

From: David Burn
Sent: 21 September 2017 15:20
To: Sian Bunbury
Cc: Philip Isbell
Subject: Call-in to committee of planning application 1307/17, poultry sheds on land off Nicks Lane, Brome

Sian –

Further to my e-mail of 13 September, I have attached herewith the completed form requesting that application number 1307/17 be determined by committee. I have to say that I do find the wording of the instructions very confusing and I would welcome sitting down one day with someone who can explain them to me. If it is felt that I have not made a clear enough case, please discuss this with me and I will re-submit the form.

I am aware that we have now received three separate applications for different components of the same agricultural operation on the same site (the eight poultry sheds, 1307/17; detached dwelling for the manager, DC/17/03887; and straw barn and biomass building, DC/17/03920). I see no merit in determining them separately but if we must, I feel their cumulative impact should be taken into account and that this would best be done by considering them simultaneously at committee.

Regards,

David

Cllr David Burn

*MID SUFFOLK DISTRICT COUNCIL,
Cabinet Member for Environment*

and Member for Palgrave Ward,

PHONE: 01379 788712 MOBILE: 07889 301414

E-MAIL: david.burn@midsuffolk.gov.uk

Consultee Comments for Planning Application DC/17/03920

Application Summary

Application Number: DC/17/03920

Address: Church Farm Nicks Lane Brome And Oakley IP23 8AN

Proposal: Planning Application - Erection of straw barn and biomass building

Case Officer: Sian Bunbury

Consultee Details

Name: Mrs Wendy Alcock

Address: 20 Broad Street, Eye, Suffolk IP23 7AF

Email: townclerk@eyesuffolk.org

On Behalf Of: Eye Town Clerk

Comments

Please note this application is from the parish of Brome and Oakley not Eye. No comment

From:Nathan Pittam
Sent:18 Sep 2017 14:34:03 +0100
To:BMSDC Planning Mailbox
Subject:DC/17/03920, EH, Land Contamination.

EP Reference : 200402

DC/17/03920, EH, Land Contamination.

Church Farm, Rectory Road, Brome And Oakley, EYE, Suffolk, IP23 8AH.

Planning Application - Erection of straw barn and biomass building

Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination.

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 01449 724715

Mobile:: 07769 566988

websites: www.babergh.gov.uk www.midsuffolk.gov.uk

From:ALLEN, Sarah J
Sent:19 Sep 2017 13:44:03 +0100
To:BMSDC Planning Area Team Yellow
Subject:Your Ref: DC/17/03920 (Our Ref: SG25124)

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Yours Faithfully

NATS

NATS Safeguarding

D: 01489 444687
E: natssafeguarding@nats.co.uk

4000 Parkway, Whiteley,
Fareham, Hants PO15 7FL
www.nats.co.uk



From:Peter Bradfield

Sent:22 Sep 2017 13:19:30 +0100

To:BMSDC Planning Area Team Green;BMSDC Planning Area Team Yellow;BMSDC Planning Area Team Blue

Cc:Kyle Porter

Subject:SCC Highway Authority planning application combined responses

To Babergh Mid Suffolk Planning,

This is the Highway Authority (SCC) combined recommendation to the planning applications listed in the table below. (Please note that individual responses will not be provided to these applications)

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

The current proposal would not have any severe impact on the highway network in terms of vehicle volume or highway safety. Therefore, Suffolk County Council does not wish to restrict the grant of permission.

DC/17/04038	Fairview, IP1 6TQ	Natalie Webb (green)
DC/17/04301	Zamora, CO10 2RN	Natalie Webb (green)
DC/17/04440	Dairy Farmhouse, IP21 5BZ	Fiona Fuller (yellow)
DC/17/04475	Rear of 1 Red House, IP6 8PN	Sarah Scott (blue)
DC/17/03785	Capitol Stud Farm, IP7 5PS	Andrew Thornton (blue)
DC/17/04473	Lady Lane Garage, IP7 6AF	Alex Scott (blue)
DC/17/04483	Newsagent, Bell Hill Cottage	Rebecca Biggs (yellow)
DC/17/04486	Langton Cottage, IP23 7HL	Katherine Hale (yellow)
DC/17/04484	Newsagent, Bell Hill Cottage	Rebecca Biggs (yellow)
DC/17/04560	Fernside, IP31 3BQ	Alex Peck (yellow)
DC/17/03642	Fernside, IP31 3BQ	Alex Scott (yellow)

DC/17/04482	Glebe Farm, IP8 3JD	Samantha Summers (green)
DC/17/04447	73 High St, IP14 6QS	Steven Burgess (blue)
DC/17/04539	Barret Lee BP Garage, CO10 2YH	Samantha Summers (green)
DC/17/03880	Shelly Rd, IP7 5QN	Melanie Corbishley (green)
DC/17/04507	Hargrave House, IP23 7JL	Natalie Webb (blue)
DC/17/03752	Spinney Cottage, CO10 0TB	Jonathan Pavey-Smith (green)
DC/17/03920	Church Farm, IP23 8AN	Sian Bunbury (yellow)
DC/17/04553	The Crossings, IP30 9NY	Alex Peck (yellow)

Regards,

Peter Bradfield

Development Management Technician

Suffolk County Council

Endeavour House | Russell Road | Ipswich | Suffolk | IP1 2BX

Tel: 07712 425574 and 01473 260410 | Email: peter.bradfield@suffolk.gov.uk |

Web: www.suffolk.gov.uk

Office email: Highways.developmentcontrol@suffolk.gov.uk

From:David Harrold

Sent:28 Sep 2017 11:54:17 +0100

To:BMSDC Planning Mailbox

Cc:Sian Bunbury

Subject:Plan ref DC/17/03920 Church Farm, Nicks Lane, Brome and Oakley. EH -
Noise/Odour/Light/Smoke

Thank you for consulting me on the above application to erect a straw barn and bio mass building.

I can confirm with respect to noise and other environmental health issues I do not have any objection to the proposed development.

Please note, however, biomass boilers may require an external flu or chimney of sufficient height to properly disperse residual combustion fumes and gases. No flu or chimney is evident from the drawings submitted. In addition certain sized furnaces may require an environmental permit pursuant of Local Authority Pollution Prevention Control.

I am not able advise you further on this as no details of the bio mass boiler have been supplied.

David Harrold MCIEH

Senior Environmental Health Officer

Babergh and Mid Suffolk Council

From:Iain Farquharson
Sent:25 Sep 2017 15:29:21 +0100
To:BMSDC Planning Area Team Yellow
Subject:M3 200405: Planning Consultation Request - DC/17/03920

Dear Sir/Madam

We have reviewed the information submitted for this application.

We are supportive of this application as it comprises a renewable fuel heating system in favour of a bottled gas system.

We suggest that the applicant demonstrates there is sufficient biomass fuel available to power the unit so as to minimise any occasions where there might be the need to supplement the heating via bottled gas.

Regards

Iain Farquharson

Senior Environmental Management Officer
Babergh Mid Suffolk Council

BB01449 724878 / 07860 827027
//iain.farquharson@baberghmidsuffolk.gov.uk

-----Original Message-----

From: planningyellow@baberghmidsuffolk.gov.uk [<mailto:planningyellow@baberghmidsuffolk.gov.uk>]
Sent: 15 September 2017 14:22
To: Environmental Health
Subject: Planning Consultation Request - DC/17/03920

Please find attached planning consultation request letter relating to planning application - DC/17/03920 - Church Farm , Nicks Lane, Brome And Oakley, IP23 8AN

Kind Regards

Planning Support Team

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From:Consultations (NE)
Sent:29 Sep 2017 14:02:44 +0100
To:BMSDC Planning Area Team Yellow
Subject:FAO Sian Bunbury

Hi Sian

Thank you for getting back to me regarding **DC/17/03920 the proposed** straw barn and biomass building at Church Farm, Brome and Oakley.

The Impact Risk Zones (IRZs) are a data set that we use to screen consultations for potential impacts on Sites of Special Scientific Interest (SSSIs).

Local planning authorities are required, under the town and country planning order 2015, to consult Natural England on Development in or likely to affect a Site of Special Scientific Interest (Schedule 4, w).

Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Hope this information is useful

Kind regards

Helen

Helen Rogers
Consultations
Natural England
Hornbeam House, Electra Way
Crewe Business Park
Crewe, Cheshire CW1 6GJ

tel 0300 060 3900

email consultations@naturalengland.org.uk

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Babergh District Council
Planning Department
Corks Lane
Hadleigh
Ipswich
IP7 6SJ

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

Your Ref:
Our Ref: FS/F190979
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 25/09/2017

Dear Sirs

Church Farm, Nicks Lane, Brome and Oakley IP23 8AN
Planning Application No: DC/17/03920

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

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

Continued/

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

Mrs A Kempen
Water Officer

Enc: PDL1

Copy: Ms L Gregory, Acorus rural Property Services, Old Market Office,
10 Risbygate Street, Bury St Edmunds IP33 3AA
Enc: Sprinkler information

Babergh District Council
Planning Department
Corks Lane
Hadleigh
Ipswich
IP7 6SJ

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

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

Date: 25 September 2017

Planning Ref: DC/17/03920

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Church Farm, Nicks Lane, Brome and Oakley IP23 8AN
DESCRIPTION: Biomass Boiler & Straw Barn
NO: HYDRANTS POSSIBLY REQUIRED: Required

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

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

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

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

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

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

Continued/

OFFICIAL

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

Yours faithfully

Mrs A Kempen
Water Officer

From:RM Floods Planning
Sent:23 Oct 2017 09:05:28 +0100
To:BMSDC Planning Area Team Yellow
Cc:Sian Bunbury
Subject:2017-10-23 JS reply Church Farm , Nicks Lane, Brome And Oakley, IP23 8AN DC/17/03920

Dear Sian Bunbury,

Subject: Church Farm , Nicks Lane, Brome And Oakley, IP23 8AN Ref DC/17/03920

Suffolk County Council, Flood and Water Management have no further comments to add.

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Tel: 01473 260411

Fax: 01473 216864

-----Original Message-----

From: planningyellow@babberghmidsuffolk.gov.uk [mailto:planningyellow@babberghmidsuffolk.gov.uk]

Sent: 18 October 2017 13:12

To: RM Floods Planning <floods.planning@suffolk.gov.uk>

Subject: Planning Re-consultation Request - DC/17/03920

Please find attached planning re-consultation request letter relating to planning application - DC/17/03920 - Church Farm , Nicks Lane, Brome And Oakley, IP23 8AN

Kind Regards

Planning Support Team

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From:Jason Skilton

Sent:13 Oct 2017 09:38:02 +0100

To:BMSDC Planning Mailbox

Cc:Sian Bunbury

Subject:2017-10-13 JS Reply Church Farm , Nicks Lane, Brome And Oakley, IP23 8AN Ref DC/17/03920

Dear Sian Bunbury,

Subject: Church Farm , Nicks Lane, Brome And Oakley, IP23 8AN Ref DC/17/03920

Suffolk County Council, Flood and Water Management have reviewed application ref DC/17/03920

The following submitted documents have been reviewed and we recommend an **approval of this application subject to conditions:**

1. Flood risk assessment and surface water drainage strategy 21928 rev 0 part 1
2. Flood risk assessment and surface water drainage strategy 21928 rev 0 part 2
3. Flood risk assessment and surface water drainage strategy – Addendum A
 - a. Proposed site plan Showing Surface Water Drainage 21928/02 Rev A
 - b. Proposed Site Plan Showing Outfall Route ref 21928/830
 - c. Surface Water Drainage Detail ref 21928/831 Rev 0
4. Site location plan and topographical survey Ref 21929/003
5. Surface Water Maintenance Plan Ref 21928 Oct 2017 Rev 0

We propose the following condition in relation to surface water drainage for this application.

1. The strategy for the disposal of surface water and the Flood Risk Assessment (FRA) dated Sept 2017, ref: 21928 Rev 0) and addendum (dated 11 October 2017) shall be implemented as approved in writing by the local planning authority. The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained

2. The poultry units hereby permitted shall not be utilized until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act.

3. No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

Reason: To ensure the development does not cause increased pollution of the watercourse in line with the River Basin Management Plan.

Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment is subject to payment of a surface water developer contribution

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Tel: 01473 260411

Fax: 01473 216864

From: RM Floods Planning
Sent: 03 October 2017 10:16
To: BMSDC Planning Area Team Yellow
Cc: Sian Bunbury
Subject: 2017-10-03 JS reply Church Farm , Nicks Lane, Brome And Oakley, IP23 8AN Ref DC/17/03920

Dear Sian Bunbury,

Subject: Church Farm , Nicks Lane, Brome And Oakley, IP23 8AN Ref DC/17/03920

Suffolk County Council, Flood and Water Management have reviewed application ref DC/17/03920

The following submitted documents have been reviewed and we recommend a **holding objection** at this time:

1. Flood risk assessment and surface water drainage strategy rev 0 part 1
2. Flood risk assessment and surface water drainage strategy rev 0 part 2
3. Site location plan and topographical survey Ref 21929/003

The reason why we are recommending a holding objection is because the applicant whilst they have demonstrated a viable strategy for the disposal for surface water need to provide additional detail of the surface water drainage system (*i.e. detailed drawings of the surface water drainage assets*) and details of how the surface water will treated prior to being discharged into the watercourse.

The points below detail the action required in order to overcome our current objection:-

1. Submit a plan/strategy to ensure that no pollutants will be discharged into the watercourse
2. Submit evidence the proposed discharge point into the watercourse is within the ownership of the applicant

Those highlighted have not been received and should be submitted in support of the application

Pre-app	Outline	Full	Reserved Matters	Discharge of Conditions	Document Submitted
✓	✓	✓			Flood Risk Assessment/Statement (Checklist)
	✓	✓			Drainage Strategy/Statement & sketch layout plan (checklist)
	✓				Preliminary layout drawings
	✓				Preliminary "Outline" hydraulic calculations
	✓				Preliminary landscape proposals
	✓				Ground investigation report (for infiltration)
	✓	✓			Evidence of 3 rd party agreement to discharge to their system (in principle/consent to discharge)
		✓		✓	Maintenance program and ongoing maintenance responsibilities
		✓	✓		Detailed development layout

		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Full structural, hydraulic & ground investigations
		✓	✓	✓	Geotechnical factual and interpretive reports, including infiltration test results (BRE365)
		✓	✓	✓	Detailed landscape details
		✓	✓	✓	Discharge agreements (temporary & permanent)
		✓	✓	✓	Development management & construction phasing plan

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

Sian Bunbury
Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2017/122031/01-L01
Your ref: DC/17/03920
Date: 04 October 2017

Dear Sian

ERECTION OF STRAW BARN AND BIOMASS BUILDING.

CHURCH FARM, NICKS LANE, BROME AND OAKLEY, IP23 8AN.

Thank you for your consultation dated 15 September 2017. We have inspected the application as submitted and have no objections to the proposal provided that the activity has the relevant permission.

We trust this advice is useful.

Yours sincerely

**Miss Charlie Christensen
Planning Adviser**

Direct dial 02084 745593

Direct e-mail charlie.christensen@environment-agency.gov.uk

cc Acorus Rural Property Services



Defence
Infrastructure
Organisation

Sian Bunbury
Mid Suffolk District Council
Planning Services,
131 High Street,
Suffolk
IP6 8DL
England

Dear Sian,

Your Reference: DC/17/03920
Our Reference: 10042704

MOD Safeguarding - SITE OUTSIDE SAFEGUARDING AREA

Proposal: Erection of straw barn and biomass building
Location: Church Farm
Nicks Lane
Brome And Oakley
IP23 8AN

Thank you for consulting Defence Infrastructure Organisation (DIO) on the above proposed development. This application relates to a site outside of Ministry of Defence safeguarding areas.

I can therefore confirm that the Ministry of Defence has no safeguarding objections to this proposal. I hope this adequately explains our position on this matter.

Yours sincerely

Mrs Kalie Jagpal
Assistant Safeguarding Officer

Safeguarding Department Statutory & Offshore
Defence Infrastructure Organisation
Kingston Road
Sutton Coldfield
West Midlands
B75 7RL

Tel: +44 (0)121 311 3818 **Tel (MOD):** 94421 3818

Fax: +44 (0)121 311 2218

Email: DIO-safeguarding-statutory@mod.uk

www.mod.uk/DIO

20 Feb 2018