

From: Eileen Chandler

Sent: 26 July 2019 14:09

To: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Subject: Application for Planning Permission DC/19/01558 - Construction of a bridge to provide vehicular access

Please acknowledge that you have received this email being further Consultee Comments from Thornham Magna Parish Clerk as a result of additional drawings submitted and log this submission at the appropriate place on your portal. John Pateman-Gee informed us that the closing date for this submission is 29th July 2019. -

This further submission is made by Thornham Magna Parish Meeting in respect of the drawings submitted on 1st and 3rd July for an access bridge under Planning Application DC/19/01558.

We focus here on what we consider to be the most damaging aspects of the application, the visual impact on the rural character of The Street. Thornham Magna is designated part of a Special Landscape Area and as such has a precious and distinctive heritage within Suffolk villages.

In a recent Appeal Decision APP/W3520/W/18/3214007, on a site only approx 80m from this current proposal, our view entirely agrees with the Planning Inspectorate's refused appeal as follows -

“Thornham Magna is a largely linear settlement where properties tend to front onto and address The Street, albeit with those on the eastern side of the road set behind a stream that is only occasionally crossed by bridges. The presence of these properties is softened and screened by a largely unbroken belt of landscaping that contributes significantly to the street scene and the locally distinctive, quaint and rural character of the settlement.”

The streetscene and rural character of the settlement forms an important part of the setting of 198 The Street, a listed property situated on the opposite side of the street and on the narrowest part of The Street and which would be adversely affected by this application.

This bridge has become an industrial scale, pre-fabricated, concrete box culvert which, for visibility splay purposes, will necessitate the destruction of 90m of trees and shrubs with the resultant devastation of habitat for flora and fauna, all of which currently contribute strongly to the character of our lovely village.

No explanation has been given as to why this property needs another bridge of its own when it already has adequate access.

MSDC's own local planning policies are contrary to this proposal.

CS15 of the Core Strategy requires development to respect “the landscape, landscape features, streetscape/townscape, historic assets, important spaces and historic views”.

MSDC's local policies SB2 are clear that a development 'should not adversely affect the character and appearance of the settlement as well as existing wildlife areas, trees or other landscape features within or abutting settlement boundaries.' The District Planning Authority 'will refuse development which does not have a form, scale or character in keeping with the surrounding area.

Indeed, GP1 require proposals to maintain or enhance the character of their surroundings.'

The view of Thornham Magna Parish Meeting and those 47 residents (of an approximate population of 210 for Thornham Magna) who signed a Petition regarding the application originally is that the current plans will destroy the highly attractive rural character of The Street and the proposal is in direct contradiction to MSDC's own planning policies.

We believe this application has no merit and should be refused.

Joan Maughan
Chair Thornham Magna Parish Meeting

Tina Schwarz
Clerk Thornham Magna Parish Meeting

From: Eileen Chandler <chandlersuk@yahoo.co.uk>
Sent: 10 May 2019 15:10
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Cc: Parish Meeting - Thornham Magna <magnaclerk@thornhams.org>; Joan Maughan; Jessica Fleming <Jessica.Fleming@suffolk.gov.uk>; Rowland Warboys (Cllr) <Rowland.Warboys@midsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: Planning Application No. DC/19/01558

Please acknowledge that you have received this email being the Consultee Comments from Thornham Magna Parish Clerk and log at the appropriate place on your portal -

Residents of Thornham Magna

At a parish meeting held on 8th May 2019 the following issues/objections were raised in respect of **Application for Planning Permission DC/19/01558**

No. of Attendees at meeting 25

No. of members voting for submissions below 24

No. of members voting against submissions below 1

1. Visual impact

The applicant's proposal shows a visibility splay of 90m in length and 2.4m wide and this would necessitate the removal of trees and growth over the whole area of land privately owned by Julia, Lady Henniker which would have a devastating impact on the streetscape in a village which is part of a Special Landscape Area. The proposed bridge would also be opposite another entrance and close to both listed and historic cottages.

2. Highway Safety

The proposed bridge would be located at the narrowest part of the street and where there are no pavements or curbside thus placing people who are walking along the road at significant risk. The street itself provides the only level access through the village for people with disabilities and/or wheelchair users. It is worthy of note that Thornham Magna has provided two projects for people with disabilities for many years.

3. Flood Risk Zone 3 Area

The street is within a Flood Risk Zone 3 area. Construction of a further bridge over the stream would create yet more obstruction to the flow of water not to mention additional discharge of surface water from the development on to the highway. We already suffer regular floods along the full length of the street, rendering the street impassable to traffic. We are aware of a number of housing applications that have been refused because of flood risk and of some residents being unable to secure appropriate insurance.

4. Environment and Habitat

There is very real concern about the loss of the Carnser environment and loss of habitat and we would draw your attention to the applicant's own ecological impact study which supports those concerns.

The strength of feeling against this proposal was considerable but should you be minded to approve the application despite the concerns raised above, we would strongly request you ensure a carefully considered design and soft landscaping scheme that fits well into the landscape. We would also request the Planner to involve the appropriate Conservation and Design Officer in considering both the proposal and design

Submitted on behalf of the Parish Meeting 8th May 2019

Joan Maughan Chair Person
Thornham Magna Parish Meeting

Tina Schwarz Clerk
Thornham Magna Parish Meeting

Your Ref:DC/19/01558
Our Ref: SCC/CON/1506/19
Date: 30 April 2019



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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Masha Kavyani

Dear Mahsa

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN: DC/19/01558**

PROPOSAL: Householder Planning Application - Construction of a bridge to provide vehicular access.

LOCATION: The Bungalow The Street Thornham Magna Eye Suffolk IP23 8HB

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:

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM01 and with an entrance width of 3m.

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.

Condition: The vehicular access onto the 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.

Condition: Before the development is commenced details of the areas to be provided for storage and presentation of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

Condition: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway.

The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 3934-54 Rev. C 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.

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 3934-54 Rev. C with an X dimension of 2.4m and a Y dimension of 90m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Note: 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,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure