

Mr P Isbel  
Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich  
IP1 2BX

Monday 30<sup>th</sup> April 2018

Dear Philip

**Planning Application Consultation – Ref: DC/18/01029 Rockylls Hall**

As Clerk to Shelland Parish Meeting, please find below my formal response to the above consultation.

1. Firstly, I acknowledge the comments made on the Mid Suffolk planning website so far (as at 28<sup>th</sup> April 2018). I note 38 comments comprising 37 objections.
2. I have also received a number of written and verbal communications relating to the above application.
3. There is clearly a strength of feeling in the parish of Shelland and surrounding parishes highlighting concerns relating to a number of factors in the application.
4. The main concerns raised have been noise, increased traffic, environmental impacts and specific concerns such as the release of fireworks
5. I have also received a further communication from the applicant which can be seen as an appendix to this letter.
6. Given the level of response to this consultation (unprecedented in this parish), I feel that the 37 comments should be taken into account when the planning team consider the outcome of the consultation.

Yours sincerely

**Rob Jewers**  
Clerk to Shelland Parish Meeting

New Farm  
Cutlers Lane  
Shelland  
Stowmarket  
Suffolk  
IP14 3HX

# Consultee Comments for Planning Application DC/18/01029

## Application Summary

Application Number: DC/18/01029

Address: Rockylls Hall Shelland Green Shelland Stowmarket Suffolk IP14 3JF

Proposal: Planning Application. Conversion of a grainstore into a function room.

Case Officer: Alex Scott

## Consultee Details

Name: Mrs Peggy Fuller

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

Email: peggy.woolpitpc@btinternet.com

On Behalf Of: Woolpit Parish Clerk

## Comments

Woolpit Parish Council objects to this application.

The inevitable noise from wedding receptions and other social events will be an intolerable and unacceptable intrusion on nearby residential properties.

Access to the site along the single track road across Shelland Green is totally inadequate. The additional traffic will create a serious hazard for the walkers, cyclists and horse riders who use this quiet rural road which is part of National Cycle Route 51.

Most of the traffic to the site will use Heath Road through Woolpit. This is already congested, especially in the area near Woolpit School and the Health Centre. The additional vehicles will create a particular danger when daytime events are held at Rockylls Hall.

Shelland Green is a large open area which attracts much varied wildlife including Barn Owls.

There will be considerable risk to owls from vehicles crossing the green when leaving the site at night.

This is not a development proposal that reflects the character of the countryside as required by the NPPF.

Contrary to Policies CL17, CL18, T10, NPPF Section 11 and in particular p109, p110, p123

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## Consultee Details

Name: Mrs Peggy Fuller

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

Email: peggy.woolpitpc@btinternet.com

On Behalf Of: Woolpit Parish Clerk

## Comments

Woolpit Parish Council continues to object to this application and original comments dated 4 May 2018 still stand.

In addition we would make the following comments:

Passing Places - the number of passing places is inadequate and additional passing places are required between Shelland Church and Harleston.

Noise assessment - the noise assessment is flawed. It is unrealistic to expect windows and doors to be closed at all times and guests to remain inside, particularly in summer.

Noise from A14 has little impact on the properties in the neighbourhood and it is incorrect to suggest that this is a dominant background noise.

**From:**BMSDC Economic Development  
**Sent:**27 Mar 2018 17:56:41 +0100  
**To:**BMSDC Planning Area Team Yellow  
**Cc:**Alex Scott  
**Subject:**RE: MSDC Planning Consultation Request - DC/18/01029

Good Afternoon,

Thank you for this consultation.

There is an increased need for farms to diversify to support their sustainability, and alternative uses for agricultural buildings no longer used for modern farming methods and equipment are being increasingly sought and would be supported by ourselves.

Function rooms are alternative that can be successful however I am concerned that traffic and parking be considered. I note that no landscaping is considered necessary by the applicant but would suggest that surfacing for parking may be required if not already in place. Additionally there is little information on the frequency and type of function or anticipated hours of operation which may be helpful in the application.

Kind Regards

Clare  
Economic Development Officer – Open for Business team  
Babergh and Mid Suffolk District Councils – Working Together  
t: 01449 724880  
m: 07860827637  
e: [clare.free@baberghmidsuffolk.gov.uk](mailto:clare.free@baberghmidsuffolk.gov.uk)  
w: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

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

From: [planningyellow@baberghmidsuffolk.gov.uk](mailto:planningyellow@baberghmidsuffolk.gov.uk) [<mailto:planningyellow@baberghmidsuffolk.gov.uk>]  
Sent: 19 March 2018 13:50  
To: BMSDC Economic Development <[BMSDCEconomicDevelopment@baberghmidsuffolk.gov.uk](mailto:BMSDCEconomicDevelopment@baberghmidsuffolk.gov.uk)>  
Subject: MSDC Planning Consultation Request - DC/18/01029

Please find attached planning consultation request letter relating to planning application - DC/18/01029 - Rockylls Hall, Shelland Green, Shelland, Stowmarket Suffolk IP14 3JF

Kind Regards

Planning Support Team

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COUNTY COUNCIL AREA MANAGERS

NOTES

East Area Manager,  
County Buildings,  
Street Farm Road,  
Saxmundham,  
IP17 1AL  
Tel 01728 652400  
east.ared@suffolk.gov.uk

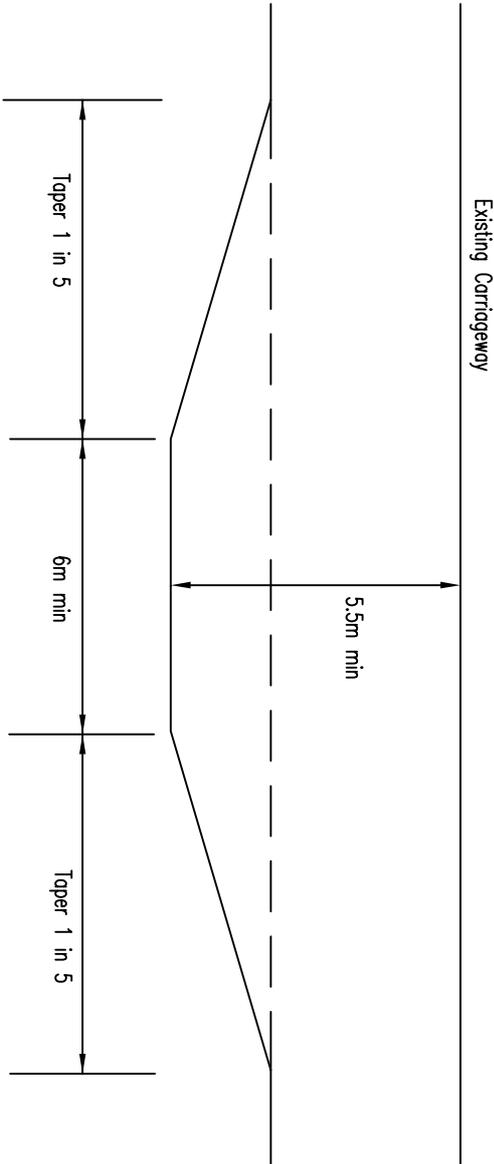
West Area Manager,  
West Suffolk House,  
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IP33 3YU  
Tel. 01284 758868  
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Central Area Manager  
Phoenix House,  
3 Goddard Road,  
Ipswich,  
IP1 5NP  
Tel. 01473 341414  
central.ared@suffolk.gov.uk

Ipswich Area Manager  
Phoenix House,  
3 Goddard Road,  
Ipswich,  
IP1 5NP  
Tel. 01473 341588  
ipswich.ared@suffolk.gov.uk

1. Sufficient sustainable drainage will be required to prevent surface water entering the Highway.
2. An adopted passing place should be to Suffolk County Council Minor Access Road Specification (see table below or Estate Road Specification). All works to be agreed with Area Manager.
3. Extent and height of kerbing to rear passing bay (if required) to be agreed with Area Manager.
4. Where the passing bay construction extends beyond the existing limit of the Public Highway a legal agreement will be required to enable adoption by Suffolk County Council.

Pavement Courses	Material	Depth
Surface	Hot Rolled Asphalt	50mm
Binder	Hot Rolled Asphalt	50mm
Base	Hot Rolled Asphalt	100mm
Sub Base		
CBR 5% or more	Type 1	225mm
CBR 4%	Type 1	250mm
CBR 3%	Type 1	320mm
CBR less than 2%	Requires special engineering measures to be agreed	



Director of Economy, Skills & Environment,  
Suffolk County Council  
Enderaour House  
8 Russell Road  
Ipswich  
Suffolk, IP1 2BX

PASSING PLACE

REV.	DESCRIPTION	CHECKED	DATE
A	Drawing Revision	SDB	10/14

ORIGINATOR	INT.	DATE	PROJECT TITLE
CHECKER	REH	09/12	DEVELOPMENT MANAGEMENT DRAWINGS
DESIGNER	SDB	09/12	SCALE Not to Scale DATE Sept 2012
REVIEWER	CAG	09/12	DRAWING No. DM06

**From:** Kyle Porter  
**Sent:** 25 July 2018 10:48  
**To:** Alex Scott  
**Cc:** BMSDC Planning Area Team Yellow; Steve Merry; Peter HOLLAND  
**Subject:** RE: Application for planning permission — DC/18/01029 Rockylls Hall — your reference - 570\CON\1095\18

Dear Alex,

All things now considered, I have the following comments to make:

Due to the nature of the development, it is apparent that a much larger intensification of use will be created to what I originally anticipated.

Whilst I do not think this is sufficient grounds for SCC to raise an objection and sustain any subsequent appeals that may follow, I do now believe that mitigation would be required to safely facilitate the intensification of use.

The sites ownership boundaries are very large, which makes the following suggestion a lot easier to incorporate into the proposal, which would be the implementation of passing bays (DM06 – attached) on the C436.

This would enable two vehicles to pass one another safely, which would mitigate the intensification of use during events.

This would also benefit road users when the events are not taking place, which would be the majority of the time as the current perception is that wedding events would be fairly infrequent.

Secondly, the vehicular access should be properly surfaced with a hard bound material for a minimum distance of 10m from the nearside edge of the metalled carriageway.

On balance, with the aforementioned implemented, SCC's perception is that the development would not be detrimental to highway safety.

Should the applicant/agent wish to discuss passing place arrangements please provide them with my email address so I can offer more information on placement strategies.

Peter – thank you for your comments and chasing this up.

Regards,

**Kyle Porter BSc (Hons)**  
Development Management Technician  
Development Management  
Growth, Highways and Infrastructure Directorate  
Suffolk County Council  
Endeavour House, Russell Road, Ipswich IP1 2BX  
Tel Ext: 5379

Email: [Kyle.Porter@suffolk.gov.uk](mailto:Kyle.Porter@suffolk.gov.uk)

Website: [www.suffolk.gov.uk](http://www.suffolk.gov.uk)

I trust this clarifies SCC's position on DC/18/01029, SCC will not be commenting further unless additional information is provided.

From: Peter Chisnall

Sent: 24 August 2018 13:57

To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Subject: DC/18/01029

Hi Alex,

Proposal: Planning Application - Conversion of a grainstore into a function room Location: Rockylls Hall, Shelland Green, Shelland, Stowmarket Suffolk IP14 3JF

Reason(s) for re-consultation: Noise Impact Assessment received 1st August

Many thanks for your request for comments in relation to the above application.

I cannot fault the methodology and the mitigating measures contained within the noise impact assessment

Having reviewed the application I can confirm that Environmental Protection has no objection to the proposed development.

Subject to the following comments and conditions:

The noise impact assessment predicts that noise from the function room itself will not impact on surrounding residential properties. This is based on certain premises:

- That the existing steel shutter door on the east wall of the grain store is replaced with fixed glazing panels and the surrounding structure is acoustically insulated.
- The connecting door between the function hall and the adjoining dining room will remain closed when an amplified music event is occurring within the function room. The noise assessment does not allow for any noise breaking out from the dining room structure or through its open doors or windows.
- That the new entrance door on the norther façade of the function room is only used for ingress and egress to the function room and is not continually propped open
- That air gaps within the existing fabric structure are filled with mastic.

All the mitigation measures such as replacement glazing throughout (particularly for the steel shutter door), acoustic insulation to the eastern facade and mastic filling of air gaps in the fabric must be carried out as specified in the noise impact assessment

The connecting door between the function hall and the dining room area must be kept closed when amplified music is being played in the function room.

Reason: To protect the amenity of the area.

No security lights or floodlights shall be erected on site without the submission of details to, and written approval from, the Local Planning Authority to ensure a lighting environment of low district brightness at residential properties.

Reason: To protect the amenity of the area.

#### Construction Phase

The site demolition, preparation and construction works shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:30 Saturdays and at no time on Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.

Reason: To protect the amenity of the area.

Any waste material arising from the site preparation and construction works shall not be burnt on site but shall be kept securely in containers for removal to prevent escape into the environment.

Reason: To protect the amenity of the area.

The applicants should be advised that planning permission does not confer immunity from action under statutory nuisance. Either by local authority or a private individual.

Thanks

Peter

Peter Chisnall

Environmental Protection Officer

Babergh & Mid Suffolk District Councils - Working Together

t: 01449 872247

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e: [peter.chisnall@baberghmidsuffolk.gov.uk](mailto:peter.chisnall@baberghmidsuffolk.gov.uk)

[www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

From: Landscape <Landscape@essex.gov.uk>  
Sent: 13 September 2018 12:02  
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>  
Cc: Landscape <Landscape@essex.gov.uk>  
Subject: FAO Alex Scott\_ MSDC Planning Consultation Request - DC/18/01029

Hi Alex,

In terms of landscape, we have no comments on this application.

Kind regards,

Ryan Mills LMLI BSc (Hons) MSc  
Landscape Consultant at Place Services

telephone: 03330320591 | mobile: 07775008053

web: [www.placeservices.co.uk](http://www.placeservices.co.uk)

linkedin: [www.linkedin.com/in/ryanhmills](http://www.linkedin.com/in/ryanhmills)



## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/18/00317 and DC/18/01029 Amended Rockylls Hall, Shelland Green, Shelland	
<b>2</b>	<b>Date of Response</b>	01/05/18	
<b>3</b>	<b>Responding Officer</b>	Name:	Thomas Pinner
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
<b>4</b>	<b>Summary and Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> <li>1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> <li>• Less than substantial harm to a designated heritage asset because the proposed sliding doors are of an inappropriate material.</li> </ul> </li> <li>2. The Heritage Team recommends that the form of the sliding doors is amended. Following suitable amendment (see below) the Heritage Team would likely support the proposal.</li> </ol>	
<b>5</b>	<b>Discussion</b> 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 application concerns amendments, following heritage advice, to proposed works to convert a c19 grain store to a function room. The heritage concern relates to the impact of the development on the significance of the curtilage listed grain store and the setting of the Grade II Listed Rockylls Hall and its other curtilage listed agricultural buildings.</p> <p>The following amendments have been made to the application:</p> <ul style="list-style-type: none"> <li>- Removal of the proposed steps with rails to the east elevation.</li> <li>- Removal of the existing ramp on the east elevation.</li> <li>- Alterations to the proposed glazing on the east elevation, replacing the door panel with fixed glazing, to match adjacent, as there would no longer be access through this opening.</li> <li>- Further details on the form and design of the proposed interior sliding doors, to be located on the opening on the west elevation, leading to the adjacent building.</li> </ul> <p>The original proposed steps with rails were considered inappropriate as they were an overly domestic feature for a listed agricultural building. Therefore, their removal is acceptable. The initial heritage comments state that a ramp is a more appropriate form of access to a building</p>	

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

		<p>of this form. Nonetheless, the existing ramp is not of historic merit, so its removal is justified.</p> <p>The alterations to the glazing are acceptable. The previous heritage comments considered the original design of the glazing acceptable and the proposed change is minor and would have no additional impact on the significance of the building.</p> <p>The proposed sliding doors would not be appropriate in MDF, because it is an uncharacteristic, composite material and its finish is too plain for a traditional listed building. The Heritage Team recommend that this aspect of the proposal is amended (see below).</p> <p>In conclusion, currently the application does not meet the requirements of s16 and s.66 of the P(LBCA)A 1990, nor the policies within the NPPF and the Local Plan. It is for these reasons that the Heritage Team does not currently support the proposal.</p>
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p>If the applicant wishes to submit amended detail regarding the form of the sliding doors, replacing MDF with traditional planked, ledged (and framed and braced) door, details of which to be submitted to the Local Planning Authority, the Heritage Team would then likely support the proposal.</p>
7	<p><b>Recommended conditions</b></p>	

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