

**MID SUFFOLK DISTRICT COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE B MEETING 10<sup>TH</sup> OCTOBER 2018**

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**From:** Hannah Cutler  
**Sent:** 27 September 2018 15:48  
**To:** Alex Scott  
**Cc:** John Matthissen (Cllr)  
**Subject:** DC/18/01029 Shelland Green Passing places

Dear Alex

Following an enquiry by Cllr John Matthissen

We do not object to the creation of these passing places on an existing road. They will help maintain the character of the existing green by protecting it from cars pulling onto the verge with minimal disturbance.

Yours

**Dr Hannah Cutler**  
Archaeological Officer  
Suffolk County Council Archaeological Service  
Bury Resource Centre  
Hollow Road  
Bury St Edmunds  
Suffolk IP32 7AY  
Tel: 01284 741229  
Mob: 07860 832329

**If you are contacting me about Development Management please quote the planning application number where possible.**

Website: <http://www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service/>

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

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

Twitter: [@SCCArchaeology](https://twitter.com/SCCArchaeology)

**From:**

**Sent:** 09 October 2018 10:59

**To:** Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>

**Cc:**

**Subject:** Fwd: DC/18/01029/FUL – Rockylls Hall, Shelland - Further clarification requested

Morning Alex

Thank you for your time this morning. I have provided below answers to the questions.

Please let me know if you have any further points that you wish to discuss

Kind regards

Jonathan

**From:** Alex Scott <[Alex.Scott@baberghmidsuffolk.gov.uk](mailto:Alex.Scott@baberghmidsuffolk.gov.uk)>

**Date:** 8 October 2018 at 17:46:20 BST

**To:**

**Cc:** BMSDC Planning Area Team Yellow <[planningyellow@baberghmidsuffolk.gov.uk](mailto:planningyellow@baberghmidsuffolk.gov.uk)>

**Subject:** DC/18/01029/FUL – Rockylls Hall, Shelland - Further clarification requested

Good Evening Jonathan

#### **DC/18/01029/FUL – Rockylls Hall, Shelland**

Following briefing of the committee chair and vice chair, regarding the above application further clarification is requested with regards the following points:

- 1) Is there a right of way through the site for Farming use? **Yes. This is our farm track and would not be used during functions**
- 2) What is the proposed provision with regards catering and toilet facilities during events? **It is proposed to use external providers**
- 3) Where is the proposed “break out area for guests”? (it is assumed this would be in the old orchard area north of the grain store) **Yes. The entrance to the building is via the North door through the old orchard area. You may recall that we have purposefully chosen not to have an East facing entrance to ensure the only opening is to the North**
- 4) Plans appear to show the grain store being linked through to the attached range of buildings. Please confirm. **Yes. This was part of the Listed Building approval**
- 5) Confirmation on number of proposed events per annum 25 or 45. **the conditions that have been proposed in the committee papers state 45 commercial events. However 25 of these are for a day or an evening event. If we have events that last from mid-afternoon through to the evening, (as most weddings would) then under the proposed conditions this would count as 12 events. So in reality the proposed conditions are limiting the number to 12 full day/evening events (i.e. weddings), 1 evening event, 10 corporate day-time events, and 10 non-corporate day-time events. i.e. 33 single commercial events**
- 6) Will a licence be required in order to hold the events and has one been applied for? **Yes for the sale of alcohol , not yet applied for. We haven't considered whether we would want a wedding ceremony licence at this stage. That would really depend on how things progress.**

Finally I would like some clarity on the application of the conditions. Given my observations in question 5, we are likely to have a maximum of 33 commercial events out of 365 days each year. If these are blanket restrictions, I worry that the proposed conditions may impact on the day to day use of our home when we are not hosting a commercial event. As an example, if we own a caravan or campervan, we would want to park it on our drive. At Bonfire night we may want to have our family fireworks. My children may want to camp on the grass. And so on. Would it be possible to state that the proposed conditions relate to those days when we are having a commercial event.

As discussed, we have done everything we can to address each question and requirement as they have arisen from the Council. We very much hope that this is cognised and that we can reach a positive decision based on this.

If I may please request you clarification in this regard as soon as possible.

My thanks and regards

Alex

**Alex Scott**

Principal Planning Officer - Development Management - Growth & Sustainable Planning

Babergh and Mid Suffolk District Councils - Working Together

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Web: : [www.babergh.gov.uk](http://www.babergh.gov.uk) & [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk) (Both lead to joint website)

Babergh and Mid Suffolk District Councils – Working Together

Babergh and Mid Suffolk District Councils | Endeavour House | 8 Russell Road | Ipswich | IP1 2BX

**RECOMMENDATION**

- 1) Delegate to the Corporate Manager - Growth and Sustainable Planning to grant planning permission, subject to conditions including:
  - Standard time limit
  - Approved Plans
  - Contaminated land discovery requirements
  - Highways – loading / unloading
  - Highways – refuse / recycling
  - Highways – deliveries management plan
  - Travel plan details and implementation
  - Materials
  - Levels
  - Landscaping details and implementation
  - Fire hydrant provision details
  - Sustainable efficiency measures
  - Biodiversity mitigation and ecology enhancement measures
  - Construction Management Plan including hours of work
  - Surface Water Management (SWM) and Flood Risk Assessment (FRA) implementation
  - Sustainable Urban Drainage System components
  - Construction Surface Water Management Plan (CSWMP) details

**From:** Jason Skilton

**Sent:** 09 October 2018 09:14

**To:** Jack Wilkinson <[Jack.Wilkinson@baberghmidsuffolk.gov.uk](mailto:Jack.Wilkinson@baberghmidsuffolk.gov.uk)>

**Subject:** FW: DC/18/02398 - STOWMARKET HIGH SCHOOL, ONEHOUSE ROAD, STOWMARKET, SUFFOLK, IP14 1QR

Wording for conditions

1. The strategy for the disposal of surface water (dated 15<sup>th</sup> May 2018, ref: B062229.001), the Flood Risk Assessment(FRA) (dated 15<sup>th</sup> May 2018, ref: B062229.001 Rev 0) and the Flood Risk Addendum (ref 062229.001-CUR-00-XX-RP-C-00004 Rev V01) 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 buildings 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 (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:
  - a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
    - i. Temporary drainage systems
    - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
    - iii. Measures for managing any on or offsite flood risk associated with construction

**Reason:** To ensure the development does not cause increased flood risk, or pollution of watercourses 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

- Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act
- SCC flood risk assets register template can be found here:-  
<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>
- SCC construction surface water management plan template can be found here:-  
<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/construction-surface-water-management-plan/>

Kind Regards

Jason Skilton  
Flood & Water Engineer  
Flood & Water Management  
Growth, Highways & Infrastructure

**Suffolk County Council** | Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX  
T: 01473 260411 | <https://www.suffolk.gov.uk/planning-waste-and-environment/flooding-and-drainage/>

\*\*\*Appendix A to the Suffolk Flood Risk Management Strategy has been updated! If you're involved in the planning, design and construction of new developments this may be of interest to you. You will be expected to comply with this new local guidance. More information can be found here;  
<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/>\*\*\*