental Health (Land Contamination) -

Notes the satisfactory Enviroscreen Report dated 20 July 2016 and completed contaminated land questionnaire.

I can confirm in respect of land contamination that I do not have any adverse comments and no objection to the proposed development.

I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

SCC Highways -

Recommends conditions relating to layout and surfacing of access, location of gates and restriction on height of frontage enclosure.

SCC Rights of Way -

No comments or observations to make in respect of this application affecting public footpath 17.

SCC Archaeological Service -

Is satisfied that the submitted Heritage Asset Assessment by Leigh Alston dated June 2015 provides a sufficiently record of the buildings in their current state and that no further archaeological recording condition is required for this application.

Request a condition stipulating that a PDF copy of this report and its CD of photographs be submitted to us at the address below for inclusion in the Suffolk Historic Environment Record.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

None

ASSESSMENT

8. Principle of Development _

The site lies within the countryside village of Stonham Parva where development does not normally fall within policy. However as the District does not have a Five Year Housing Supply the proposal falls to be considered against the issue of sustainability, as discussed below.

The application site is located within the countryside outside of any settlement boundary. Policy CS2 of the Core Strategy details that in areas designated as countryside development will be restricted to exceptional circumstances such as meeting affordable housing and community needs. Policy CS2 of the Core Strategy lists the defined categories which development in the countryside is restricted to. This proposal is for a market dwelling which is not listed as one of the defined categories.

As the Local Authority does not have a five year land supply for housing. Paragraph 49 of the National Planning Policy Framework (NPPF) states;

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

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

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

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

Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.

In addition, paragraph 17 of the NPPF sets out that planning should support the transition to a low carbon future in a changing climate and to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. Paragraph 30 and 35 of the NPPF details that authorities should encourage solutions to reduce greenhouse gas emissions and development should be designed and located to give priority to pedestrian and cycle movements and have access to high quality public transport.

The development would only add a single dwelling to the local housing stock and would therefore have limited public benefit which would be outweighed by the harm resulting from the development of a new dwelling in this rural location, with future residents being reliant on motor vehicles. The proposal would also have no economic benefit beyond its initial construction.

In the light of all of the above circumstances and the location and accessibility of the site to services and facilities the proposal is not considered to represent sustainable development with regards to the environmental and economic dimension of sustainable development set out by the NPPF. This view is taken following consideration of all recent appeals.

Consideration of heritage assets.

The buildings on the site are not listed buildings but are of some historic interest and the application is supported by a Heritage Asset Assessment which provides a record and analysis of the complex of farm buildings.

The Heritage Team have advised that the proposal would cause no harm to a heritage asset because the asset holds minimal heritage significance and the loss is adequately mitigated by appropriate recording and the proposed house is unlikely to cause harm to the setting of the listed house, Oak House opposite.

Within such a countryside location Local Plan policies H9 relate to the conversion of rural buildings to dwellings, and HB3 relates to the conversion and alteration to historic buildings whilst Core Strategy policy CS2 permits the re-use and adaption of buildings in the countryside for appropriate purposes. The proposal does not entail the conversion of the buildings which are in a derelict state and not capable of conversion. Heritage officers have in the past advised against conversion and for similar reasons find no reason to object to removal of the buildings.

Design and Layout

The proposal is for a substantial detached dwelling with an appearance of a barn conversion. The overall length of the front elevation is approximately 36m which includes the living accommodation plus an attached double garage.

The proposal is set back on the site when compared to the existing derelict buildings.

Highway Safety (Parking, Access, Layout)

SCC Highways have recommended conditions relating to layout of the access and frontage enclosure.

Residential Amenity

There is a detached dwelling to the north of the site but due to separation distances and details of design the proposal will not have an impact on residential amenity.

Landscape Impact and Trees

The proposal will entail the lopping of lower branches to frontage trees, but they are set back behind the required visibility splay. Tree protection measures would be required.

The site and dilapidated buildings are fairly prominent when viewed looking north from the A140 and from the adjacent public footpath but do not have a wider landscape impact.

Sustainability

The application proposes a new dwelling in the countryside, without the special circumstances identified in paragraph 55 of the NPPF. The proposal is not considered to be sustainable development (see Principle of development above). Stonham Parva does not have any services and access to services further afield would be likely to be reliant on the use of the private car.

The submitted design identifies the installation of solar panels and the planning statement identifies the likely incorporation of features such as rainwater harvesting and air source heat pumps.

Environmental Issues (Land Contamination, Ecology)

The required information on land contamination has been submitted and no objection has been raised.

The Planning Statement identifies that a previous application on the site was supported by an Ecological Survey which found no signs of bat activity. As the condition of the buildings has worsened since then it is less likely that bats would be found. Mitigation measures are proposed to protect and water voles and breeding birds on the site.

Conclusion

The proposal would result in some element of visual improvement due to the removal of the derelict farm buildings and would add a dwelling to the housing stock. However this is not outweighed by the additional dwelling being in an unsustainable location.

RECOMMENDATION

That Full Planning Permission be refused for the following reasons:

The proposed development would represent an unjustified and unsustainable form of residential development within the countryside where residents would be dependent on the private motor car to access essential services and facilities. As such it is contrary to development plan policies H7, CS1,CS2, FC1 and FC1.1 and the objectives of the NPPF which seek to secure sustainable development and avoid isolated dwellings in the countryside (para 55).

Philip Isbell
Professional Lead - Growth & Sustainable Planning

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

Cor1 - CS1 Settlement Hierarchy

Cor2 - CS2 Development in the Countryside & Countryside Villages

Cor5 - CS5 Mid Suffolks Environment

Cor6 - CS6 Services and Infrastructure

Cor3 - CS3 Reduce Contributions to Climate Change

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

CL8 - PROTECTING WILDLIFE HABITATS

H7 - RESTRICTING HOUSING DEVELOPMENT

CL6 - TREE PRESERVATION ORDERS

HB1 - PROTECTION OF HISTORIC BUILDINGS

RT12 - FOOTPATHS AND BRIDLEWAYS

HB13 - PROTECTING ANCIENT MONUMENTS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

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

The following people **objected** to the application

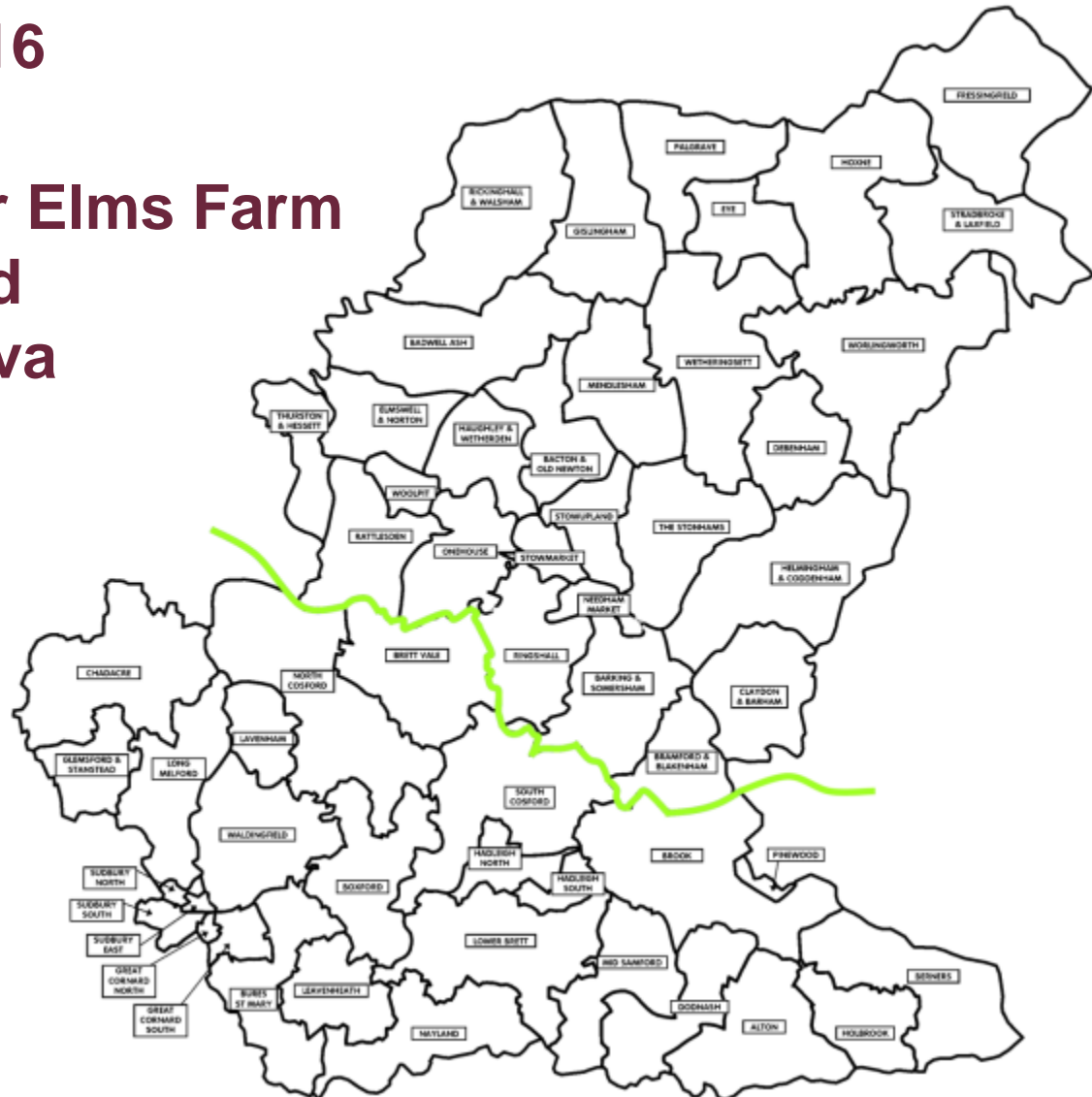
The following people **supported** the application:

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

Application No: 3172/16

**Address: Barns at Four Elms Farm
Norwich Road
Stonham Parva**

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Site Location Plan

Slide 2

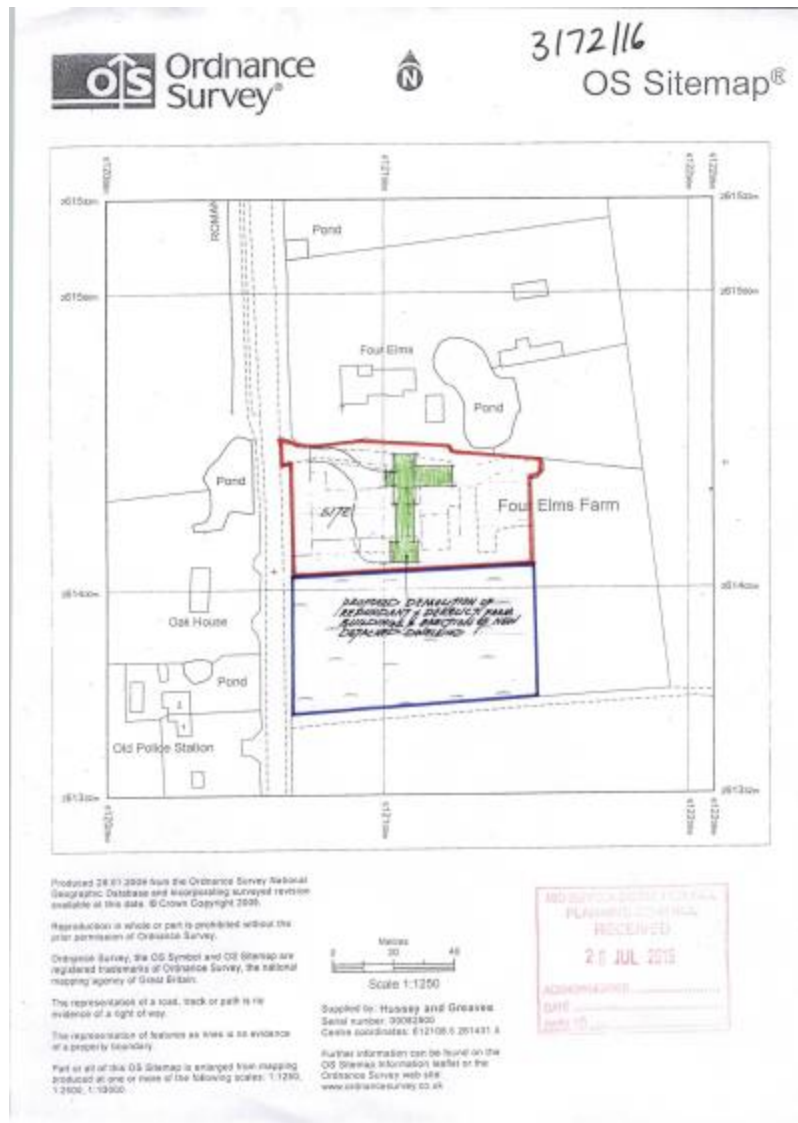
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Reference: 3172/16
Site: Four Elms Norwich Road Stonham Parva

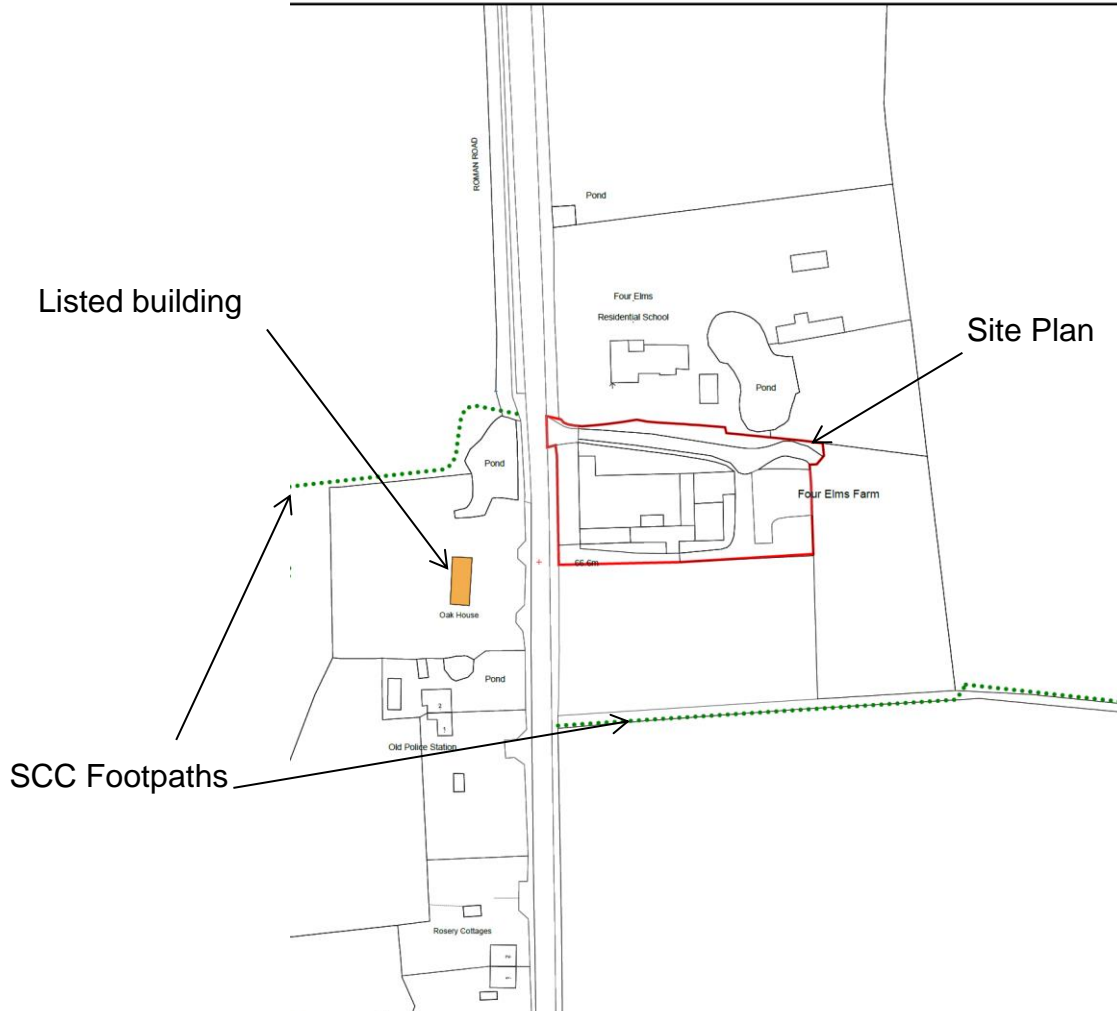
Site Location Plan

Page 13



Constraints Map

Page 14



Reference: 3172/16
Site: Four Elms Norwich Road Stonham Parva

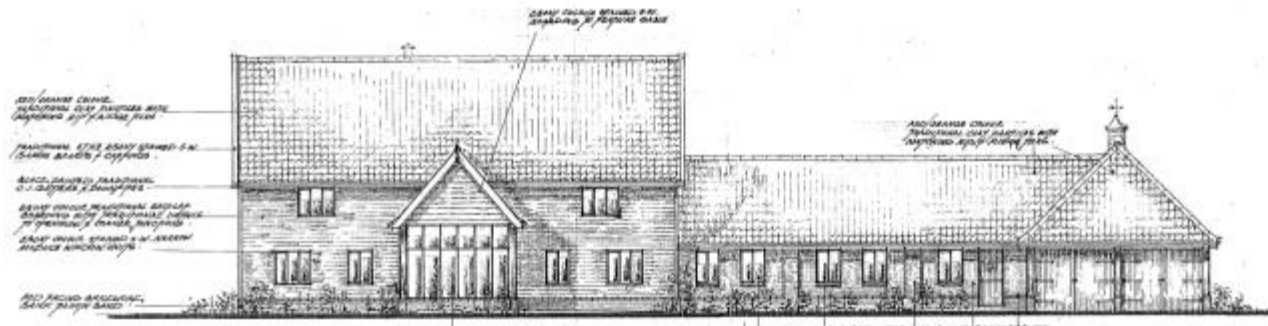


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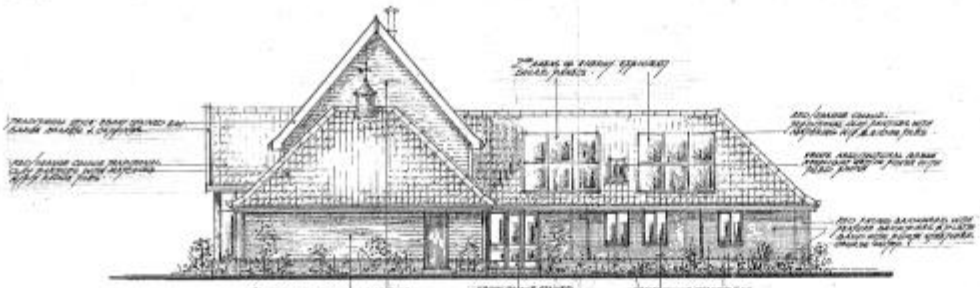
3172/16
 Barns at Four Elms Farm, Norwich Road, Stonham Parva

3172/16

NO. 3172/16
PLANNING UNIT
RECEIVED
79 JUL 2016
ARCHITECT:
DATE:
TIME:



WEST ELEVATION

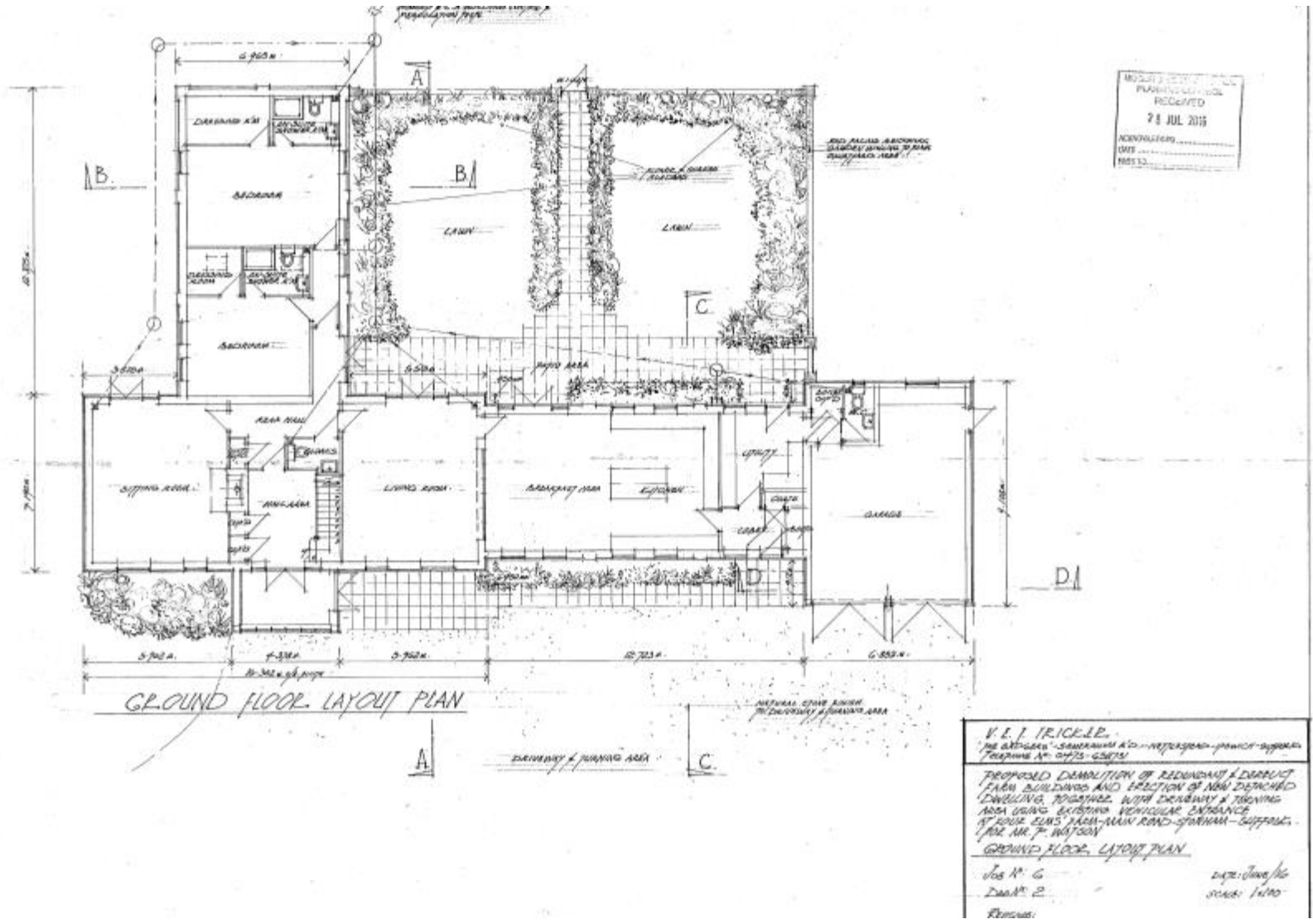


SOUTH ELEVATION

U.E.T. PROPOSED
 FOR REVISION - 31/07/16
 PROPOSED DEMOLITION OF REDUNDANT & DEFICIENT
 LAMB BUILDINGS AND ERECTION OF NEW ENHANCED
 DWELLING. EXISTING WINDMILL & PLANNING
 AREA USING EXISTING WINDMILL ACCESS
 N° FOUR LONG LAMB MAIN ROAD - STAMHAM - SUFFOLK.
 10/02/16 MR. P. WATSON

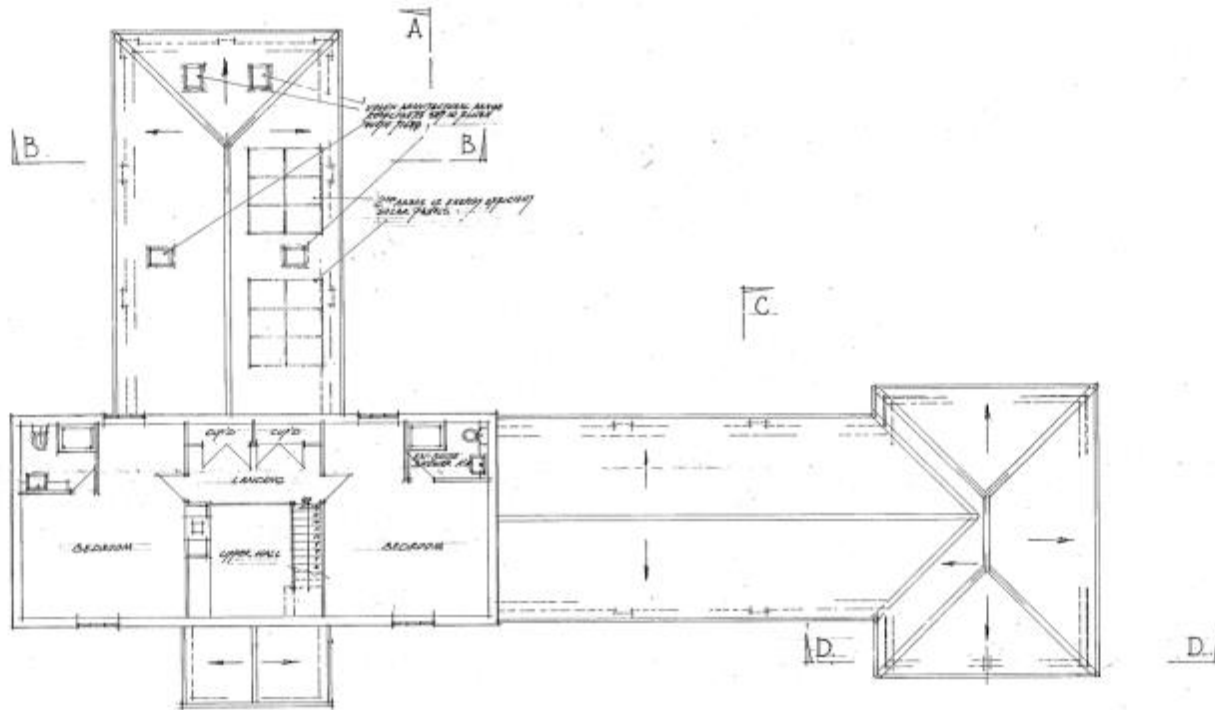
PROPOSED ELEVATIONS
 Case No: 6 Date: 06/06/16
 Drawn: f Date: 1/1/16
 Revised:

Ground Floor Layout Plans



First Floor Layout and Roof Plans

Slide 10



MID SUFFOLK DISTRICT
 PLANNING & CONTROL
 RESOLUTION
 28 JUN 2013
 APPROVED
 DATE
 PLACE

FIRST FLOOR LAYOUT AND ROOF PLANS

U.E. TRICKER
 THE ARCHITECTS - ARCHITECTS & ENGINEERS - SOUTH SUFFOLK
 TRADING AS: ARCHITECTS
 PROPOSED DEMOLITION OF REDUNDANT & DAMAGED PARTS
 INCLUDING RE-CONSTRUCTION OF NEW EXTENDED BUILDING
 INCLUDING NEW LANDING & STAIRS AREA USING EXISTING
 RECTANGULAR ENTRANCE OF FOUR BEAM PLAN - MAIN GROUND
 FLOOR SURFACE - FOR MR. P. WATSON
FIRST FLOOR LAYOUT / ROOF PLANS
 SHEET NO. 6
 DEC 15, 13
 DRAWN BY:
 DATE: 15/12/13
 SCALE: 1:100

Sections and Sectional Elevation Plans

Mid Suffolk District Council
PLANNING DEPARTMENT
RECEIVED
29 JUL 2016
ADVISED TO:
DATE:
PREP BY:



SECTIONAL ELEVATION A-A



SECTION B-B



SECTIONAL ELEVATION C-C



SECTION D-D

V. J. TRICELL
THE BUILDING CONSULTANTS LTD - ARCHITECTS - PLANNING - SURVEYORS
Barnham St. 2473-6573/1

PROPOSED DEMOLITION OF REDUNDANT & DERELICT
FARM BUILDINGS & ERECTION OF NEW RESIDENTIAL
BUILDINGS, INCLUDING NEW DRIVEWAY / PARKING AREA
GIVING IMPROVED VERTICAL ENTRANCE
AT FOUR BAY GARA - MAIN ROAD - STANHAM - SUFFOLK.
FOR MR P. WATSON

SECTIONS & SECTIONAL ELEVATIONS.

Drawn G. date 04/16
Drawn C. scale 1:100
Drawn:

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Consultation Response Pro forma

1	Application Number	3172/16 Barns at Four Elms Farm, Stonham Parva	
2	Date of Response	13.9.16	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • no harm to a heritage asset because the asset holds minimal heritage significance and its loss is adequately mitigated by appropriate recording; the proposed house is unlikely to cause harm to the setting of the listed house opposite. 	
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 buildings include elements of historic farm buildings over several centuries, with some features of moderate interest, as documented in the thorough heritage statement. However, the buildings have been decaying steadily over a period of some fifteen years or more, and following a recent fire have reached a point where they possess insufficient heritage significance to merit retention. On this basis Heritage officers have in the past advised against conversion. For similar reasons we find no reason to object to removal of the buildings.</p> <p>The listed house Oak House stands opposite the site. It is two-storey and stands back from the road. The proposed house will also be quite substantial, but being set back from the road behind a well-treed frontage, is not considered likely to impose unduly on the setting of the listed house.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		

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: David Pizzey
Sent: 16 August 2016 09:17
To: Sian Bunbury
Cc: Planning Admin
Subject: 3172/16 Four Elms Farm, Stonham Parva

Sian

The mature trees to the front of this site form an effective screen and I would advise making them subject to a protective fencing condition to help ensure they are not damaged during demolition and/or construction work.

Regards

David

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

From: David Harrold
Sent: 10 August 2016 14:39
To: Planning Admin
Cc: Sian Bunbury
Subject: Plan ref 3172/16/FUL Four Elms, Norwich Road, Stonham Parva. EH - Land Contamination.

Thank you for consulting me on the above application.

I note the satisfactory Enviroscreen Report dated 20 July 2016 and completed contaminated land questionnaire.

I can confirm in respect of land contamination that I do not have any adverse comments and no objection to the proposed development.

I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

01449 724718

Your Ref: MS/3172/16
Our Ref: 570\CON\3150\16
Date: 07/10/2016
Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

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

For the Attention of: Sian Bunbury

Dear Sian

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3172/16

PROPOSAL: Demolition of derelict buildings and erection of detached dwelling
LOCATION: Four Elms, Norwich Road, Stonham Parva, Stowmarket, Suffolk, IP14 5LB

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

1 AL 3

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM03; and with an entrance width of 3m and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

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

2 G1

Condition: Gates shall be set back a minimum distance of 5 metres from the edge of the carriageway and shall open only into the site and not over any area of the highway.

Reason: In the interests of road safety.

3 AL 8

Condition: Prior to the dwelling hereby permitted being first occupied, the vehicular access onto the public highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

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

4 V 6

Condition: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no means of frontage enclosure shall exceed 0.6 metres in height above the level of the carriageway of the adjacent highway.

Reason: In the interests of highway safety in order to maintain intervisibility between highway users.

5 NOTE 02

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

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

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

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

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

From: Richard Hoggett
Sent: 12 August 2016 14:37
To: Planning Admin
Subject: FAO Sian Bunbury - 3172/16 - Four Elms Farm, Stonham Parva - Archaeology

Dear Sian,

Many thanks for your letter of 8 August consulting us on the above application.

We have considered the above application and are satisfied that the submitted Heritage Asset Assessment by Leigh Alston dated June 2015 provides a sufficiently record of the buildings in their current state and that no further archaeological recording condition is required for this application.

However, we would request a condition stipulating that a PDF copy of this report and its CD of photographs be submitted to us at the address below for inclusion in the Suffolk Historic Environment Record.

Yours,

Richard

Dr Richard Hoggett MCifA
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