

1.

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 03 February 2016

AGENDA ITEM NO	i.
APPLICATION NO	3886/15
PROPOSAL	Continued use of Sports Hall for school and local community purposes and additional use of first floor for wedding receptions, functions, conferences and other events. Internal alterations.
SITE LOCATION	Finborough School, Finborough Hall, Great Finborough IP14 3EF
SITE AREA (Ha)	
APPLICANT	Mr J Sinclair
RECEIVED	October 30, 2015
EXPIRY DATE	December 26, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

(1) a Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Code of Practice or such other protocol / procedure adopted by the Council. The Members reasoning is included in the agenda bundle.

PRE-APPLICATION ADVICE

1. No pre application advice was sought prior to the submission of this application.

SITE AND SURROUNDINGS

2. The application site relates to an existing sports hall which was constructed under permission 3410/10. The sports hall is constructed and in use however some groundworks externally need to be finalised.

The sports hall is situated within the grounds of Great Finborough School which is a Grade II listed building. The sports hall was built to be used in conjunction with the school. Both the sports hall and school are served by a private drive from the B1115. The private drive is single width with passing places. It enters/exits at a point where there is a 30 mph speed limit, though the national speed limit starts close to the west of this access.

The sports centre has two floors and can be accessed at both the ground and first floor. The largest component of the sports hall building is the indoor hall area itself, which is a full two stories in height. In addition to changing rooms for both indoor and outdoor sports, a fitness suite and staff office are provided on the ground floor. There is a first floor over part of the overall floor print of the

2.

building which is the subject of this application. This first floor is formed of one large room which includes toilet and storage facilities and a smaller adjoining linear room currently used for sitting and a small cafe facility. The sports hall is constructed in metal and large expanses of glazing with the southern elevation being primarily glazing.

The overall site of Finborough School undulates, with the land rising from the highway. The sports hall has been set into the ground and there are limited views from the highway.

The application site is within the grounds of Finborough Hall, a substantial Grade II listed building that has been used as an independent boarding and day school since the 1980s.

The majority of the Finborough School site falls within a designated Special Landscape Area, with just the school sports pitches and tennis court and part of Hall Plantation laying outside. This wider site also contains eight residential properties to the south of the Hall itself, several of which are listed. These properties lie just within the settlement boundary of Great Finborough village, with the remainder of the site including the school buildings, playing field and parkland being outside and therefore within the countryside for planning purposes.

To the north and east lies Stowmarket Golf Course, to the west is farmland, and to the south and southwest are residential properties and the Grade II listed St. Andrew's Church. There are two vehicular accesses to the site, the main entrance being off the B1115. Further west is a secondary access via Church Road. Public rights of way run alongside the eastern and northern boundaries of the site.

HISTORY

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

3410/10	Erection of Class C2 Sports Hall (with ancillary community use) and associated engineering works.	Granted 28.4.11
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PROPOSAL

4. Planning permission is sought for the continued use of the sports hall for school and community purposes. Permission is also sought for the use of the first floor for wedding receptions, functions, conferences and other events. This is sought to allow the additional use of the first floor of the sports hall for a limited number of non-school related functions when this space is not required for the school or community.

The applicant points out that Condition 3 of the existing permission and the accompanying Section 106 Planning Obligation result in the building having limited use at weekends or during the school holiday.

The uses proposed have been specified to fall into four broad categories of:

3.

- Wedding receptions and other functions of a similar nature involving formal dining, live and recorded amplified music and dancing. These are expected to take place at weekends and continue until midnight. The expectation is that these would generally be between the months of April to September. Outside caterers would be used for such events.
- Cultural events - concerts, drama and dance productions. Generally in the evening, ending around 11pm.
- Conferences - Predominantly would be in the day and on a weekday between 10:00am to 4:00pm. Outside caterers would be used.
- Exhibitions and displays i.e. craft shows, products events, antique fairs (excluding events falling within Use Class A1). Daytime use likely.

The applicants consider that the principal component of this additional use would be wedding receptions. In terms of frequency it has been stated that there would be no more than 4 wedding receptions per month but this number is likely to be fewer in the winter months. A noise assessment has been submitted as part of the application submission and it has been confirmed that there would be no more than 30 events involving amplified music in any one calendar year. No function or event would involve more than 200 people.

POLICY

5. Planning Policy Guidance

See Appendix below.

CONSULTATIONS

6. **Below is a summary of the consultations responses. Full comments are provided within the agenda bundle.**

- **Parish Council:** Objects to the application on the basis that it would cause severe loss of amenity value to neighbours from inappropriate activities and disturbance at normally quieter times of day. The impact of prolonged night time illumination on the character of the area, increased vehicle activity and additional noise will be detrimental to the amenity of neighbouring residents and would be in direct contravention of Policy H16 of Mid Suffolk Local Plan which is there to protect the existing amenity of adjacent dwellings. It is felt that there is a need to safeguard other community facilities in the locality and ensure that the sports hall continues to only be used in a manner appropriate to its countryside location within the setting of the heritage buildings. Parish Council have some concerns that the existing Section 106 agreement attached to the original planning application for the erection of the sports hall under application no. 3410/10 has not been adequately controlled in that although the village primary school use the hall on the occasion no attempts have been made to agree the promised timetable for the use of Members of the Local Community within the five surrounding parishes each year. Parish Council ask that you Refuse this application, there has been no change in circumstance since the original restriction regarding the use was stipulated as Class C2 when granting the original planning permission to construct the Sports Hall.

4.

- **SCC Highways:** Raises no objection to the continued uses for this site. SCC's perception is that the access is adequate and the proposed functions will not generate a detrimental amount of vehicle movements. Furthermore parking provision appears sufficient. For these reasons SCC does not wish to restrict the grant of permission for the current application.
- **Historic England:** Does not consider that this application needs to be notified to Historic England.
- **Natural England:** No comments.
- **Environmental Health (Land Contamination):** No objection.
- **Stowmarket Ramblers:** No comments.
- **Buxhall Parish Council:** No objection.
- **Economic Development:** No objection to this application for the use of the first floor of the existing Sports hall building within the school grounds as a function/conference/event venue. The venue will be a valuable addition to the existing choice of such venues available within the area. In addition the use of these premises for entertainment, weddings and similar events could provide additional business for local caterers and other associated businesses, thereby, supporting the local economy and related employment offer. There will be no direct increase of full time employment on site related to this application.
- **Public Rights of Way:** No comments in respect to the application affecting footpath 13.
- **Suffolk Fire and Rescue:** Advisory comments.
- **Environmental Health (Noise): (In response to the Environmental Noise Assessment by RdB Associates).** The measurement, calculation and subsequent assessment of noise impact is reasonable and robust. The report demonstrates that the proposed development will not cause any adverse impact from noise on the nearest residential dwelling, provided the recommendations in paragraphs 5.11; 5.12; 5.13; 5.14 and 5.15 (relating to boundary noise limit) and 5.15 (relating to Noise management Plan) are carried out. Conditions recommended related to amplified music, fireworks, Chinese lanterns.
- **Heritage:** A verbal update will be given at Committee.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received. Letters of representation are available in full in Members Room.
 - The sports hall when it was granted was to be used in connection with the school and for community use only.

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- Currently there are around 6 events held at the school each year and these do not usually cause disturbance beyond 10:30pm.
- The proposed additional use would allow all year round activity starting from 8am until midnight. This would result in noise and light to spoil the tranquility of the parkland.
- The proposal would result in amplified music until midnight.
- Increased fireworks events causing disturbance at night and would be distressing to pets.
- Noise and disturbance from vehicles entering and leaving the site.
- The potential for hosting live music festivals and car boots sales as it has described other events.
- The co-existence of those using the events and those attending the school.
-
- Extensive light pollution in a rural setting.
- The proposal would not create any additional jobs.
- The sports hall has not been finished nor is it invisible from the road as was advised it would be during the last application. The planting scheme on the sports hall application has not been commenced.
- There is already significant light pollution as the building is brightly lit late into every evening.
- The Section 106 Planning Obligation accompanied with the sports hall application to allow local community use has never materialised.
- There are errors in the application paperwork, suggesting a lack of accuracy in the application.
- The only parties that would benefit from this application are the school and outside caterers/parties who provide the services.
- The proposal would impact upon property values.
- The 128 parking spaces will be insufficient for the 200 guests with those already on the site and those serving the function.
- The use of amplified music combined with the proposed hours will prevent local residents from being able to enjoy their own gardens/properties.
- There were concerns with the sports hall application that longer hours and additional uses would be sought.
- The noise cannot be controlled, particularly in summer months.
- There are no independent noise and traffic assessments within the application.
- The noise and traffic would affect the local nature reserve.
- It will be difficult to manage the proposed noise management plan.
- The restrictions on the site if permitted should be in line with those of the village hall.
- The village does not have the infrastructure to accommodate the extra volume of traffic. This also applies to Church Road where there is already traffic congestion and parking problems.
- We have experienced noise problems with previous events.
- There is no mention of fireworks in the application but this would be expected as part of a wedding.
- We thought the school had what they wanted with the last application, where will it end?
- The noise assessment gives readings at the boundary of The Coach House and other properties which are not the closest properties to the sports hall.
- The lights from the cars at night will shine into our bedroom window. This plus the noise will cause us disturbance.
- There are contradictions within the planning statement.
- It is very quiet at night, this would be detrimentally affected by this proposal.

6.

- Do not consider that any conditions would be adhered to as there has been a failure to plant the landscaping scheme from the previous application and lights are on 24 hours a day.
- How can it be claimed that this would promote economic growth when it does not create any jobs.
- Consideration must be given to allowing unknown members on the site where there are young children boarding at the school.
- If this use were permitted the whole site including the grounds would be used.
- Objections were made to the original application and this application shows a sports hall of this size was not needed.
- Letter from Great Finborough Village hall raised - The hall was purchased by the Parish Council so that people of the village could use it, improvements have been made to the village hall to improve the facilities. If the application was approved the long term future of the hall as a community asset could be jeopardy.

Letter of support:

- The village is in need of such a venue.
- It would help the village and the surrounding business with the increased footfall.

Non- planning issues raised:

- Another licensed premises in the village would compete with the village pub, threatening its survival.
- Will council tax be used for policing the commercial venue.
- It could devalue our property price.

ASSESSMENT

8. Background:

Planning permission was granted for the sports hall under application 3410/10 which was presented to Planning Committee on the 19th January 2011. When this application was presented to the Planning Committee it was advised that the new sports hall and car park were to be used in association with Finborough School. It was to provide for a lack of on-site indoor sports facilities, and an anticipated increase in the number of pupils over the following five years.

In addition to providing dedicated indoor sports facilities the new building was to act as a multi-purpose, flexible space for the school for performing arts, teaching and school functions. The car park associated with this building is sited to the northwest of the sports hall providing 71 car spaces including 4 disabled spaces, 1 coach space, 4 motor cycle spaces and secure cycle parking for 20 cycles.

This permission also made the hall available for use by local community groups and organisations outside of school hours. This additional use is secured by a Section 106 legal agreement and allows the local community to use the facilities for two evenings (from 6pm) per week.

Principle of Development:

It is acknowledged that when Officers originally presented the application for the sports hall it was intended to be used for the school with some limited community use. However it has to be recognised that circumstances change and in this instance the applicant wishes to utilise a resource available to them.

As recognised by the Council's Economic Development department this venue would be a valuable addition to the existing choice of such venues available within the area. The NPPF seeks to promote development that would contribute to the economy and Officers consider that the proposal is seeking to optimise the use of an existing facility which would assist in both securing the long term viability of the overall school facility but would also have benefits to the wider Mid Suffolk District.

It is noted that there is no direct employment as a result of the proposal however there would be indirect employment through suppliers for the uses proposed. It is noted that there is concern that this would challenge the viability of the village hall, Officers acknowledge this concern however the venue proposed offers a different environment to the village hall and as such would not necessarily be attracting the same type of event. Furthermore this is not considered to be a reason that would justify the refusal of the application.

Community Use:

Permission 3410/10 is accompanied by a Section 106 Legal Agreement which sets out an obligation that the community can use the sports hall two evenings (after 6pm) per week. The proposal sought under this application does not propose to alter those arrangements.

Officers have advised the agent/applicant of the need to enter a new Section 106 Planning Obligation accompanying this application to ensure the community are still able to use the sports hall as secured under permission 3410/10. The applicant has agreed to enter into this agreement.

Residential Amenity

Fundamental to this application is the potential impact the development could have upon the rural and residential amenities of the locality. The residential properties that are likely to be most affected by the development are 1-5 Stable Cottages, The Coach House, Coach House Cottage and Park Cottage which are all located to the south of Finborough Hall and within its grounds. Several of these properties are also accessed via the main school entrance off the B1115. However the school premises occupy a location within the countryside and have residential properties located to the north, west, southwest and south. Issues of the impact upon both rural and residential amenities therefore need to be carefully considered.

A noise report has been submitted with the application and, as can be seen from the Council's Environmental Health Officer's comments, they consider that the findings of this report in terms of the noise impact from the proposal are "reasonable and robust". The Environmental Health Officer has advised that the

report has demonstrated that the proposed development would not cause any adverse impact from noise on the nearest residential properties. This is however based on the recommendations in the report being followed.

Officers are mindful of safeguarding rural and residential amenities whilst allowing the proposed development to be a viable venture. The Environmental Health Officer has advised a number of conditions to be appended to any permission. These conditions cover the number of events with amplified music, a noise level restriction, the installation of a sound limiting device as well as hours of operation and are considered to provide control to safeguard rural and residential amenities.

There have been objections raised with regard to light pollution from the sports hall being in use for a greater period of time. Whilst the original permission for the sports hall restricted external lighting it does not control internal lighting and as such there is no restriction on the sports hall being illuminated 24 hours a day presently. Furthermore the building has been dug into the undulating ground and is therefore not imposing within the landscape. For these reasons Officers are satisfied that the proposed uses would not cause unacceptable night time illumination.

Having regard to the nature of events proposed it is expected that those operating in the week are likely to be in the day. Condition 4 of permission 3410/10 restricts the use of the sports hall for the community until 10:30 Monday to Friday. It is considered that a condition that limits the hours of operation in line with this in the week would be appropriate. Although at weekends given the nature of the uses likely to take place is considered appropriate to control by condition that music stops at 23:30 with all visitors cleared of the site by Midnight. In the interests of the amenities of the neighbours that only one event with amplified music takes place in any one week. This approach is in line with other such venues across the Mid Suffolk district and balances the need to the premises with the amenities of residents.

Officers are of the opinion that the combination of restrictions on noise, the number of events and the hours of usage is sufficient to safeguard the amenities of residents in the locality.

The impact upon the setting of Finborough Hall

No written consultation response has been received from the Heritage Team to date but having discussed the proposal with the department it is understood that they would not object to the proposal.

The sports hall is located within the setting of the listed Finborough School. There is a statutory duty to consider the desirability of preserving the setting of listed buildings and that this flows through into both national and local planning policies (NPPF together with relevant Policy HB1 in the Local Plan and CS5 in the Core Strategy).

The development does not propose to alter the external appearance of the building or its grounds. Consideration has been given to the affect of the internal illumination of the building. Officers do not consider that there would be harm from this proposal given there are no external changes to that already permitted.

Furthermore internal lighting is currently unrestricted and as such the proposal is not considered to cause any further impact upon the setting of this designated heritage asset than already permitted.

A verbal update will be given at the Committee with the formal comments of the Heritage Team.

As with the previous permission for the sports hall your Officers take the view that the sports facility and its extended use are itself a potential benefit to the longer term conservation of the listed Hall and its grounds through its contribution to the viability of the School and ability to attract pupils as well as other avenues of financial profit and the additional use of the existing building is not considered to cause harm.

Highways:

The proposal seeks to utilise the same vehicular access off the B1115, as that used to access the school. The Highway Authority has confirmed that the access is of adequate standards to accommodate the proposal. Furthermore they consider the parking provision to be sufficient, therefore they raise no objections to the proposal.

Biodiversity:

The application is for a change of use only and as such does not trigger the need for any biodiversity report to form part of the application submission.

Conclusion:

The proposed development would utilise an existing asset which would contribute to the viability of the Finborough School premises and the designated heritage asset as well as providing a new venue within the Mid Suffolk district. The continued use of the facility for the community can be secured through a Section 106 Legal Agreement. Officers consider that conditions can adequately safeguard residential amenities. The Highway Authority have confirmed they would not wish to raise an objection on highway safety grounds.

RECOMMENDATION

To delegate to the Development Management Corporate Manager to Grant Planning Permission subject to the completion of a satisfactory Section 106 Planning Obligation to secure:

- Use of the sports hall two evenings per week 6pm until 10:30pm (Monday to Friday) and 6pm until 00:00 (Midnight) by the local community.

That Full Planning Permission be Granted subject to the following conditions:

- Time limit for implementation
- Approved plans

- Restriction on use
- Restriction on hours of operation 8am to 10:30 pm Monday to Friday
- Restriction on hours Saturday and Sunday 8am to 00:00 (Midnight)
- Parking provision as agreed under 3410/10
- External illumination as agreed under 3410/10
- No amplified music after 23:30 and before 08:00
- Music based entertainment noise shall not exceed 38dBA when measured 1 metre from the facade of any neighbouring noise sensitive dwelling or premises.
- Noise limit on music based entertainment
- Details of a sound limiting device to be agreed
- Submission of a noise management scheme/policy to be agreed
- The number of music based entertainment to be limited to 30 events per calendar year and no more than one event within any one week period.
- No fireworks or Chinese lanterns to be released.

Philip Isbell
Corporate Manager - Development Management

Lisa Evans
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

Cor2 - CS2 Development in the Countryside & Countryside Villages

Cor5 - CS5 Mid Suffolks Environment

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

CL8 - PROTECTING WILDLIFE HABITATS

RT12 - FOOTPATHS AND BRIDLEWAYS

HB1 - PROTECTION OF HISTORIC BUILDINGS

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

HB13 - PROTECTING ANCIENT MONUMENTS

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

CL2 - DEVELOPMENT WITHIN SPECIAL LANDSCAPE AREAS

T9 - PARKING STANDARDS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

E11 - RE-USE & ADAPTATION OF AGRICULTURAL & OTHER RURAL BUILDINGS

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

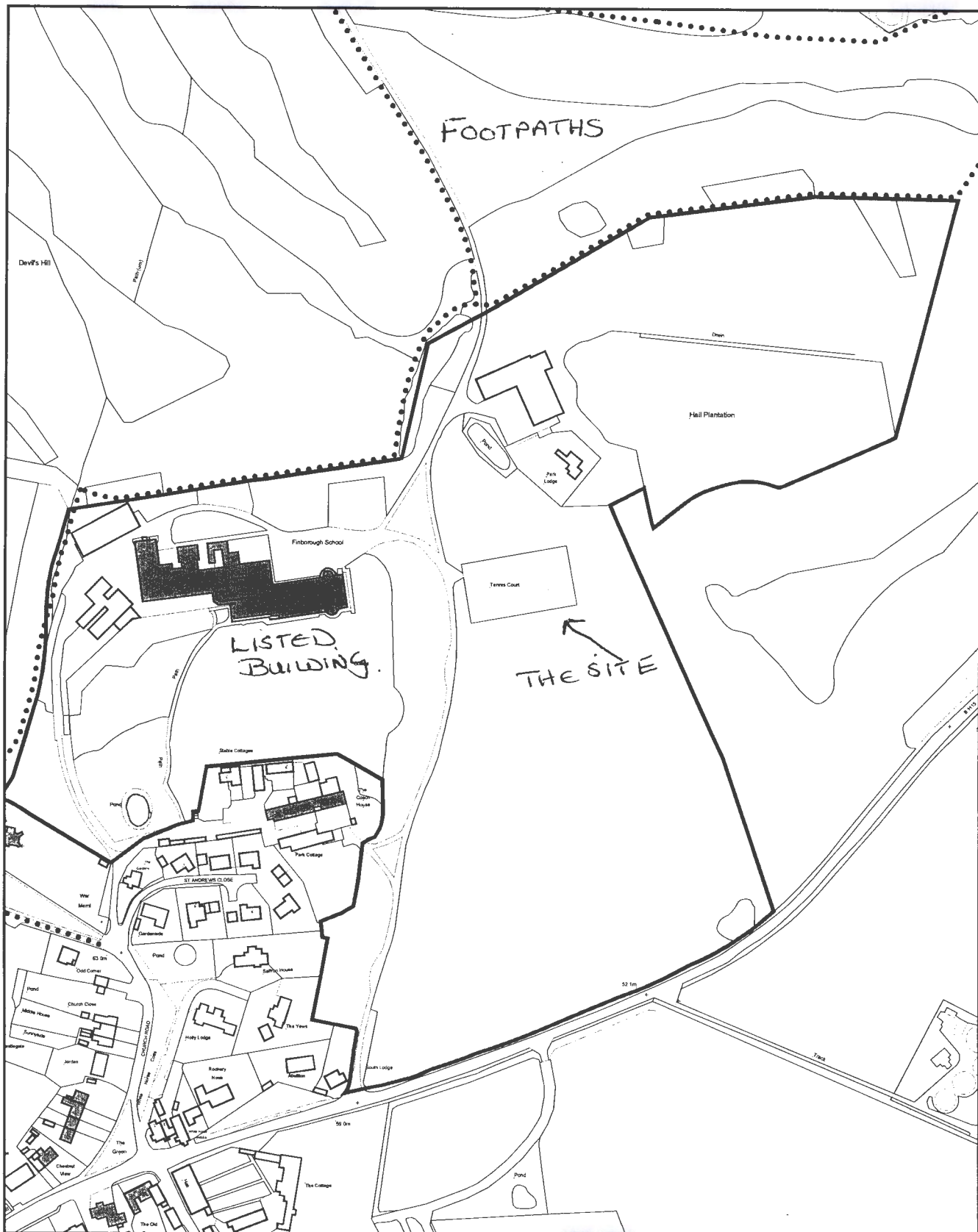
APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **15** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

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



Title: Constraints Map
Reference: 3886/15
Site: Finborough School
 Gt. Finborough



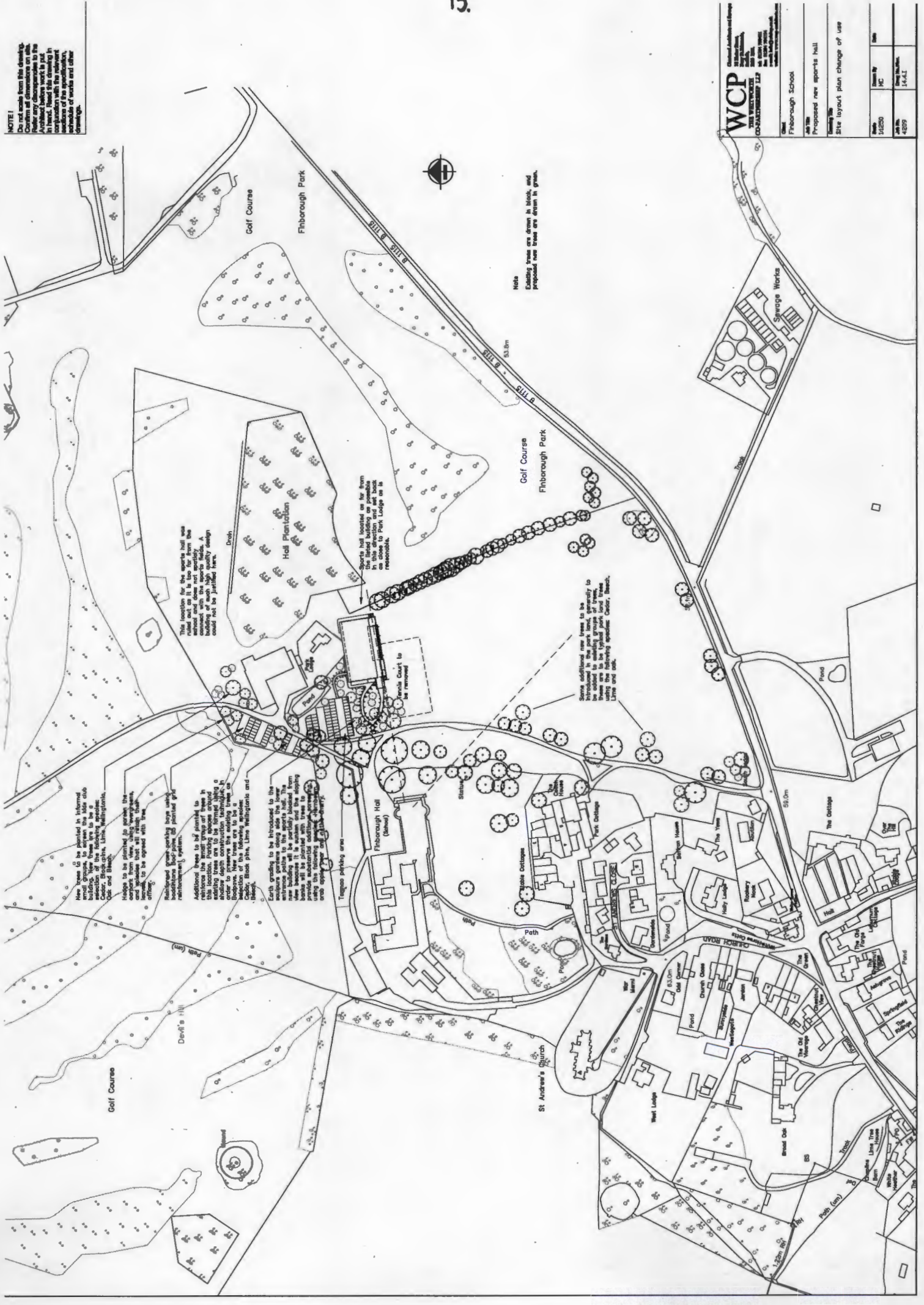
MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk



SCALE 1:3000

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NOTE 1
 Do not scale from this drawing.
 Confirm all dimensions on site.
 All dimensions are in meters.
 All dimensions are to the centerline of the road.
 All dimensions are to the centerline of the building.
 All dimensions are to the centerline of the boundary with the relevant authority.
 All dimensions are to the centerline of the boundary with the relevant authority.
 All dimensions are to the centerline of the boundary with the relevant authority.



Note
 Existing trees are shown in black, and
 proposed new trees are shown in green.

The location for the main hall was
 ruled out on it in the site plan
 without and some not possible.
 A building of such high quality design
 could not be justified here.

Sports hall located on the
 site plan building on possible
 as close to Park Lodge as is
 reasonable.

Some additional trees to be
 added to existing groups of trees.
 These are to be typical park land trees,
 including species such as:
 Lime and oak.

New trees to be planted in
 the site plan building on possible
 as close to Park Lodge as is
 reasonable.

Revised green parking area
 boundaries to be shown on
 site plan building on possible
 as close to Park Lodge as is
 reasonable.

Additional trees to be planted
 in the site plan building on possible
 as close to Park Lodge as is
 reasonable.

Earth grading to be introduced
 to the site plan building on possible
 as close to Park Lodge as is
 reasonable.

WCP
 WILTSHIRE COUNTY COUNCIL
 COUNTY ENGINEER
 27, GLEBE ROAD
 WINDSOR, WILTSHIRE
 SN4 1JF

Client: Finborough School
 Date: 1/1/20
 Drawing No: 14.1
 Site layout plan change of use

Scale	1:1250
Author	MC
Check	14.1
Date	14.1

NOTE:

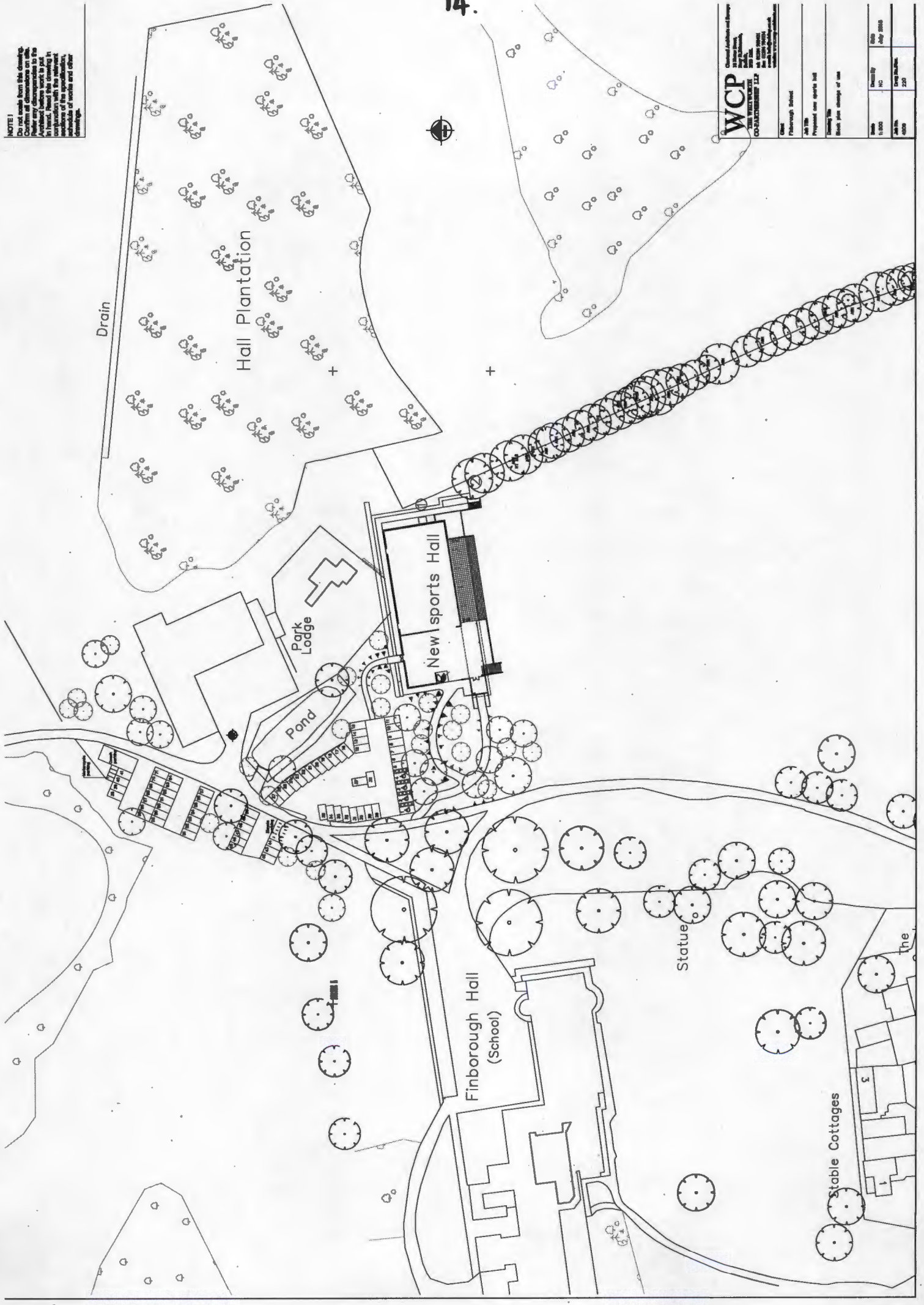
Do not make from this drawing. Confirm all dimensions on site. All dimensions are to the center of the structure unless noted. In front. Place this drawing in conjunction with the site plan and schedule of work and other drawings.

14.

WCP
 WILSON CONSULTANTS
 1100 W. 10th St.
 COVINGTON, LA 70420
 (504) 835-1100
 www.wilsonconsultants.com

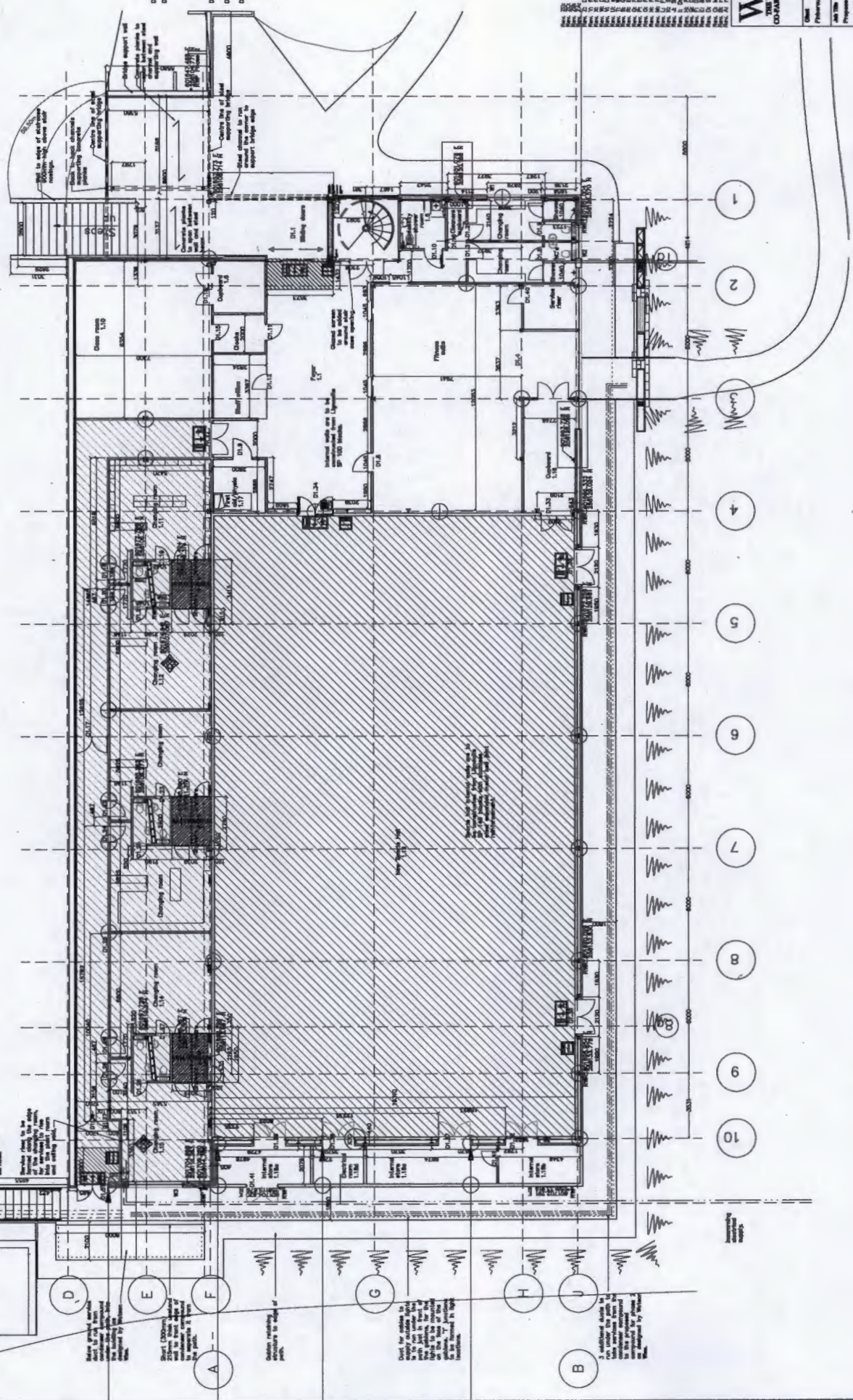
Client: Finborough School
 Job No.:
 Proposed new sports hall
 Drawing No.:
 Scale: 1/8" = 1'-0"

Name:	Quantity:	Date:
11000	10	July 2010
4000	220	



NOTE 1:
Do not scale from the drawing. Dimensions are shown in feet and inches. Architect's notation is used. Read the drawing in the context of the project. The architect is not responsible for the construction of the work and other drawings.

- Detail 1 Painted Metalwork
 - Detail 2 Painted Metalwork
 - Detail 3 This student is
 - Detail 4 Painted Metalwork
 - Detail 5 Painted Metalwork
- Also 100% on
Architectural
Drawing Board
Professional Seal
Primary seal
Secondary seal
Location of expansion
joints



WCP
WALTER C. PETERSON & COMPANY
ARCHITECTS
1000 L STREET, N.W.
WASHINGTON, D.C. 20004
Tel: 202 462 2000
Fax: 202 462 2001

Drawn by	AC	Date	April 2011
Checked by			
Project No.	1587/20	Scale	
Sheet No.	4308	Project Name	

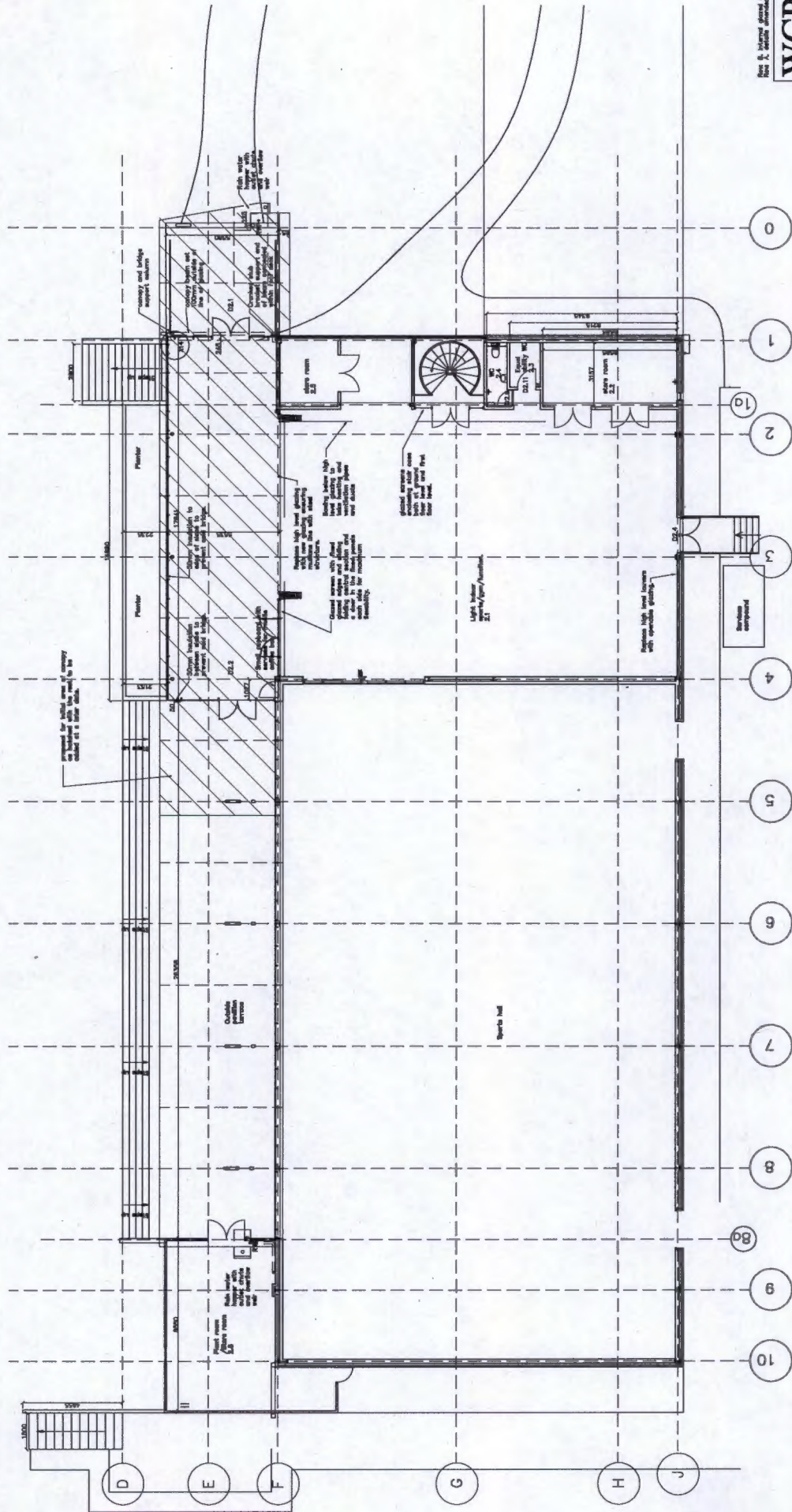
3 service elevators for use in the building. The elevators are to be installed in the building. The elevators are to be installed in the building. The elevators are to be installed in the building. The elevators are to be installed in the building.

Detail 100% on Architectural Drawing Board Professional Seal Primary seal Secondary seal Location of expansion joints

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NOTE:
 Do not scale from this drawing.
 Confirm all dimensions on site.
 Confirm all materials and quantities
 with the Architect before work is put
 in hand. Read this drawing in
 conjunction with the relevant
 specifications and schedule of
 materials and other
 drawings.



Site of: **WCP** WATER CONSTRUCTION PROJECT
 Client: **WCP** WATER CONSTRUCTION PROJECT
 Project: **WCP** WATER CONSTRUCTION PROJECT
 Date: **15/02/2014**
 Drawn By: **1:20**
 Scale: **1:20**
 Date: **15/02/2014**
 Project No: **1002.0.0**

MEMBER REFERRAL TO COMMITTEE

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	3886/15
Parish	Great Finborough
Member making request	John Matthissen
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	Neighbour amenity regarding noise, light, traffic and hours of operation. E12.
13.4 Please detail the clear and substantial planning reasons for requesting a referral	The original application was treated as controversial and determined by committee, and subject to a number of conditions to meet local concerns.
13.5 Please detail the wider District and public interest in the application	This leisure complex, by its size, affects other halls etc across a wider area than one village, including the adjacent town of Stowmarket. RT2.
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	n/a
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	Expressed to case officer local concerns and background to original permission and conditions.

Consultee Comments for application 3886/15

Application Summary

Application Number: 3886/15

Address: Finborough School, Finborough Hall, Great Finborough IP14 3EF

Proposal: Continued use of Sports Hall for school and local community purposes and additional use of first floor for wedding receptions, functions, conferences and other events. Internal alterations.

Case Officer: Lisa Evans

Consultee Details

Name: Mrs Paula Gladwell

Address: 9 Meadow Close, Felsham, Bury St Edmunds IP30 0QS

Email: finboroughparishclerk@gmail.com

On Behalf Of: Great Finborough Parish Clerk

Comments

Great Finborough Parish Council OBJECTS to this application on the basis that it would cause severe loss of amenity value to neighbours from inappropriate activities and disturbance at normally quieter times of day.

The impact of prolonged night time illumination on the character of the area, increased vehicle activity and additional noise will be detrimental to the amenity of neighbouring residents and would be in direct contravention of Policy H16 of Mid Suffolk Local Plan which is there to protect the existing amenity of adjacent dwellings.

It is felt that there is a need to safeguard other community facilities in the locality and ensure that the sports hall continues to only be used in a manner appropriate to its countryside location within the setting of the heritage buildings.

Council have some concerns that the existing S106 agreement attached to the original planning application for the erection of the Sports Hall under Application No. 3410/10 has not been adequately controlled in that although the village primary school use the hall on occasion no attempts have been made to agree the promised timetable for the use of Members of the Local Community within the five surrounding parishes each year.

Council ask that you Refuse this application; there has been no change in circumstance since the original restriction regarding use was stipulated as class C2 when granting the original planning permission to construct the Sports Hall.

Consultee Comments for application 3886/15

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Case Officer: Lisa Evans

Consultee Details

Name: Mrs Paula Gladwell

Address: 9 Meadow Close, Felsham, Bury St Edmunds IP30 0QS

Email: buxhallpc@live.co.uk

On Behalf Of: Buxhall Parish Clerk

Comments

Buxhall Parish Council have NO OBJECTION to this application based on the information available.

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Lisa Evans. Development Control Team

FROM: Environmental Protection Team DATE: 23.12.2015

YOUR REF: 3886/15/FUL

SUBJECT: Finborough School, Finborough Park, Gt Finborough.

Thank you for consulting me on the above application and the Environmental Noise Assessment by RdB Associates. The measurement, calculation and subsequent assessment of noise impact is reasonable and robust.

The report demonstrates that the proposed development will not cause any adverse impact from noise on the nearest residential dwelling, provided the recommendations in paragraphs 5.11; 5.12; 5.13; 5.14 and 5.15 (relating to boundary noise limit) and 5.15 (relating to Noise management Plan) are carried out.

I would recommend that these measures are made a condition of any approval of the development. These are:

1. Amplified music shall not be permitted for events within the Events Room of the Sports Complex at Finborough School after 23:30 hours and before 08:00 hours. The LAeqT of the music based entertainment noise during the permitted hours shall not exceed 38 dBA when measured 1 metre from the façade of any neighbouring noise sensitive dwelling or premises. Time period T will be 15 minutes.

Note: For the purpose of clarity, the noise limit of 38 dBA measured 1 meter from the façade of any noise sensitive premises, will equal a noise level of 35 dB when measured in acoustic free field conditions.

2. The L10 of the music based entertainment noise shall not exceed the representative back ground noise L90 (without entertainment noise) as measured 1 metre from the façade of any neighbouring noise sensitive dwelling or premises by more than 5 dB in each octave band centred on 63Hz and 125Hz in any 5 minute period.
3. Prior to the use of the premises for any event involving amplified music a sound limiting devise must be fitted to a dedicated music and public address system and set at a level approved by an authorised officer of the Local Planning Authority (typically Environmental Health Officer). The operation panel or control mechanism of the noise limiter shall be secured by an agreed method. Access thereafter shall be prohibited and only authorised by the owner or premises licence holder. Once set, the maximum operating internal music entertainment level shall be measured, documented and reported to the Local Planning Authority prior to the use of the premises.

4. A noise management plan (similar to Annex C of the report) must be submitted and agreed to by the Local Planning Authority prior to any music based entertainment events taking place
5. The number of music based entertainment events taking place in the Events Room of the Sports Complex is limited to 30 events (days) in any calendar year and no more than one event within any one week period.
6. No fireworks shall be let off or shall any Chinese style lanterns be released in association with the use of the premises for any event.

I trust this advice is of assistance.

David Harrold MCIEH

Senior Environmental Health Officer

From: Nathan Pittam
Sent: 11 November 2015 14:15
To: Planning Admin
Subject: 3886/15/ FUL. EH - Land Contamination.

3886/15/ FUL. EH - Land Contamination.

Finborough School, Finborough School, The Hall, Finborough Park, Great Finborough, STOWMARKET, Suffolk, IP14 3EF.

Continued use of Sports Hall for school and local community purposes and additional use of first floor for wedding receptions, functions, conferences and other events. Internal alterations.

Many thanks for your request for comments in relation to the above application. I have no objection from the grounds of land contamination to the continued use of the school hall for community activities.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

Your Ref: MS/3886/15
Our Ref: 570\CON\3620\15
Date: 17/11/2015
Highways Enquiries to: kyle.porter@suffolk.gov.uk

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

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

For the Attention of: Lisa Evans

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/3886/15

PROPOSAL: Continued use of Sports Hall for school and local community purposes and additional use of first floor for wedding receptions, functions, conferences and other events. Internal alterations.

LOCATION: Finborough School, Great Finborough, Stowmarket, Suffolk

ROAD CLASS:

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

SCC raises no objections to the continued uses for this site. SCCs perception is that the access is adequate and the proposed functions will not generate a detrimental amount of vehicle movements. Furthermore, parking provisions appear sufficient. For these reasons, SCC does not wish to restrict the grant of permission for the current application.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

From: BMSDC Economic Development
Sent: 19 November 2015 12:39
To: Planning Admin; BMSDC Economic Development; Lisa Evans
Subject: RE: Consultation on Planning Application 3886/15

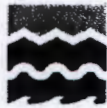
Please see below the comments from BMSDC Economic Development Team :

We have no objection to this application for the use of the first floor of the existing Sports Hall building within the school grounds as a function/conference/event venue. The venue will be a valuable addition to the existing choice of such venues available within the area. In addition, the use of these premises for entertainment, weddings and similar events could provide additional business for local caterers and other associated businesses, thereby supporting the local economy and related employment offer. There will be no direct increase of FTE employment on site related to this application.

Regards.

Delia Cook
Economic Development Officer
DD : 01449 724786

Economic Development
Babergh and Mid Suffolk District Councils working together



3886/15

Ms Lisa Evans
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Direct Dial: 01223 582724

Our ref: P00486339

13 November 2015

Dear Ms Evans

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015

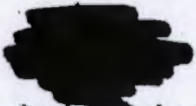
**FINBOROUGH SCHOOL, FINBOROUGH HALL, GREAT FINBOROUGH, IP14 3EF
Application No 3886/15**

Thank you for your letter of 11 November 2015 notifying Historic England of the application for listed building consent/planning permission relating to the above site. On the basis of the information provided, **we do not consider that it is necessary for this application to be notified to Historic England** under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or if there are other reasons for seeking the advice of Historic England, we would be grateful if you could explain your request. Please do not hesitate to telephone me if you would like to discuss this application or the notification procedures in general.

We will retain the application for four weeks from the date of this letter. Thereafter we will dispose of the papers if we do not hear from you.

Yours sincerely



Janine Dykes
Assistant Inspector of Historic Buildings and Areas
E-mail: janine.dykes@HistoricEngland.org.uk

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL RECEIVED	
16 NOV 2015	
ACKNOWLEDGED	
DATE	
PASS TO	LE

Enclosure: List of applications requiring consultation with and notification to Historic England



Consultee Comments for application 3886/15

Application Summary

Application Number: 3886/15

Address: Finborough School, Finborough Hall, Great Finborough IP14 3EF

Proposal: Continued use of Sports Hall for school and local community purposes and additional use of first floor for wedding receptions, functions, conferences and other events. Internal alterations.

Case Officer: Lisa Evans

Consultee Details

Name: Mr Robert Boardman (Stowmarket Ramblers)

Address: 8 Gardeners Walk, Elmswell, Bury St Edmunds IP30 9ET

Email: bob@gardeners8.plus.com

On Behalf Of: Ramblers Association - Bob Boardman

Comments

I have viewed these plans and I do not have any comments or observations to make.

From: RM PROW Planning
Sent: 25 November 2015 10:23
To: Planning Admin
Subject: RE: Consultation on Planning Application 3886/15

For The Attention Of: Lisa Evans

Rights of Way Response

Thank you for your consultation regarding the above planning application.

Please accept this email as confirmation that we have no comments or observations to make in respect of this application affecting footpath 13.

Please note, there may also be public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.

Regards

Jen Green

Business Support Officer

Rights of Way and Access

Economy Skills and Environment, Suffolk County Council

Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 264266 |  PROWPlanning@suffolk.gov.uk |

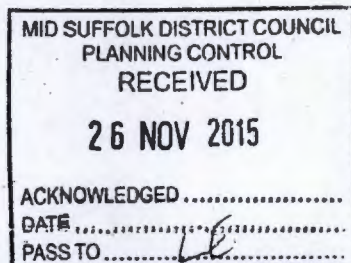
 <http://publicrightsofway.onesuffolk.net/> | **Report A Public Right of Way Problem Here**

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Suffolk Fire and Rescue Service

Mid Suffolk District Council
 Planning Department
 131 High Street
 Needham Market
 Ipswich
 IP6 8DL



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

Your Ref: 3886/15
 Our Ref: FS/F220002/P
 Enquiries to: Angela Kempen
 Direct Line: 01473 260588
 E-mail: Fire.BusinessSupport@suffolk.gov.uk
 Web Address: <http://www.suffolk.gov.uk>

Date: 24/11/2015

Dear Sirs

Finborough School, Finborough Hall, Great Finborough, Stowmarket, Suffolk, IP14 3EF
Planning Application No: 3886/15

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 the use of an existing area of open water as an emergency water supply (EWS).

Criteria appertaining to Fire and Rescue Authority requirements for siting and access are available on request from the above address.

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

A large black rectangular redaction box covering the signature of Mrs A Kempen.

Mrs A Kempen
Water Officer

Copy; NWA Planning, Mr Neil Ward, Globe House, 4 St Georges Street, Ipswich,
Suffolk, IP1 3LH

Enc; Sprinkler letter

From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]
Sent: 13 November 2015 15:29
To: Planning Admin
Subject: 3886/15 Consultation Response

Application ref: 3886/15
Our ref: 171351

Natural England has no comments to make on this application.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England.

Yours faithfully

Jacqui Salt
Natural England
Consultation Service
Hornbeam House
Crewe Business Park
Electra Way,
Crewe
Cheshire, CW1 6GJ

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.

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 03 February 2016

AGENDA ITEM NO	2.
APPLICATION NO	4333/15
PROPOSAL	Erection of two storey side extension.
SITE LOCATION	5 Woodfield Lane, Stowmarket, IP14 1BN
SITE AREA (Ha)	0.06
APPLICANT	Mr Fuller
RECEIVED	December 10, 2015.
EXPIRY DATE	February 5, 2016

REASONS FOR REFERENCE TO COMMITTEE

The applicant is a Member of staff at Babergh/Midsuffolk District Council and the application is reported on the advice of the Development Management Corporate Manager.

PRE-APPLICATION ADVICE

1. Pre application advice was not sought in respect of this proposal.

SITE AND SURROUNDINGS

2. The application building is a semi detached 2 storey dwelling on a large plot. The site has a spacious front and side area which is laid to shingle and is currently used for parking. The surrounding area has a mix of dwellings to the North, east and west with garden land, river and allotments to the south.

The property is located along a single track lane on the edge of the conservation area in Stowmarket.

HISTORY

3. There is no planning history relevant to the application site.

PROPOSAL

4. Erection of a two storey side extension to create two extra bedrooms and a larger kitchen/dining area.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Stowmarket Town Council, Consultation Sent: 21/12/2015, Reply Received: 07/01/2016.**

That no objection be raised to the grant of planning permission.

SCC - Rights of Way Department, Consultation Sent: 21/12/2015, Reply Received: 06/01/2015

We have no objection to the proposed works.

MSDC - Conservation Officer, Consultation Sent: 21/12/2015, Reply Received:

No objection. The Heritage Team advises that no specific heritage-related conditions are required.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

No comments received.

ASSESSMENT

8. There are a number of considerations which will be addressed as follows.

- Principle of Development
- Design and Layout
- Residential Amenity
- Impact on Conservation Area

Principle of Development

The property is a domestic dwelling house and as such, in principle, subject to policy constraints, and ensuring no material harm to the building is proposed, the erection of householder extensions and outbuildings within the domestic curtilage are in accordance with policy.

Design and Layout

The extensions will cover an area to the side elevation and extends out to the east at two storey. The extension will have a moderate amount of glazing to the north and south elevation with french doors and window to the north elevation

and two windows to the south elevation. The materials will be render and concrete interlocking tiles to match the existing dwelling.

The form and detailing of the proposed extension are considered to be acceptable.

The proposed extension to the dwelling are not considered to be out of keeping with the character and appearance of the host dwelling. The property will benefit from these alterations in creating a more usable space for the family.

Residential Amenity

The proposed extension is not considered to give rise to concerns of causing loss of neighbour amenity as there are no windows or other openings directly overlooking the neighbouring property at No: 4. On that basis no residential amenity issues have been identified.

Impact on Conservation Area

No. 5 Woodfield Lane is not itself listed nor of any historic interest. It is not within the Stowmarket conservation area, but the boundary of this runs close to the site, which is within its setting. It also lies within the setting of Ford Millhouse, to the south-east, which is listed at grade II. The conservation issue is the effect on the setting and significance of these designated heritage assets.

No. 5 Woodfield Lane is a modern building and, apart from Ford Millhouse, which lies some distance away where Ipswich Road crosses the Rattlesden River, the closest buildings are all of relatively recent origin. A terrace of Victorian buildings lies along Ipswich Road to the east, but the site is well behind their rear gardens and the development will have little effect on them. The works will not impinge on any of the important vistas within or from the conservation area which are identified in the Stowmarket conservation area appraisal. The proposed extension will in any case be appropriate and in-keeping with the character of the area. There will be no adverse effect on the setting of Ford Millhouse, nor on the character and appearance of the conservation area, nor on the significance of these or any other designated heritage assets.

Conclusion

In assessing the development on its merits, and having regard to relevant national and local planning policy, the proposed two storey side extension is considered to be in keeping with the existing dwelling and to have no detrimental impact on the character of the conservation area or neighbouring amenity. It accords with development plan policies GP1, SB2, H16, H18, HB8, RT12, Cor 5, FC1 & FC1.1 and national planning guidance and there is no conflict with the NPPF.

RECOMMENDATION

That Planning Permission be granted subject to conditions:-

- Time Limit
- Approved Plans

- Materials
- Removal of PD on new openings at first floor level or above in the east elevation

Philip Isbell
Corporate Manager - Development Management

Sarah Scott
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

Cor5 - CS5 Mid Suffolks Environment

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

RT12 - FOOTPATHS AND BRIDLEWAYS

HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

H18 - EXTENSIONS TO EXISTING DWELLINGS

SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

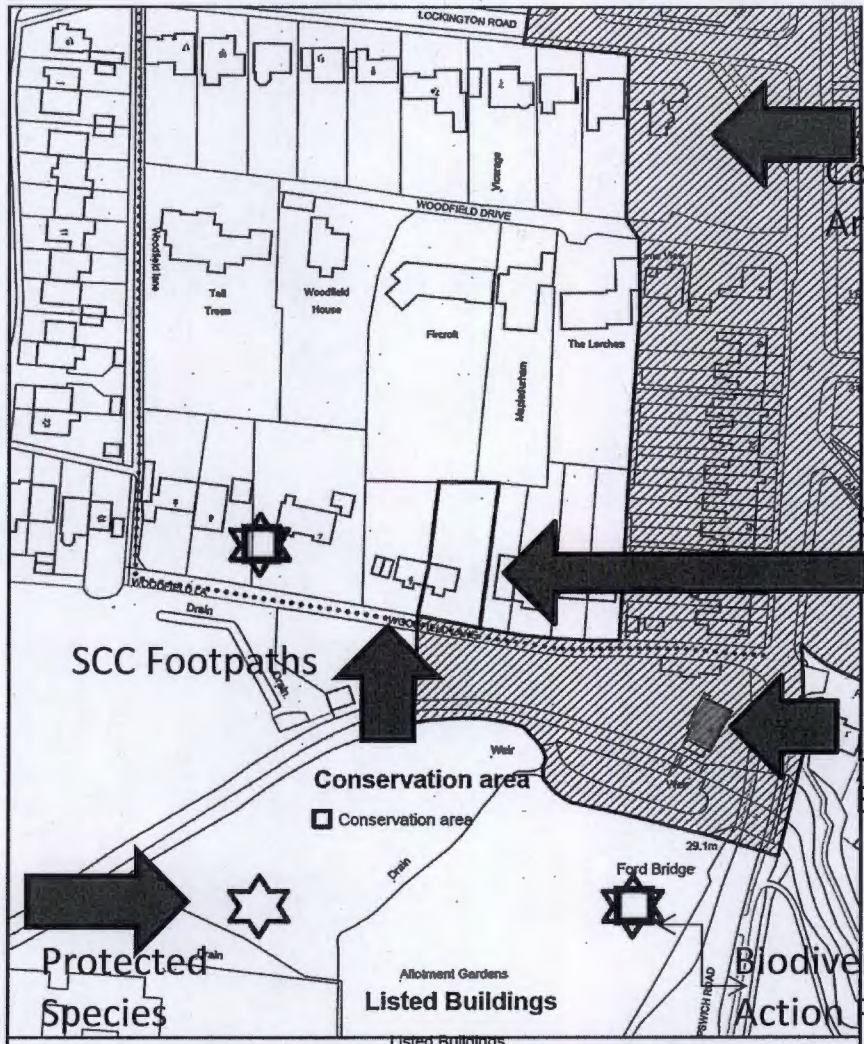
APPENDIX B - NEIGHBOUR REPRESENTATIONS

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:



Conservation Area

SITE

Listed Building

Biodiversity Action Plan

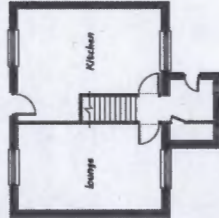
<p>Title: Constraints Protected Species Biodiversity Action Plan (BAP)</p>	
<p>Reference: 4333/15</p>	<p>★ Protected Species Bat Surveys Lizard Surveys</p>
<p>Site: 5 Woodfield Lane Stowmarket</p>	<p>■ Biodiversity Action Plan (BAP)</p>
<p>MID SUFFOLK DISTRICT COUNCIL 131, High Street, Needham Market, IP6 8DL Telephone : 01449 724500 email: customerservice@csduk.com www.midsuffolk.gov.uk</p>	<p>SCALE 1:1250 Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2016 Ordnance Survey Licence number 100017810</p>

Date Printed : 13/01/2016

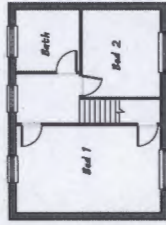
Plans as existing (1-100)



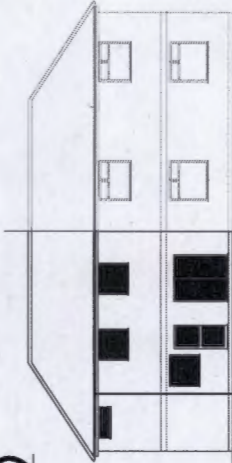
Front Elevation



Ground Floor



First Floor

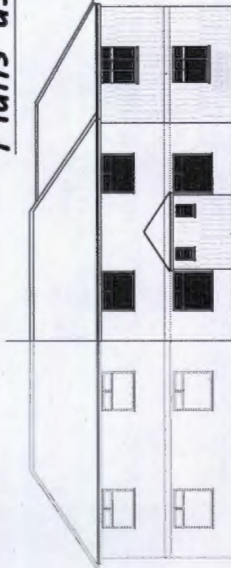


Rear Elevation

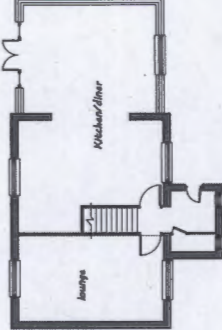


Block Plan (1-200)

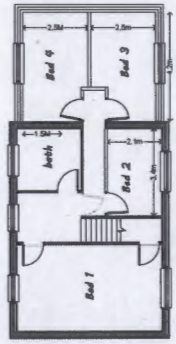
Plans as Proposed (1-100)



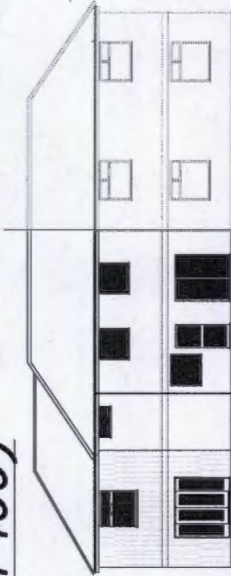
Front Elevation



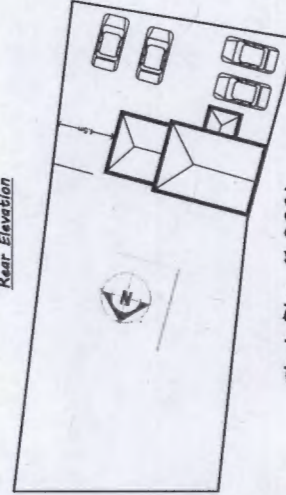
Ground Floor



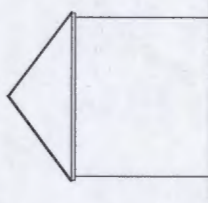
First Floor



Rear Elevation

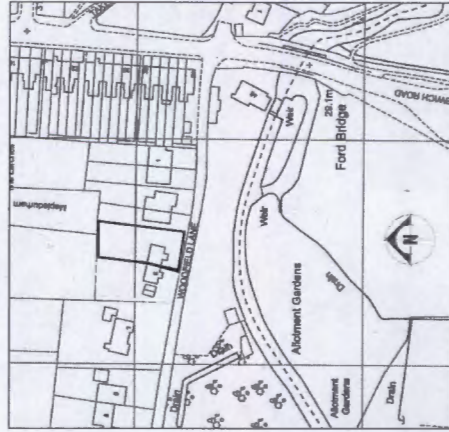


Block Plan (1-200)



Side Elevation

Site Plan (1-1250)



36.

Address	13 Woodfield Lane, Epsom, Surrey, Surrey, UK
Client	Mr Michael Fuller
Project	Two storey side extension
Service	Planning
Project No	1-100/1-200 as shown
Date	November 2013

Stonham Consultants

10 Stourmarket Road, Stourham Aspet, Stourminster, Suffolk IP14AA
 (01448) 715873
 07957117272
 info@stonham.co.uk

1st November 2013
 1st November 2013
 1st November 2013

Author	SB	Date	11/11/13
Check		Date	
Draw		Date	
Revise		Date	

From: Michelle Marshall [mailto:Michellelm@stowmarket.org]
Sent: 07 January 2016 13:36
To: Planning Admin
Subject: Planning applications

Please below for comments from Stowmarket Town Council regarding recent planning applications:

4102/15

That no objection be raised to the grant of planning consent.

4325/15

That no objection be raised to the grant of planning consent.

4333/15

That no objection be raised to the grant of planning consent.

4359/15

The Town Council recommend that the planning application be refused on the following grounds:

- i) That the large signage applied to the front glazing would have a serious detrimental impact on the historical building;
- ii) That contrary to planning policy HB01, the proposal will not protect the character and appearance of the building;
- iii) That contrary to planning policy HB03, the proposal will detract from the architectural and historic character of the building;
- iv) That planning policy ENV01 states 'The character and setting of conservation areas and buildings listed as being of special architectural and/or, historic interest will be protected and enhanced', this proposal does not protect or enhance the building;
- v) That contrary to planning policy HB08, the proposal does not protect the character and appearance of the conservation area; and
- vi) That contrary to planning policy HB10, the proposed advertisement will detract from the character and appearance of their surrounding and the building on which it is to be displayed.

4366/15

That no objection be raised to the grant of planning consent.

Many thanks,
Michelle

Michelle Marshall
Deputy Town Clerk

Stowmarket Town Council
Milton House | Milton Road South | Stowmarket | Suffolk | IP14 1EZ

01449 612060 | michellelm@stowmarket.org | www.stowmarket.org



HERITAGE COMMENTS

Application No.: 4333/15
Proposal: Erection of two storey side extension.
Address: 5 Woodfield Lane, Stowmarket, IP14 1BN

Date: 13th January 2016

SUMMARY

1. The Heritage Team considers that the proposal would cause no harm to any designated heritage asset because the host building is a modern building and the proposed extension is appropriate and in keeping with the character of the area.
2. The Heritage Team advises that no specific heritage-related conditions are required.

DISCUSSION

5 Woodfield Lane is not itself listed nor of any historic interest. It is not within the Stowmarket conservation area, but the boundary of this runs close to the site, which is within its setting. It also lies within the setting of Ford Millhouse, to the south-east, which is listed at grade II. The conservation issue is the effect on the setting and significance of these designated heritage assets.

5 Woodfield Lane is a modern building and, apart from Ford Millhouse, which lies some distance away where Ipswich Road crosses the Rattlesden River, the closest buildings are all of relatively recent origin. A terrace of Victorian buildings lies along Ipswich Road to the east, but the site is well behind their rear gardens and the development will have little effect on them. The works will not impinge on any of the important vistas within or from the conservation area which are identified in the Stowmarket conservation area appraisal. The proposed extension will in any case be appropriate and in-keeping with the character of the area. There will be no adverse effect on the setting of Ford Millhouse, nor on the character and appearance of the conservation area, nor on the significance of these or any other designated heritage assets.

No objection. The Heritage Team advises that no specific heritage-related conditions are required.

Name: William Wall
Position: Enabling Officer - Heritage

From: RM PROW Planning
Sent: 06 January 2016 15:55
To: Planning Admin
Cc: neilstallard2@hotmail.co.uk
Subject: RE: Consultation on Planning Application 4333/15

Our Ref: W497/37/ROW692/15

For The Attention of: Sarah Scott

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Public footpath 37 is recorded along the access to the proposed development area; a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached.

We have **no objection** to the proposed works.

Informative Notes: "Public Rights of Way Planning Application Response - Applicant Responsibility" attached.

Regards



Jennifer Green


Rights of Way and Access

Part Time - Office hours Wednesdays and Thursday

Resource Management, Suffolk County Council

Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 264266 |  PROWPlanning@suffolk.gov.uk |

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 03 February 2016

AGENDA ITEM NO	3
APPLICATION NO	4060/15
PROPOSAL	Conversion of agricultural barn to dwelling. Erection of single storey side and rear extensions following demolition of existing outbuilding and lean-to structures.
SITE LOCATION	Inghams Farm, Nettlestead Road, Little Blakenham IP8 4LR
SITE AREA (Ha)	0.0512
APPLICANT	Mr J Wright
RECEIVED	November 16, 2015
EXPIRY DATE	February 5, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to Committee for the following reason :

- (1) the applicant is a relative of a council employee.

PRE-APPLICATION ADVICE

1. Pre-application advice was sought from the Local Authority's Heritage Team. It was determined that the barn is certainly of historic interest, but is probably not listable. The timber frame appears generally in good condition, however the extent of repairs and insulation may be an issue. The proposed extensions and materials appear acceptable but the balcony may not be supported.

SITE AND SURROUNDINGS

2. Inghams Farm lies in open countryside within the parish of Little Blakenham. Inghams Farm comprises a number of buildings accessed from a private track which extends off Nettlestead Road. The track splits to provide access to a dwelling, associated horticultural business, and a redundant barn. This barn is subject to this application.

The barn is located to the north-west of the existing 1930s dwelling. It is orientated with its rear elevation facing the rear garden of the dwelling. An existing concrete path provides access from the dwellings front garden to the rear of this barn.

The barn faces a storage building and rear yard used in connection with the adjacent horticultural business. To the east are a number of small outbuildings.

HISTORY

3. No previous planning history relating to this barn.

PROPOSAL

4. The proposal seeks to repair and convert this redundant barn to form a four bedroom property. The building will remain timber clad with a natural finish. The existing corrugated sheet roofing will be replaced with natural slate.

An attached storage building will be demolished and replaced by a single storey extension providing two bedrooms. This extension will comprise a dual pitched wing attached to the barn by a flat roof link. The wing will project forward from the front elevation onto the access track.

A flat roof single storey extension will be erected to the west elevation. The west gable wall will be replaced with glazing set in to to provide a balcony.

The path to the rear of the barn will form a rear courtyard area and parking will be provided to the west.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **MSDC- Environmental Health (Noise)-** The Environmental Health Officer has no objection to the proposal,.

MSDC- Environmental Health (Contaminated Land)- The Environmental Health Officer has no objection to the proposal.

SCC- Archaeology- SCC Archaeology team have considered the application and are satisfied that the submitted Heritage Asset Assessment by Leigh Alston provides a sufficient record of the building in its pre-conversion state. No further archaeological recording condition is required for this application.

SCC Highways- Suffolk County Council as Highway Authority has no objection to the development and recommends the inclusion of a condition requiring the parking area to be provided prior to the first use.

Suffolk Fire and Rescue- Suffolk County Council Fire Rescue recommend that proper consideration is given to the installation of a fire sprinkler system.

Natural England- Natural England has no objection to the proposal in regards

to the impact on Little Blakenham Pit SSSI and refers the Planning Authority to their standing advice regarding the impact of the development on Protected Species.

Parish Council- Little Blakenham Parish Council has no objections to this application.

MSDC Heritage- Response outstanding. Informal verbal comment of no objection.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. No local or third party representations have been received.

ASSESSMENT

8. The matters to be considered in this application are:

- Principle of Development
- Highway and Access Issues
- Design and Layout
- Residential Amenity
- Landscaping
- Biodiversity
- Other Matters

- **Principle of Development**

The local authority does not have a five year land supply and therefore the relevant policies for the supply of housing should not be considered up-to date (Paragraph 48 of the National Planning Policy Framework (NPPF)). If the development plan is considered out-of-date than permission should be granted unless any adverse impacts of doing so would outweigh the benefits when assessed against the policies in this Framework taken as a whole (para. 14 of the NPPF).

The main consideration of this development is therefore in regards to sustainable development. The NPPF sets out that there are 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 states that environmental, social and economic gains shall be sought jointly. Paragraph 6 of the NPPF elaborates that paragraphs 18 to 219 taken as a whole constitute the Government's view of what sustainable development.

Paragraph 55 of the NPPF states that to promote sustainable development in

rural areas housing should be located where it will enhance or maintain the vitality of rural communities. Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as re-use of redundant or disused buildings and the development will lead to an enhancement to the immediate setting. Also that the development would represent optimal viable use of a heritage asset.

The development would involve the conversion of a redundant and dis-used barn which is located next to an existing cluster of buildings (including a dwelling). Conversion of an existing building is considered more environmentally friendly than constructing a new building. The conversion would also provide a small contribution to the housing stock.

The conversion will involve repairing and enhancing the barn which is noted as being of historical importance. As detailed in the Historic Asset Assessment submitted with the application, the barn was formerly a field barn and forms a traditional threshing barn. The barn illustrates the nature of East Anglian farm buildings during the agricultural boom of the Napoleonic period and is accordingly of considerable historic interest. Had the barn retained its threshing floor, thatch roof and original weatherboarding than it would have been worthy of Grade 2 Listing. The conversion will secure the future retention of the non-designated heritage asset. Consequently the proposal will not result in an isolated dwelling in the countryside and will lead to enhancement of the immediate setting. The re-use of this non-designated heritage asset is therefore deemed to accord with the overarching aims of the NPPF.

The Mid Suffolk Local Plan supports conversion of rural buildings for residential use subject to detail and no adverse impact on residential amenity, traffic, character of the building or other material considerations. In addition this proposal includes extensions to the building. Policy allows extensions to rural buildings for conversion providing it is accords to the character of the building.

- **Highway and Access Issues**

The development proposes to share the existing access. While the surrounding area consists of rural country lanes, it is not considered the addition of one dwelling would result in a detrimental impact on the highway network. Suffolk County Council has no objection subject to the inclusion of a condition regarding the position of parking.

- **Design and Layout**

The design and layout reflect the existing openings and accords with the standard barn conversion approach. The internal layout allows for the central bay's double height to remain intact with minimal horizontal and vertical sub-division. Consequently the open double height volume of the traditional barn will remain prevalent. The new openings are also simplistic and functional rather than domestic in character.

Extensions are proposed, which are of an appropriate form, construction and design. The barn is closely related to the existing garden of Inghams Farm. As such the setting of the building will not be compromised by the future domestic use.

The development does include the incorporation of a balcony to the west elevation. Whilst this is a domestic feature it is not considered significantly prominent as to harm the character and appearance of the barn. The apex of the west gable will be removed and replaced with a glazed wall set in to facilitate the balcony. Given the glazing of the wall and the setback of the balcony it is not deemed prominent. However the roof of the extension could allow for the balcony area to be extended. This will be restricted by condition in order to protect the character of the building.

• Residential Amenity

There are no neighbours except for the adjacent dwelling (owned and occupied by the parents of the applicant). This existing dwelling would not be adversely affected as the relative position of the barn to this dwelling allows two separate households to act as separate elements without impact in terms of overlooking and other amenity issues. The rear elevation of the dwelling is obscured by existing sheds and there are no first floor windows to the proposed converted barn as to overlook the garden.

The barn conversion is close to the existing Horticultural business. The building to the north of the barn is used for storage. Whilst this will involve some activity moving goods it is not of such a noise level as to harm the amenity of future occupants of the building. It is noted that the Environmental Health Officer has no objection to proposal.

• Landscaping

As with many barn conversions improvements to boundaries are required given its previous use and the need to provide a new domestic curtilage. No boundary treatments (including retaining walls) have been provided and this will be secured through condition.

• Biodiversity

The development has been the subject of surveys for protected species. Bats were identified as using the barn. The Ecologist advises that a further survey will be required to establish a comprehensive mitigation strategy to ensure suitable measures are incorporated in the scheme (eg. bat boxes). This is to secure the necessary license from Natural England. It is considered that suitable mitigation measures will ensure the availability of roosting sites for this protected species. Consequently this strategy shall be secured prior to any commencement of works.

Further mitigation measures and enhancement features detailed in the Ecological Assessment shall be secured through condition.

• Other Matters

However, Regulation 123 of The Community Infrastructure Levy Regulations 2010 came into force April 2015 and prevents an obligation being taken into account if a) it provides for funding of an infrastructure project or type, and b) 5 or more separate obligations have already been entered into since April 2010 within the relevant area which provide for the funding of that infrastructure

project or type.

To avoid conflict with Regulation 123 contributions for Open Spaces are not sought for this development.

• **Summary of reasons for approval**

The barn is considered appropriate for conversion and to meet the requirements of the NPPF. There are no significant impacts on residential amenity, the environment or highways to warrant refusal. Overall the proposal complies with the NPPF, policy H9 of the Local Plan, and development plan as a whole.

RECOMMENDATION

That Full Planning Permission be granted subject to the following conditions:

- 1. Standard time limit**
- 2. Accord with the approved plans**
- 3. Samples of roof material**
- 4. Details of boundary treatment**
- 5. Highways condition regarding parking**
- 6. Details of balustrade for balcony**
- 7. Restrict use of the flat roof extension to west elevations as not to allow extension of balcony.**
- 8. Restricted permitted development rights for extensions, outbuildings, roof enlargements and additions to roof.**
- 9. Accord with recommendations of Ecology Assessment**
- 10. Mitigation Strategy for bats**

Philip Isbell
Corporate Manager - Development Management

Rebecca Biggs
Planning Officer

APPENDIX A - PLANNING POLICIES

- 1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review**

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

Cor5 - CS5 Mid Suffolks Environment

- 2. Mid Suffolk Local Plan**

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

CL8 - PROTECTING WILDLIFE HABITATS

HB3 - CONVERSIONS AND ALTERATIONS TO HISTORIC BUILDINGS

HB5 - PRESERVING HISTORIC BUILDINGS THROUGH ALTERNATIVE USES

H9 - CONVERSION OF RURAL BUILDINGS TO DWELLINGS

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

3. **Planning Policy Statements, Circulars & Other policy**

NPPF - National Planning Policy Framework

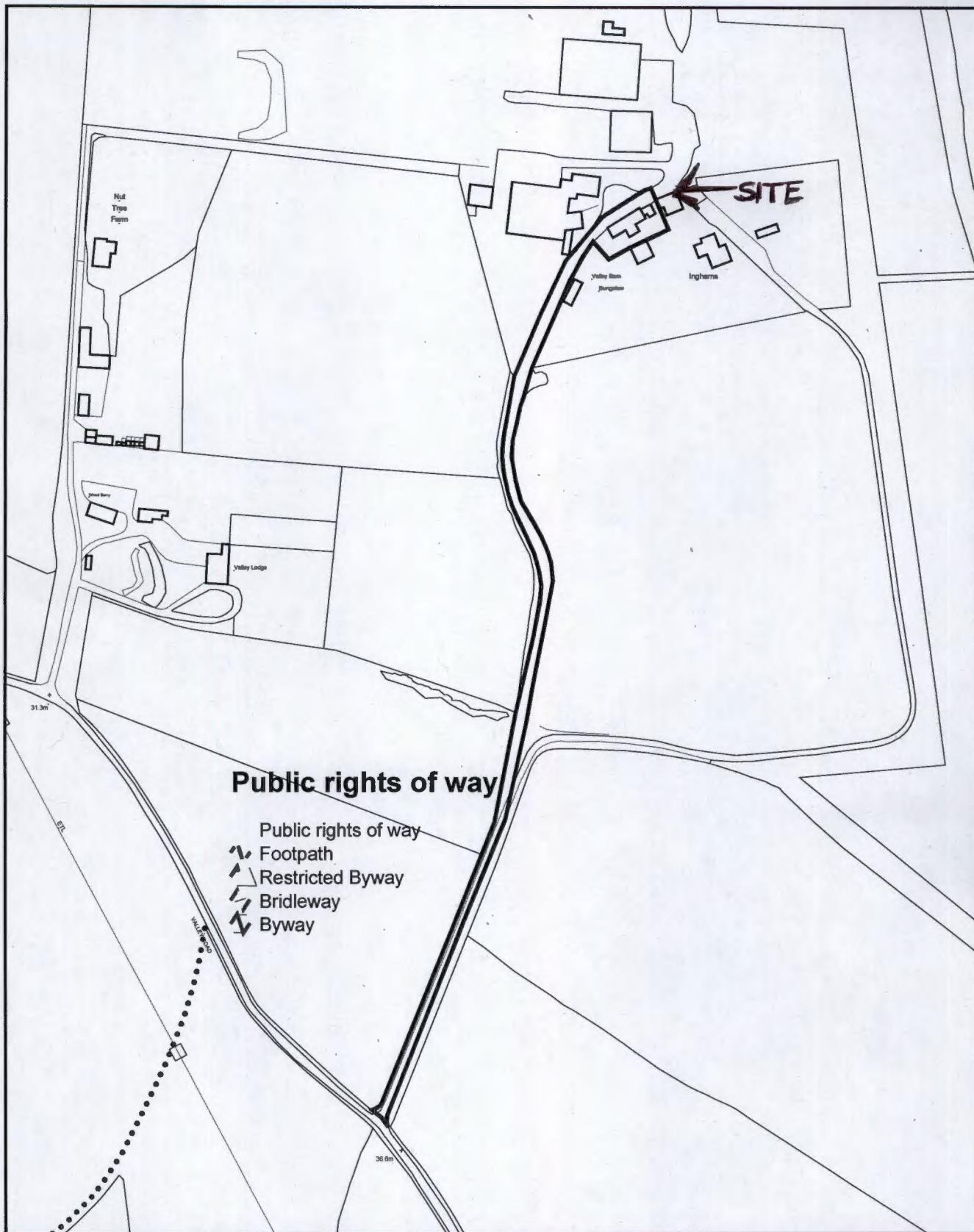
APPENDIX B - NEIGHBOUR REPRESENTATIONS

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:



Title: Constraints

Reference: 4060/15

Site: Inghams Farm Nettlestead Road
Little Blakenham



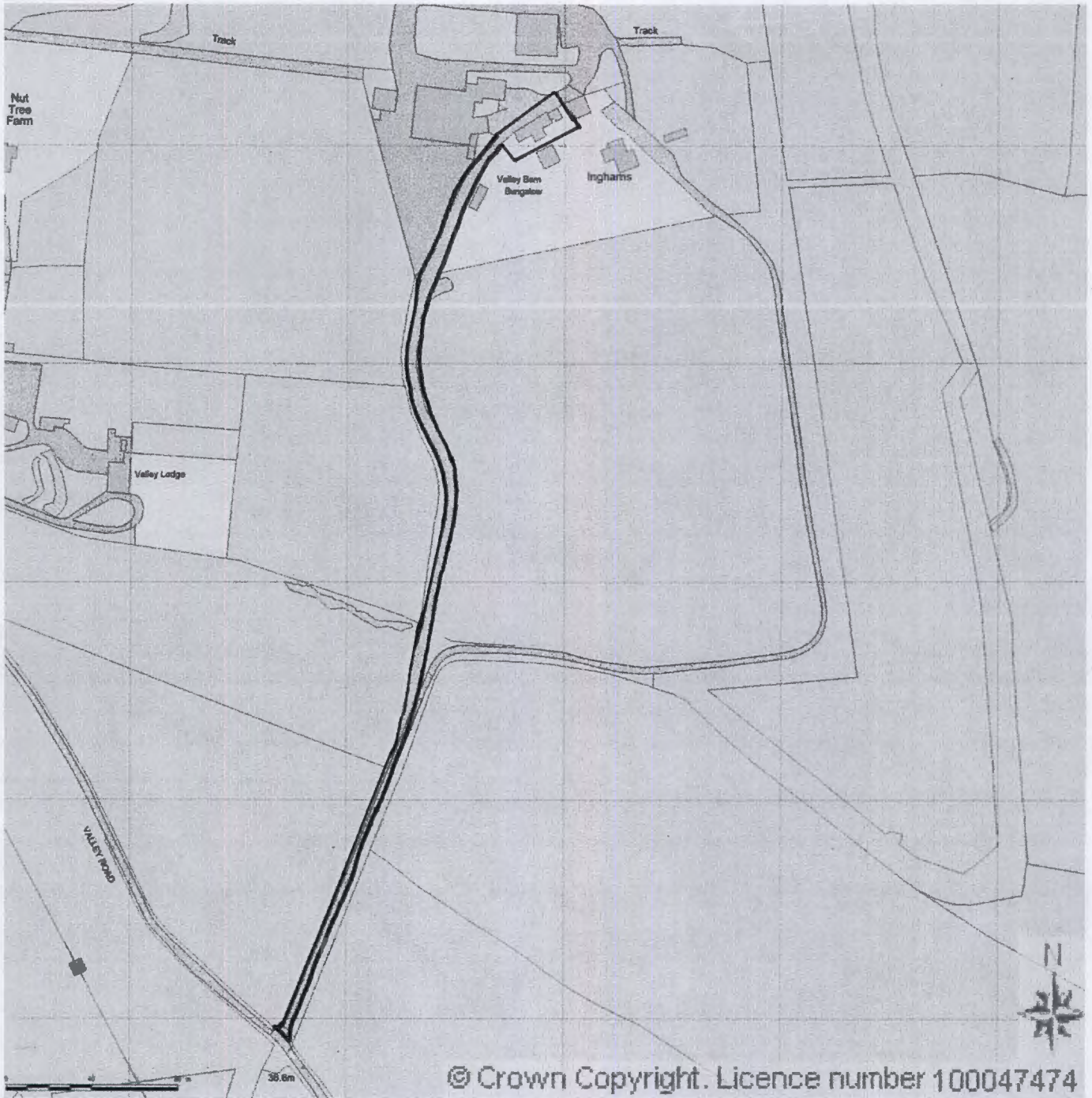
MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk



SCALE 1:2500

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SITE LOCATION PLAN
AREA 25 HA
SCALE 1:2500 on A4
CENTRE COORDINATES: 610390, 249314

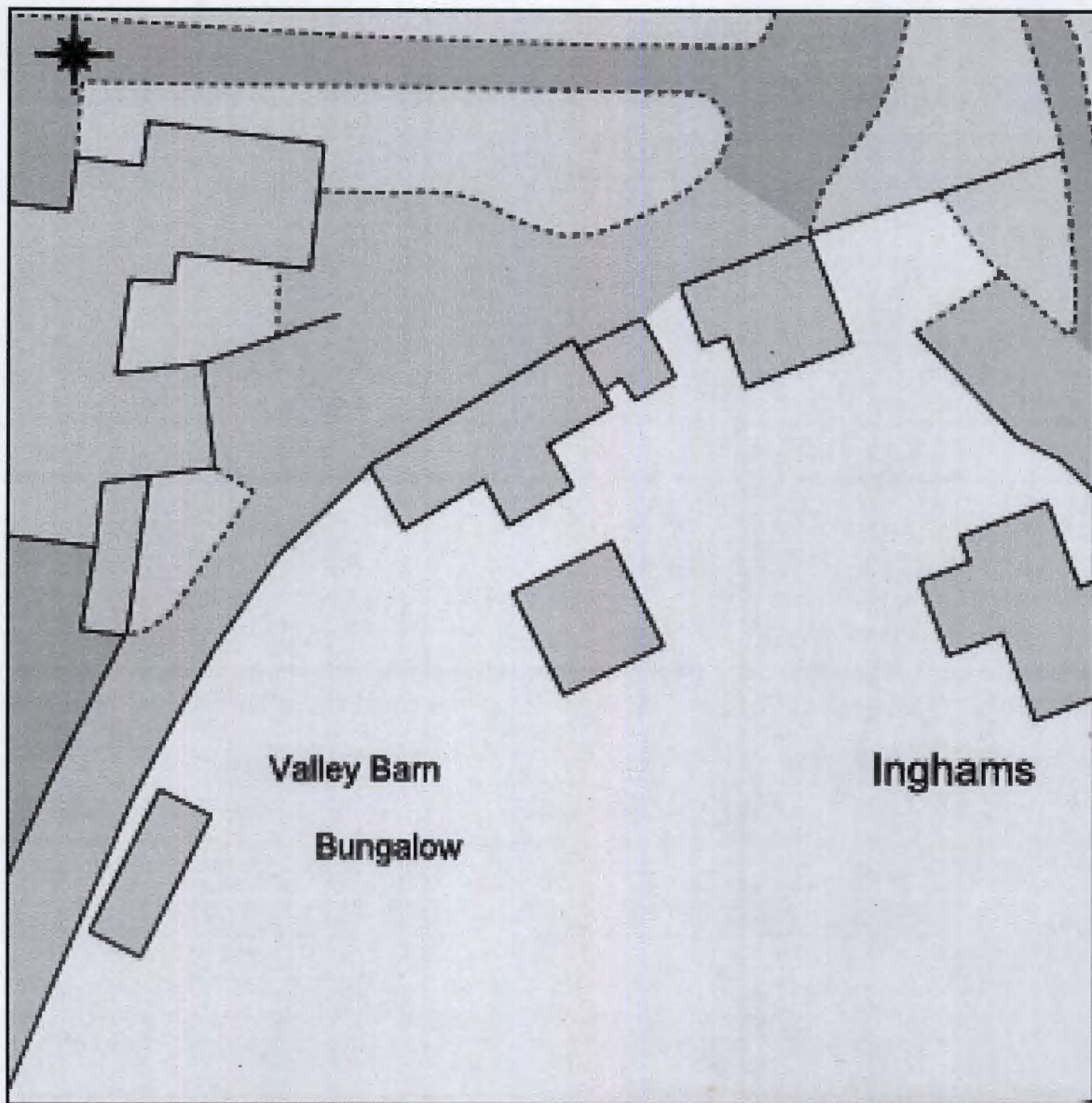


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Block Plan



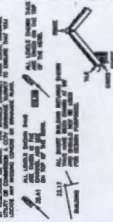
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0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500, paper size: A4

AMENDMENTS AND NOTES

1. THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT 1981 AND THE SURVEY REGULATIONS 1984. THE SURVEY IS A TOPOGRAPHIC SURVEY AND IS NOT A CADASTRAL SURVEY. THE SURVEY IS NOT A PLAN OF THE SURVEYED AREA AND DOES NOT SHOW THE EXACT BOUNDARIES OF THE SURVEYED AREA. THE SURVEY IS NOT A PLAN OF THE SURVEYED AREA AND DOES NOT SHOW THE EXACT BOUNDARIES OF THE SURVEYED AREA.



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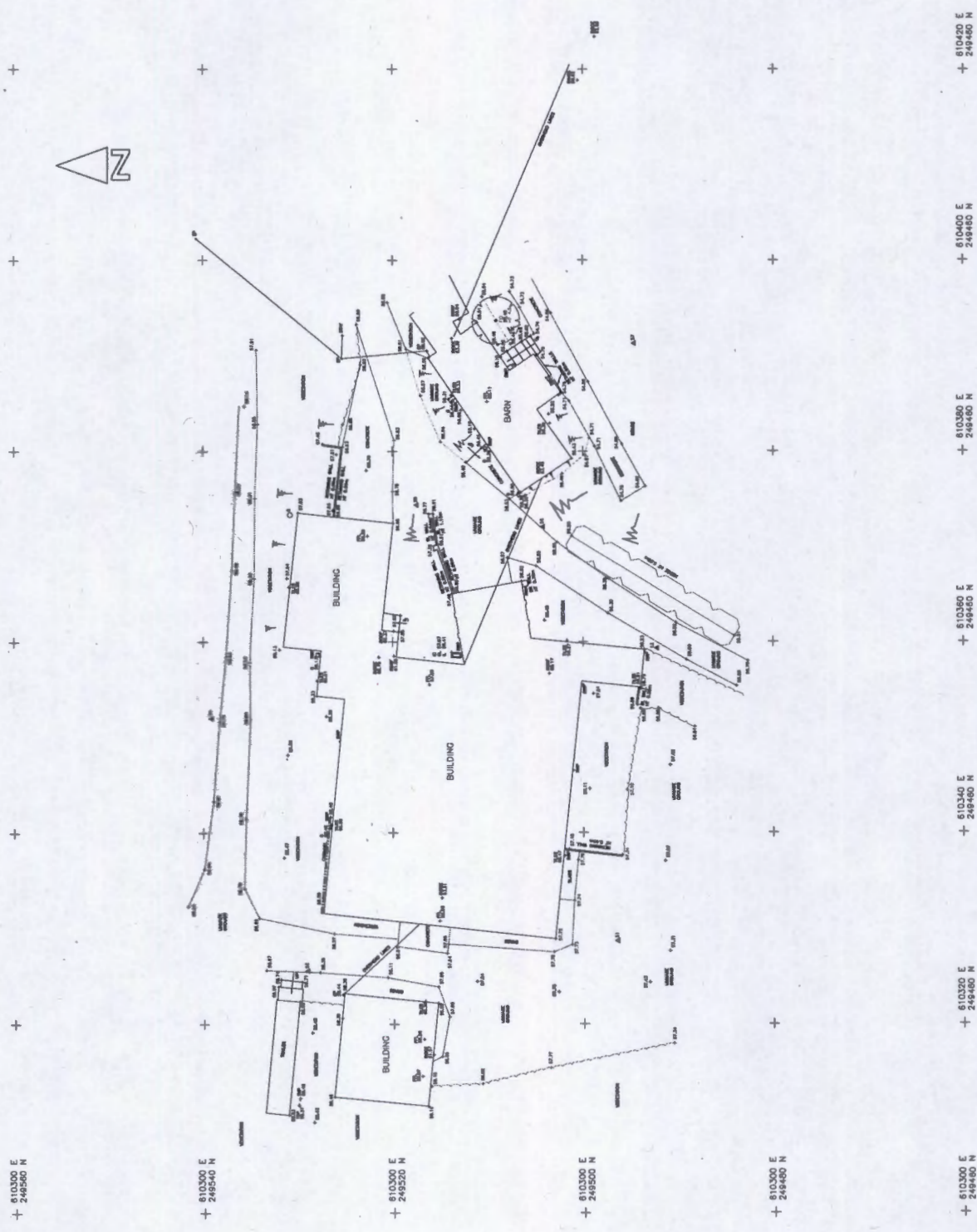
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 Unit 10 Clowden Industrial Estate
 Strensall Road
 Swinstead
 Norfolk IP14 5AH
 t: 01449 770289
 e: east@eastland.com

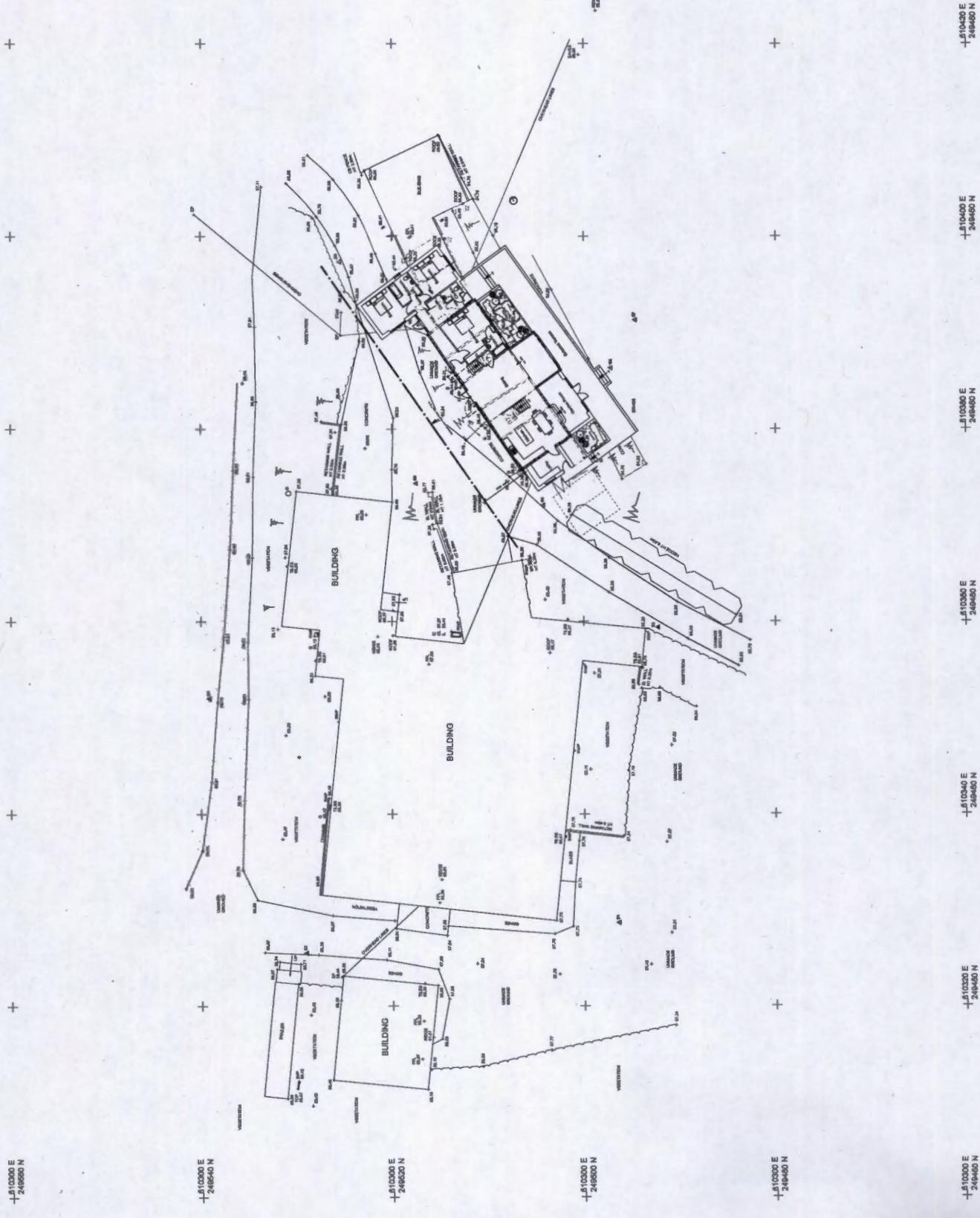
CLIENT
MR JAMES WRIGHT

PROJECT
THE BARN, INCHAM'S FARM
NETTLESTEAD ROAD
CULF, BLADENHAM
SUFFOLK
IP8 4LR

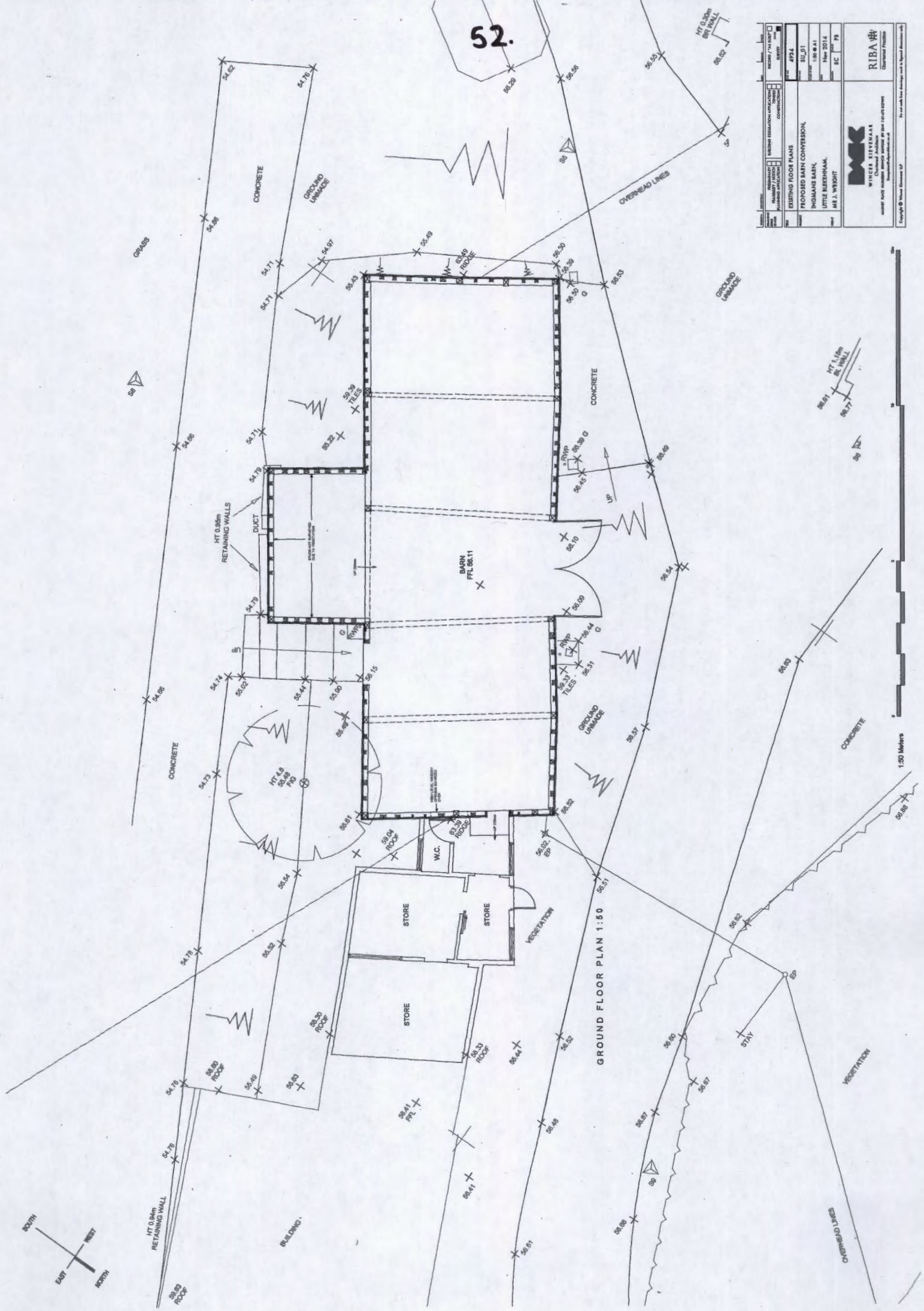
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CHECKED BY	R SADE
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SHEET NO.	1 OF 1

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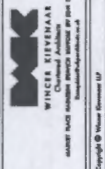


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CLIENT	INDIANS BARN,	CONSTRUCTION	<input type="checkbox"/>
ADDRESS	LITTLE BLAKENHAM,		
DATE	December 2011		
SCALE	1:100		
DESIGNED BY	M.J. VERRILL		
CHECKED BY			
APPROVED BY			
RIBA			
WINCEY STEVENAGE Chartered Institution of Building Practitioners 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000			

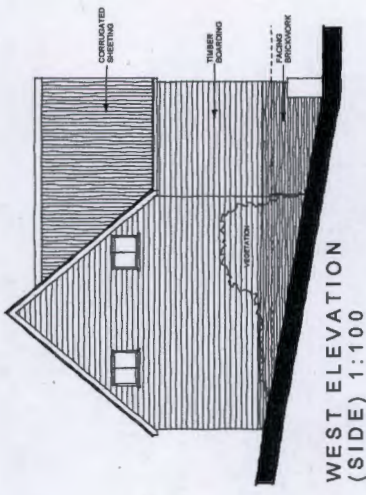


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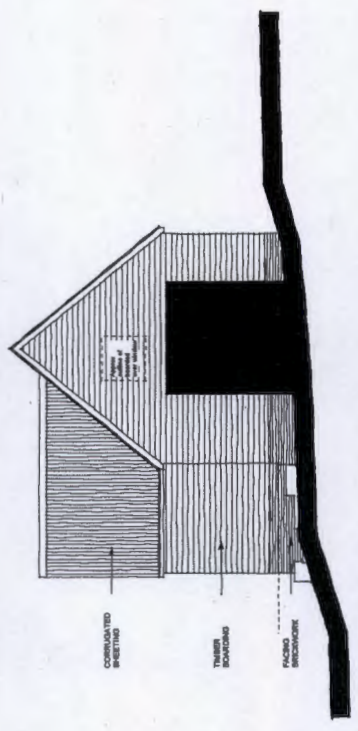
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DESIGNER	MR J. WRIGHT
DATE	15 FEB 2011
SCALE	AS SHOWN
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DATE	15 FEB 2011
SCALE	AS SHOWN
DESIGNER	MR J. WRIGHT
DATE	15 FEB 2011
SCALE	AS SHOWN



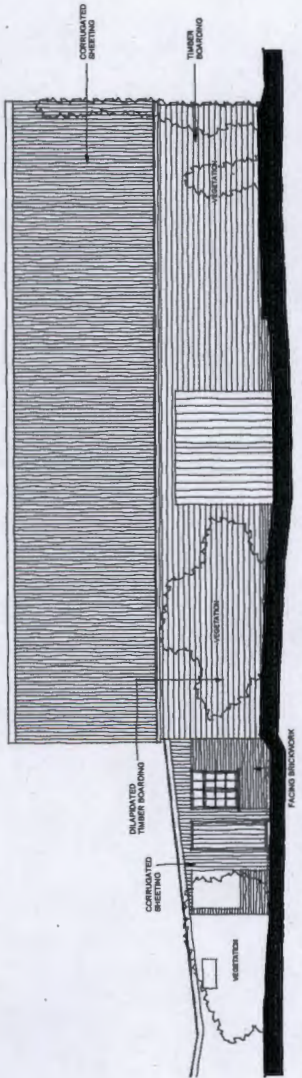
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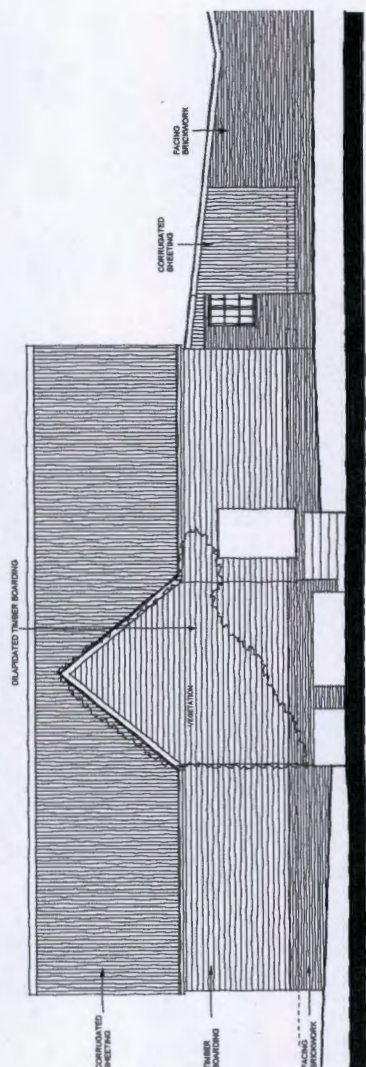
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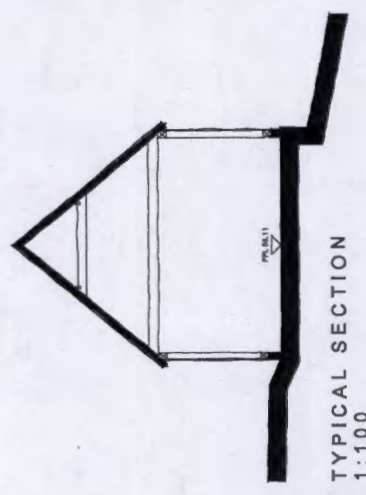
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(SIDE) 1:100



NORTH ELEVATION (FRONT) 1:100



SOUTH ELEVATION (REAR) 1:100




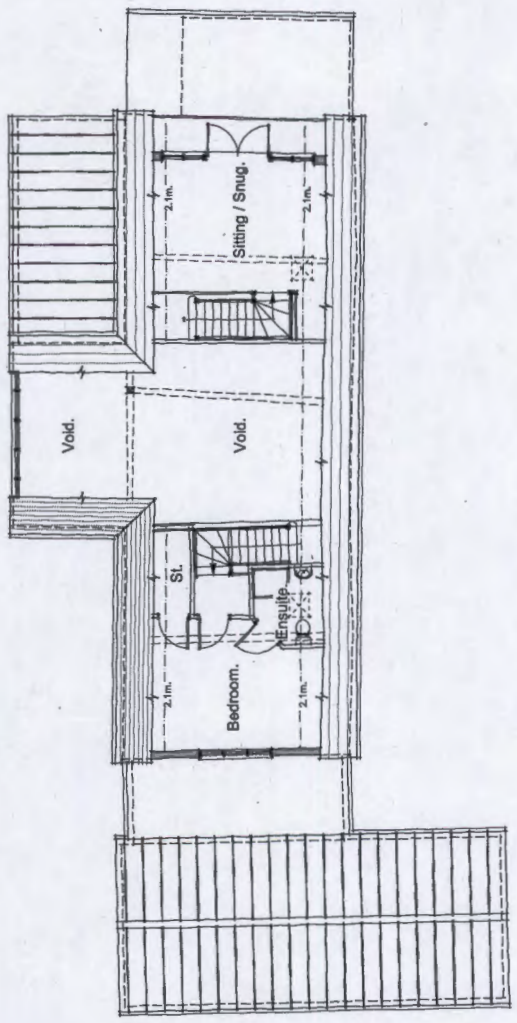
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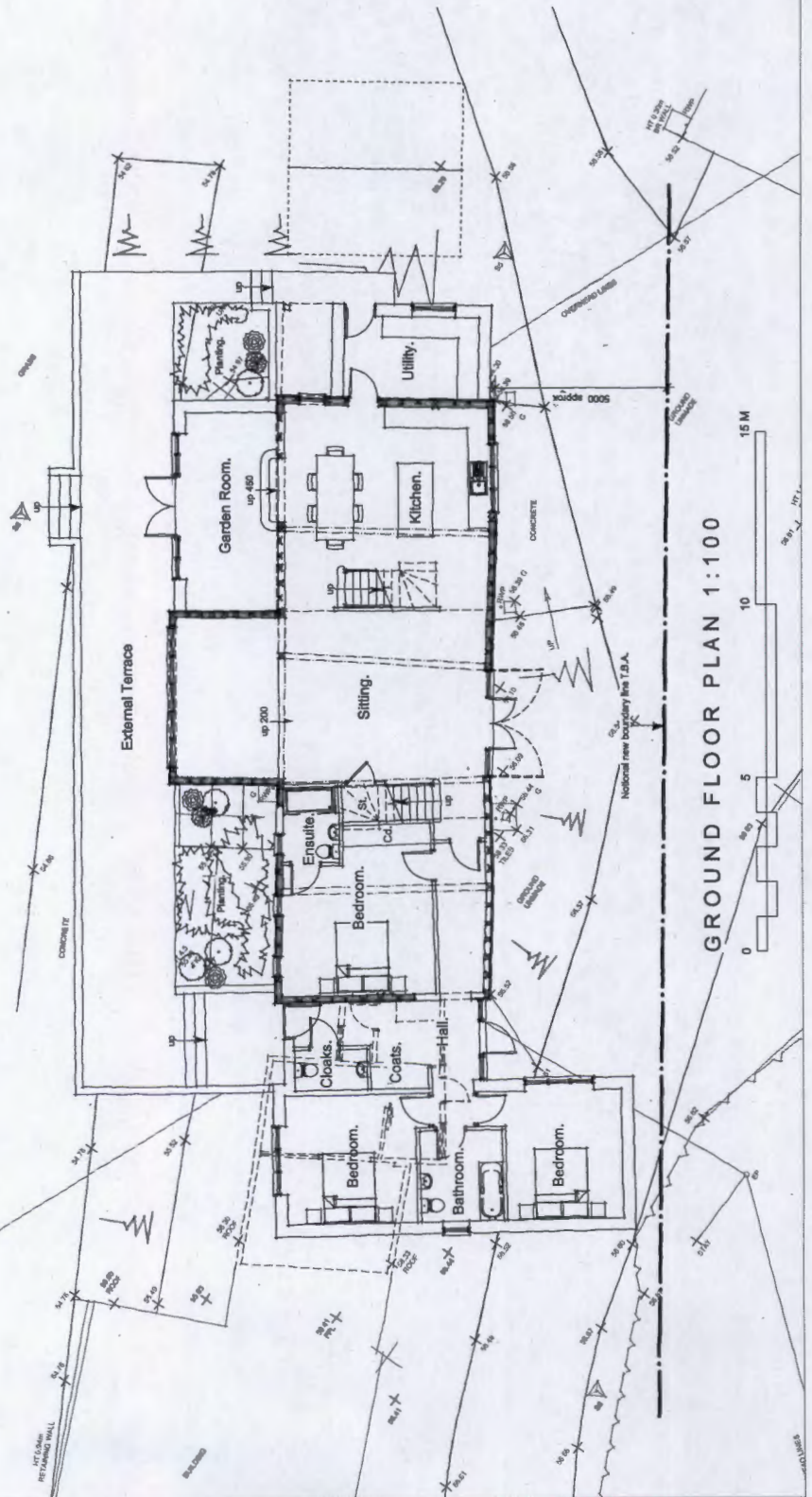
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CLIENT	MR. J. WRIGHT
SCALE	SC P8
STATUS	RECORD / AS BUILT SURVEY
DESCRIPTION	PRELIMINARY FABRICATION / SECTION PLANNING APPLICATION
REVISIONS	BUILDING REGULATION APPLICATION TENDON CONSTRUCTION
TITLE	EXISTING ELEVATIONS & SECTION
<p>WINGER KIBVENAAR Chartered Architect MARSH PLACE HARLEIGH BRIMCOMB RD BSM 191 073 87792 Bsm@wingerkibvenaar.co.uk</p>	
<p>RIBA # Chartered Practitioner</p>	

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Client comments	11.11.15	RM	PS
External doors added.	17.07.15	NDC	PS
Chairs retained. Garden Room steps and external terrace added.	10.07.15	NDC	PS
Layout amended to client comments.	24.04.15	NDC	PS
REVISION	DATE	BY	CHKD
PRELIMINARY			
FEASIBILITY / SKETCH			
PLANNING APPLICATION			
BUILDING REGULATION APPLICATION			
TENDER			
CONSTRUCTION			
RECORD / "AS BUILT"			
NO	DATE	BY	CHKD
1	4924		
2	SK 04 D		
3	1:100 @ A2		
4	June 2015		
5	NDC		
6	PS		
PROJECT	SKETCH - PROPOSED GROUND & FIRST FLOOR PLANS		
CLIENT	PROPOSED BARN CONVERSION, INGMANS BARN, LITTLE BLAKENHAM, MR J. WRIGHT		
ARCHITECT	 WINCE KIEVENAR Chartered Architect MARKET PLACE HOUSE 85 HIGH STREET LITTLE BLAKENHAM, OXFORD OX14 3JF Telephone: 01845 827993 Email: wkievenar@ribawinco.com		
Do not scale from drawings work to physical dimensions only.			

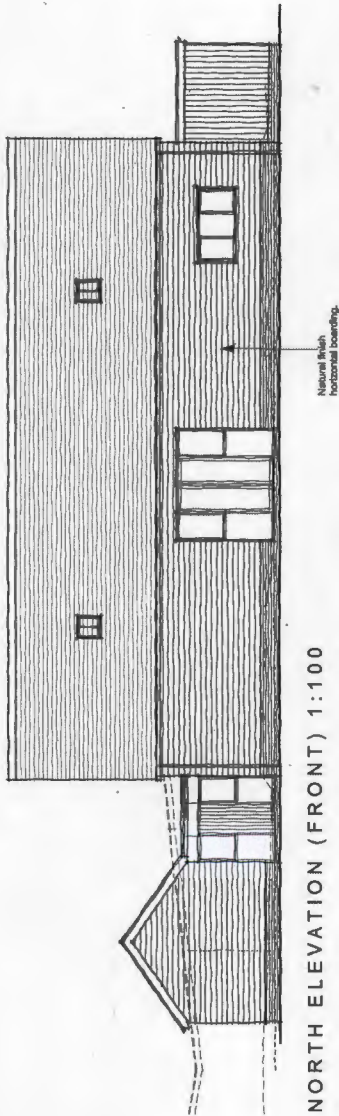


FIRST FLOOR PLAN 1:100

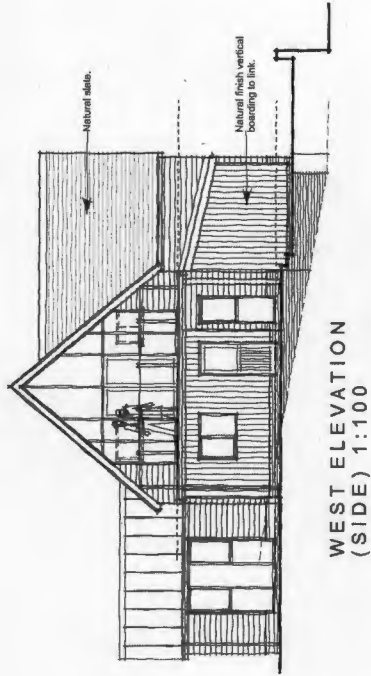


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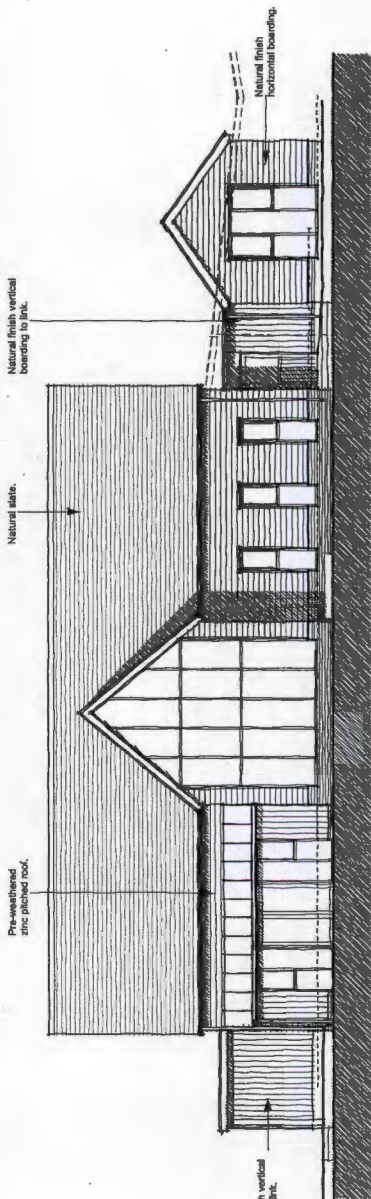




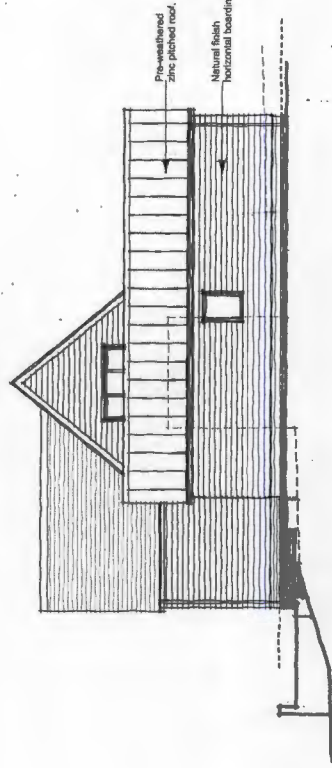
NORTH ELEVATION (FRONT) 1:100



WEST ELEVATION (SIDE) 1:100



SOUTH ELEVATION (REAR) 1:100



EAST ELEVATION (SIDE) 1:100

55.

Client comments	11.11.15	HK	PH
After consultation completed.	18.07.15	NBC	PH
Options been considered. External rendering added.	10.07.15	NBC	PH
Agreed to client comments.	26.04.15	NBC	PH
DATE	DATE	DATE	DATE
REVISION	REVISION	REVISION	REVISION
PRELIMINARY / SKETCH / REVISION / FINISHED / APPROVED	MILKING BODILY ROOM APPLICATION		
NO.	4934	NO.	SK 05 D
PROJECT	PROPOSED BARN CONVERSION,		
	INGMANS BARN,		
	LITTLE BLAKENHAM,		
CLIENT	MR J. WRIGHT		
		DATE	1:100 @ A2
		DATE	June 2015
		DATE	NDC
		DATE	PH

WINCEER KIEVENAAR
 Chartered Architect
 MARKET PLACE MAUDSLON BRIMPTON WIMBORNE SP 50N 101.075 827992
 Email: winceer@winceer.co.uk



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Consultee Comments for application 4060/15

Application Summary

Application Number: 4060/15

Address: Inghams Farm, Nettlestead Road, Little Blakenham IP8 4LR

Proposal: Conversion of agricultural barn to dwelling. Erection of single storey side and rear extensions following demolition of existing outbuilding and lean-to structures.

Case Officer: Rebecca Biggs

Consultee Details

Name: Mrs Janet Gobey

Address: Nut Tree Cottage Valley Road, Little Blakenham, Ipswich IP8 4LR

Email: janet.gobey@yahoo.co.uk

On Behalf Of: Little Blakenham Parish Clerk

Comments

Little Blakenham Parish Council has no objections to this application.

From: David Harrold

Sent: 07 January 2016 09:21

To: S106 Planning Contributions Admin Mailbox

Cc: Rebecca Biggs

Subject: Plan Ref 4060/15/FUL Inghams Farm Barn, Nettlestead Road, Little Blakenham. EH - Other Issues

Thank you for consulting me on the above application.

I can confirm in respect of 'other' environmental health issues that I do not have any objection to the proposed development.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

01449 724718

From: Nathan Pittam
Sent: 16 December 2015 09:06
To: Planning Admin
Subject: 4060/15/FUL. EH - Land Contamination.

4060/15/FUL. EH - Land Contamination.

**Inghams Farm, Nettlestead Road, Little Blakenham, IPSWICH, Suffolk, IP8 4LR.
Conversion of agricultural barn to dwelling. Erection of single storey side and rear extensions following demolition of existing outbuilding and lean-to structures.**

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

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

Your Ref: MS/4060/15
 Our Ref: 570\CON\3954\15
 Date: 23/12/2015
 Highways Enquiries to: kyle.porter@suffolk.gov.uk

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

Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Rebecca Biggs

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4060/15

PROPOSAL: Conversion of agricultural barn to dwelling. Erection of single storey side and rear extensions following demolition of existing outbuilding and lean-to structures.

LOCATION: Inghams Farm, Nettlestead Road, Little Blakenham, IP8 4LR

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 P 1

Condition: The use shall not commence until the area(s) within the site shown on DRG NO SK 06 for the purposes of [LOADING, UNLOADING,] 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.

2 NOTE 02

Note 2: 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: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

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: 18 December 2015 15:28
To: Planning Admin
Subject: FAO Rebecca Biggs - 4060/15 - Inghams Farm, Little Blakenham - Archaeology

Dear Rebecca

Many thanks for your letter of 15 December consulting us on the above proposal.

We have considered the above application and are satisfied that the submitted Heritage Asset Assessment by Leigh Alston provides a sufficiently record of the buildings in their pre-conversion 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
Senior Archaeological Officer
Suffolk County Council Archaeological Service Conservation Team
Resource Management
6 The Churchyard, Shire Hall, Bury St Edmunds, Suffolk, IP33 1RX
Tel.: 01284 741226
Website: <http://www.suffolk.gov.uk/archaeology/>

Search the Suffolk HER online at <http://heritage.suffolk.gov.uk>

OFFICIAL



Suffolk Fire and Rescue Service

Mid Suffolk District Council
Planning Department
131 High Street
Needham Market
Ipswich
IP6 8DL

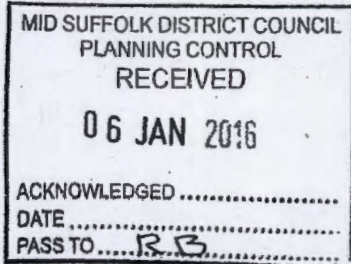
Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Your Ref: 15/4060/FUL
Our Ref: FS/F210288
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: http://www.suffolk.gov.uk

Date: 04/01/2016

Dear Sirs

Inghams Barn, Nettlestead Road, Little Blakenham
Planning Application No: 15/4060/FUL



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 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.

Continued/

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 03 February 2016

AGENDA ITEM NO	4
APPLICATION NO	3779/15
PROPOSAL	Demolition of existing house and erection of 11 flats for affordable rent with associated vehicular access and external works
SITE LOCATION	Lion Barn House, Maitland Road, Needham Market IP6 8NZ
SITE AREA (Ha)	0.09
APPLICANT	Orwell Housing Association
RECEIVED	October 20, 2015
EXPIRY DATE	January 21, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) a Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Code of Practice or such other protocol / procedure adopted by the Council. The Members reasoning is included in the agenda bundle.

PRE-APPLICATION ADVICE

1. Pre-application advice was sought prior to submitting the applications and during the previous planning applications (both withdrawn). The scheme was supported in principle subject to Flood Risk Assessment and Noise Assessment.

SITE AND SURROUNDINGS

2. The site comprises a detached dwelling centrally located within its plot and adjacent to the Lion Barn Industrial estate. The site forms a corner plot bounded to the north-west by Lion Lane and to the south-west by Maitland Road. The site benefits from an existing vehicular access off Maitland Road.

Commercial units are positioned to the north-east and south-east of the site with an office block on the opposite site of Maitland Road. On the other side of Lion Lane (west) are properties forming Pinecroft Way and Lime Tree Close. These are residential streets comprising bungalows and two storey dwellings.

Lion Lane falls in a north-easterly direction towards the Ipswich to Cambridge railway line. The site is approximately 1.8m above Lion Lane at its northern corner and 300mm at its western corner. Due to the raised ground level the site is within a Flood Zone 1 whilst land surrounding the site is within Flood Zone 2 and 3.

The site is located within the Settlement Boundary of Needham Market and within a designated employment area.

HISTORY

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

0567/13	Application for Outline Planning Permission for demolition of existing house and erection of 10 flats	Withdrawn 04/03/2014
2483/14	Application for Outline Planning Permission for demolition of existing house. Erection of 10 flats	Withdrawn 29/10/2015

PROPOSAL

4. The proposal seeks planning permission to demolish the existing dwelling and construct a two and half storey block of flats. The building will provide 11 affordable rented units (9 one bedroom units and 2 two bedroom units). The development will utilise the existing vehicular access with a rear parking area for 12 vehicles and cycle storage. Bin storage areas will also be provided.

The new building is orientated to face Lion Lane. The building has been designed with a pitched roof form with asymmetric gables sides. Dormer windows will be positioned in the front elevation. The building is of a contemporary design.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **MSDC Environmental Health- Noise/Odour/Other-** The Environmental Health Officer advises that the mitigation measures can be regarded as appropriate. The Officer recommends a condition requiring the agreement of a scheme demonstrating the satisfactory noise levels can be achieved.

SCC Highways- Whilst SCCs previous concerns regarding refuse collections have not been addressed. However on balance SCC cannot justify recommending refusal solely on that reason alone. Therefore, 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 regarding the access improvements and provision of parking.

Town Council- Needham Market Town Council object to the proposal, in summary:

- Incompatible and inappropriate location for residential accommodation
- Increase in traffic movements
- Safety of pedestrians will be compromised by lack of pavements.
- Contrary to MSDC Local Plan Policy GP1 as it does not respect the scale and density of surrounding residential development
- Site should be utilised for industrial/commercial use.

MSDC Economic Development- The Economic Development Team object to the application. The team believe the designation of the land for employment use should be upheld, primarily due to the location of the site. The team are also concerned that siting high density residential uses in this location could cause considerable noise nuisance to potential residents as well as constraining employment uses within existing business premises. It could prejudice the future of established businesses

MSDC Strategic Housing- The Strategic Housing Officer has no objection subject to all units being made available for 100% nominations to the Council. They support the application if amended to make the 2 x 2 bed flats meet the HSR (Housing Standard Review) size of 61sqm as a minimum.

Environment Agency- The Environment Agency have no objection to the application provided the planning authority are satisfied that the development would be safe for its lifetime and the authority assess the acceptability of issues within its remit. Please refer to the attached response below for detailed comments.

Suffolk Fire and Rescue- SCC Fire and Rescue advise that no additional water supplies are required in relation to this development.

MSDC Tree Officer- The Tree Officer has no objection. The trees affected by this proposal are of insufficient amenity value to warrant being a constraint.

MSDC Environmental Health- Land Contamination- The Environmental Health Officer does not have any adverse comments or objection to the proposed development.

SCC Floods Team- The Floods Team have no comments on the proposed development.

SCC- Corporate S106- Suffolk County Council require contributions towards pre-school and primary school provision and Needham Market Library.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

- Increase in traffic will be harmful to the Lion Lane
- Increase in noise from traffic
- Removal of greenery is detrimental to surrounding amenity and in keeping with the area

- Loss of privacy to neighbours harming amenity
- Overshadow neighbouring properties.
- Impact on public utilities (sewers)
- Fails to keep residential development away from pollution
- Industrial estate will be harmful to future occupants amenity due to noise and emissions
- Development will lead to a conflict of interest between the commercial occupiers and new residents.
- Development should be identified in the Local Plan
- Poor design
- Overdevelopment of the site
- Out of scale with adjacent buildings and rural town.
- Additional Housing is provided by Needham Chalks (266 houses) and meeting this need.
- Inadequate parking
- No contiguous access path to amenity area and no recreational facilities provided
- Should be a distance of 53m from existing properties.
- Harm to character and appearance of this area caused by loss of this green and open vista to the Industrial Estate.
- Three-storey building is too high and out of keeping with the location .

ASSESSMENT

8. The matters to be considered in this application are:

- Principle of Development
- Flood risk
- Impact on Industrial Use
- Design and Layout
- Residential Amenity
- Affordable Housing
- Other Matters

• Principle of Development

The development is located within the defined settlement boundary of Needham Market. Needham Market is categorised by Core Strategy Policy CS1 as a Town and is therefore the focus of development. The local authority does not have a five year land supply and therefore the relevant policies for the supply of housing should not be considered up-to date (Paragraph 48 of the National Planning Policy Framework (NPPF)). If the development plan is considered out-of-date than permission should be granted unless any adverse impacts of doing so would outweigh the benefits when assessed against the policies in this Framework taken as a whole (para. 14 of the NPPF).

The main consideration of this development is therefore in regards to sustainable development. The NPPF sets out the 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 details that these environmental, social and economic gains shall be sought jointly. Paragraph 6 of the NPPF elaborates that paragraphs 18 to 219 taken as

a whole constitute the Government's view of what sustainable development.

The site is connected to a network of pavements which provide pedestrian access to Needham Market's primary shopping area. It is less than half a mile from the primary shopping area and train station. Additionally the nearest bus stop is a short walk along Lion Lane to the junction with the B1113. The site is therefore well-positioned to encourage walking to facilities required for daily needs and other transit stops. Consequently the development will support local businesses and promote alternative and more environmentally friendly modes of transport.

The development is for 100% affordable units which will provide much needed small and affordable units for the residents of Needham Market and residents of Mid Suffolk as a whole and such meets a housing need.

The principle of developing this site is accepted subject to addressing issues of flood risk, impact on the industrial area, design, neighbour amenity and impact on the highway network.

• Flood Risk

A Flood Risk Assessment has been submitted with the application. This is based on the updated Environment Agency's Flood Zone Maps. The site is located within a Flood Zone 1. However the land surrounding the application site is Flood Zone 2 and 3. Whilst the site will not be subject to flooding (taking into account climate change) the access/egress route from the site is within Flood Zone 2 and 3.

The Mid Suffolk District Council's Strategic Flood Risk Assessment (SFRA) adopted in 2008 is consequently no longer up-to-date. The Environment Agency has re-modelled the flood information which supersedes the current published flood zone map. Additional information was provided by MTC Engineering on behalf of the developer providing that the maximum water depth will be about 100mm during a 1 in 100 year event and 150mm during a 1 in 100 year plus climate change event. The water would be of a low velocity as not to be considered a danger.

Despite this information the site constitutes a dry island as residents of the new development would not have a dry route exit. Policy CS4 of the Core Strategy states that development sites which form a dry island will be considered as within Flood Zone 2 and 3 subject to the Sequential Test and Exception Test detailed in paragraphs 101 and 102 of the NPPF. This is supported by The Environment Agency's comments on the application.

The Flood Risk Assessment does include details on the Sequential Test. However this only looks at the positioning of the building within the site and the amount of land in Flood Zone 1 available to Housing Associations. There has been no systematic review of the allocated land within the Mid Suffolk District Area.

The National Planning Practice Guidance advises that the Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The flood zones as refined in the Strategic Flood Risk Assessment for the area provide the basis for applying the

Test. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding).

Firstly consideration must be given to development proposal of this individual application. The scheme is for 11 affordable flats located within a designated town. Therefore it is considered practical to assess only other Towns within the District and sites within Flood Zone 1. This would be land strategically allocated for development and sites which have an extant planning permission. Eye is excluded from the test being itself a dry island.

The Mid Suffolk Local Plan is of considerable age with many of the land allocations having been completed. The most recent Strategic Land Availability Assessment in 2012 advises of two additional sites allocated for development in Needham Market- Needham Chalks and the Unilever site. The Unilever site is now complete. Needham Chalks however has recently received planning permission. The Needham Chalks scheme will take a number of years to develop while this development is to be completed this year subject to any grant of planning permission. Needham Chalks is a large scale development which could accommodate a block of flats. However the approved detailed application includes eight 1 bedroom apartments that are affordable, the rest are affordable houses. Subsequently a further application for Needham Chalks would be required to include a block of 11 flats.

Having checked planning permissions granted in Needham Market between the beginning of 2013 until the present day (extant applications) no development of a similar scale to this development has been submitted and received planning permission.

The other town is Stowmarket which is subject to the adopted Stowmarket Area Action Plan. Chilton Leys received permission in 2015. However this scheme does not provide an on-site provision of affordable units making only a contribution. The phase 6C Cedars Park is yet to be determined for planning permission.

Having assessed permissions granted in Stowmarket no schemes for a building of this scale were identified. Jokers, Ipswich Road, Stowmarket was found to provide affordable flats. However this site already has a registered social landlord (Havebury).

Consequently the proposal is considered to pass the sequential test and it is considered prudent to complete an Exception Test. The Exception Test, as detailed in Planning Guidance, has two tests-

- a) The wider sustainability benefits to the community that outweigh flood risk.
- b) The building is considered to be safe for its lifetime

There are approximately 90 applicants on the housing register expressing a local connection to Needham Market. There has been a small number of affordable homes built in the town over the last 5 years but insufficient to meet demand. Consequently the proposal will provide a much need social role. Furthermore the scheme involves re-development of an existing site located close to community facilities and services. Being only half a mile from the town centre it is deemed to be beneficial for the town's economy. The scheme will utilise previously developed land rather than building on greenfield land. Furthermore it is

appropriately located to allow residents to walk to facilities or access other modes of transport. These wider sustainable benefits outweigh the flood risk harm.

Additionally the building is considered to be safe for its lifetime given it is positioned on elevated land outside of Flood Zone 2 and 3 and the Flood Risk Assessment concludes that flood risk will not be increased elsewhere as a result of this development. Details in regards to the appropriate surface water drainage will be secured in by condition accordance with the FRA.

In summary the proposal is considered to accord with the requirements of the Sequential Test and Exception Test. It is deemed appropriate to secure a Flood Plan so future occupiers are aware of what to do in the event of a flood and how to safely exit the site.

• Impact on Industrial Area

The Economic Development team object to the proposal stating the land should remain as an allocation for employment use (Proposal Eight of the Mid Suffolk Local Plan). However whilst indicated on the Town map, the listing in proposal 8 does not make reference to this allocated land in Needham. In this respect the planning policy is unclear.

However, the site is for residential use by being located within the settlement boundary. Subsequently it is deemed acceptable to support re-development of this residential site to provide affordable rented accommodation.

Nonetheless the re-development is only considered appropriate provided the scheme will not cause future harm to the existing businesses and is of a suitable living standard for future occupants in terms of noise amenity. An Acoustics Assessment was submitted with the application. This assessed not only noise from the industrial site but also from traffic. Mitigation measures (double glazing and trickle vents) have been recommended which are deemed acceptable by the Authority's Environmental Health Team.

The building has been located away from the existing industrial units as to avoid any future restriction in regards to growth of businesses. Sufficient parking has been provided to avoid conflict between users of Maitland Road. The road network is also deemed sufficient to incorporate any additional road traffic.

• Design and Layout

The building has a contemporary design with a distinctive façade. Whilst it will constitute a prominent feature to the entrance of the industrial estate it is considered to relate well with the scale and design of the surrounding industrial units whilst not appearing commercial. The asymmetric gable and variation in materials reduce the bulk and massing of the building. The dormers and front flat roof projections also articulate the front elevation and assist in reducing the visual massing of the proposal.

The position of the building has been sensitively chosen as to allow a reasonable set back from the road and, utilise the existing vehicular access and provide for some amenity area and landscaping.

The amenity area is shared and relatively small. However it is noted the site is within close proximity to the town centre and the subsequent footpath network and play facilities. Needham Lake is also not far from the site albeit residents would need to cross Lion Lane and walk through Pineroft Way.

The Town Council feel the proposal will not relate to the neighbouring residential units opposite the site. It should be taken into account that these buildings are orientated with their rear elevations facing Lion Lane. Only no, 38 Pineroft Way has any active façade onto Lion Lane.

The proposal therefore is considered of good design and will harmonise with the existing built environment of the industrial estate. The proposed building will allow for a visually interesting building within this street scene. The proposal will not have a detrimental impact on local distinctiveness in accordance with Policy GP1 of the Mid Suffolk Local Plan and CS5 of the Core Strategy.

• Residential Amenity

The proposed development will front Lion Lane and the back gardens of properties on Lime Tree Close and Pineroft Way. It is a sufficient distance from these dwellings as not to be considered over-bearing or to create over-shadowing. No. 38 Pineroft Way is the main property affected by this proposal. The dwelling has a driveway from Lion Lane and the garden is located to the south-west side of the property. No. 38 sits directly opposite the site. The front elevation and driveway are visible from Lion Lane and the garden is enclosed with close-boarded fencing.

The new building is located approximately 28m from the Lion Lane elevation of Pineroft Way. The development will lead to over-looking of this garden. However due to the distance between these units, the existing boundary treatment and considering the existing level of overlooking from neighbouring properties this is not deemed to significantly impact the residents of No. 38's amenity.

• Affordable Housing

The development does not need to the criteria to require affordable housing (Policy H4 of the Mid Suffolk Local Plan) as it is less than the threshold. However it does provide the provision of 100% affordable units. These will be secured through a Section 106 to ensure the constructed development provides affordable units.

The NPPF supports the provision of a range of house types to meet local needs. Core Strategy CS9 sets out that new housing should provide a mix of house types, sizes and affordability. It recommends a density of at least 30 dwellings per hectare, unless there are special local circumstances that require different treatment. Altered Local Plan Policy H4 and Local Plan Policy H14 support the provision of affordable housing.

The application proposes to provide 11no. 1 and 2 bed units, all of which would be made available for affordable rent. MSDC Strategic Housing support the principle of the application as there is strong demand in Needham Market for the type of accommodation proposed.

The site is in a sustainable location where any occupants would have good access to a wide range of services and facilities as well as good access to public transport links. The application seeks to maximise use of the land in order to make a viable development. The provision of new affordable units in sustainable locations where there is a strong demand for the proposed house types is supported.

The Strategic Housing officer raises no objection to the scheme. However she has recommended that the 2 bedroom flats are increased in size in accordance with the Housing Standard Review (HSW) updated in March. However this standard has not been adopted by Mid Suffolk District Council.

The HSW sets out the technical standard for housing and has "no statutory purpose. It states that two bedspaces, a double (or twin bedroom), has a floor area of at least 11.5m². Both 2 bedroom flats meet this requirement. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide. Again the proposal meets this requirement.

The minimum gross floor area is set at 61sqm for 3 person single storey property. It increases to 70sqm for 4 people.

Consequently the two bedroom flats for 3 people are 4sqm short of the standard. However the bedroom sizes are appropriate for 2 beds and the living area is open plan. Thus whilst it will have a reduced circulation area this will not be unacceptable due to the open plan layout and is felt to be acceptable. Additionally any alteration to the floor area may result in a larger building closer to the adjacent industrial unit. As such it is not proposed to seek any amendment to floor sizes.

• Highways

The proposed development will lead to additional traffic using Lion Lane and Maitland Road. The increase in traffic however will not significantly harm this road network which provides access to the Industrial Estate, B1113 and Coddenham Road towards the A14 and A1120.

Due to the highly walkable location of this site and its connectivity with other land uses and other transit stops; the scheme is considered suitable to allow occupants to limit the use of trips by car (especially for short trips of under 20 minutes).

The access will be improved in accordance with highways standard drawing and parking will be provided in accordance with the parking standards. The Highways Authority raises no objection to the proposal. The scheme is therefore considered to accord with the NPPF by providing safe access and policies GP1, T9 and T10 of the Mid Suffolk Local Plan.

• Biodiversity

An Ecological Assessment was submitted with the application. This found that the site does not contain any protected habitats or support any European Protected Species. It is recommended that the removal of vegetation and trees be completed outside of the bat breeding season.

- **Other Matters**

Regulation 123 of The Community Infrastructure Levy Regulations 2010 came into force April 2015 and prevents an obligation being taken into account if a) it provides for funding of an infrastructure project or type, and b) 5 or more separate obligations have already been entered into since April 2010 within the relevant area which provide for the funding of that infrastructure project or type.

To avoid conflict with Regulation 123 contributions for Open Spaces are not sought for this development. Contributions towards education and libraries will be sought.

- **Summary of reasons for approval**

The proposed scheme involves the re-development of an existing residential plot. The building has been designed as not to create conflict with the adjacent commercial units and to harmonise with the scale and style of these buildings. The development will promote travel by other foot and cycle and is highly accessible to community facilities and services. The development is considered appropriate in terms of flood risk and will not detrimentally affect neighbour amenity in terms of loss of light, loss of privacy or over-shadowing. The development is therefore considered to accord with the Mid Suffolk Local Plan and Core Strategy. It will also accord with the NPPF as a whole and is deemed sustainable development. It is therefore recommended that permission be granted.

RECOMMENDATION

That Full Planning Permission be granted subject to;

- Agreement of the Section 106 Agreement securing the units be provided for Affordable Housing and Financial Contributions towards Education and Libraries.
- The following conditions-
 1. **Standard time limit**
 2. **Accord with the approved plans**
 3. **Details of Surface Water Drainage**
 4. **Agreement of a Flood Response Plan**
 5. **Materials**
 6. **Landscaping details**
 7. **Implementation of landscaping**
 8. **Remove vegetation outside of bird breeding season**
 8. **Strategy for achieving required internal noise levels**
 9. **Provision of parking and cycle spaces**
 10. **Improvement to existing vehicular access.**
 11. **Construction Management Plan**

Philip Isbell
Corporate Manager - Development Management

Rebecca Biggs
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

Cor11 - CS11 Supply of Employment Land

Cor4 - CS4 Adapting to Climate Change

Cor5 - CS5 Mid Suffolks Environment

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

Cor1 - CS1 Settlement Hierarchy

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING

CL8 - PROTECTING WILDLIFE HABITATS

SC4 - PROTECTION OF GROUNDWATER SUPPLIES

CL6 - TREE PRESERVATION ORDERS

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

H2 - HOUSING DEVELOPMENT IN TOWNS

H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT

H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS

E9 - LOCATION OF NEW BUSINESSES

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 **8** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

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



Title: Constraints Map **1** **Floodzone 3** **Floodzone 2**
Reference: 3779/15 Floodzone 3 Floodzone 2
Site: Lion Barn House
Needham Market



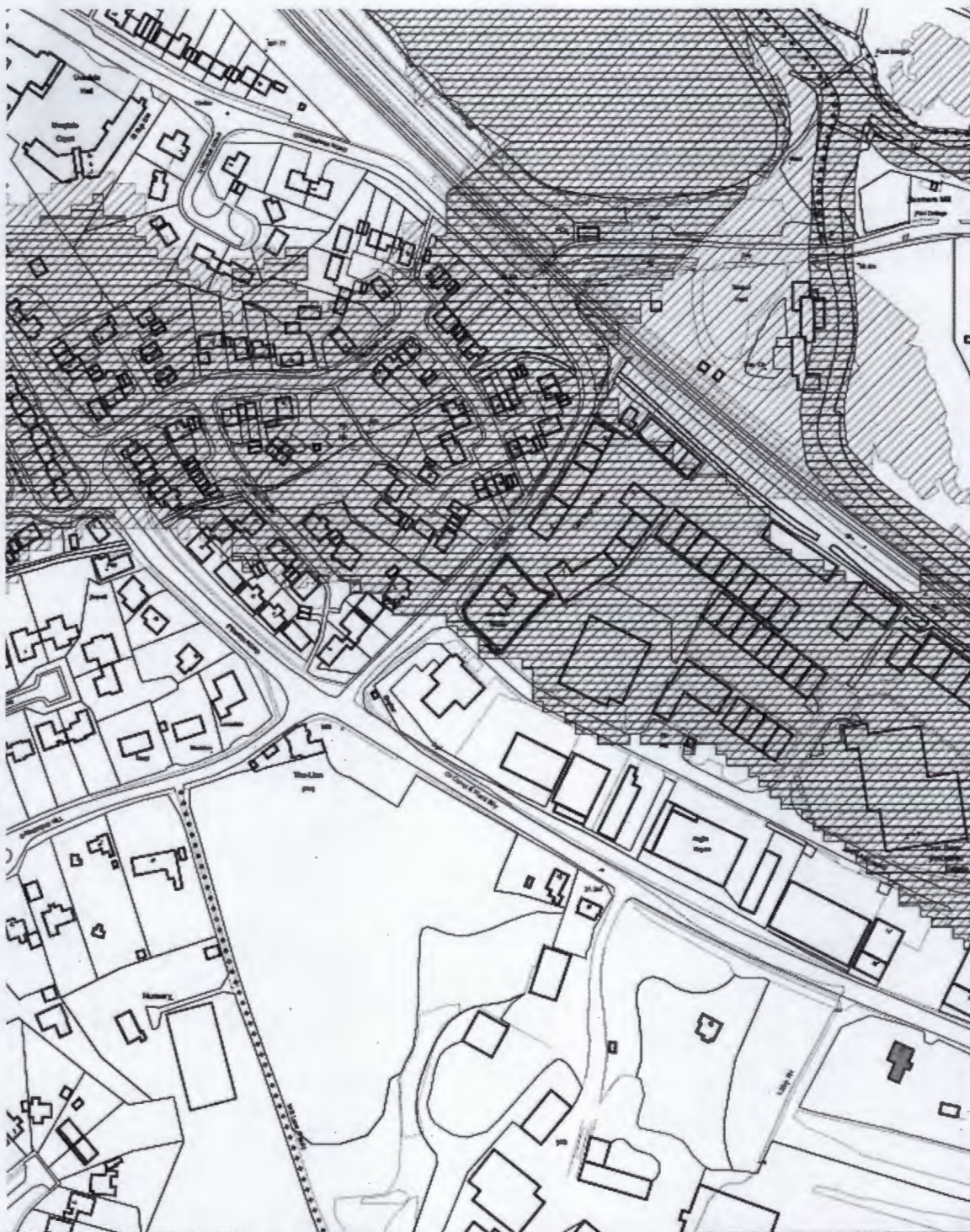
MID SUFFOLK DISTRICT COUNCIL
131, High Street, Needham Market, IP6 8DL
Telephone : 01449 724500
email: customerservice@csduk.com
www.midsuffolk.gov.uk



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Date Printed : 09/12/2015



Title: Constraints (2)

Reference: 3779/15

Site: Lion Barn House
Needham Market

Floodzone 3

□ Floodzone 3
CLIMATE
CHANGE

Floodzone 2

□ Floodzone 2
CLIMATE
CHANGE



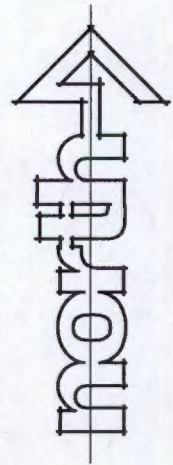
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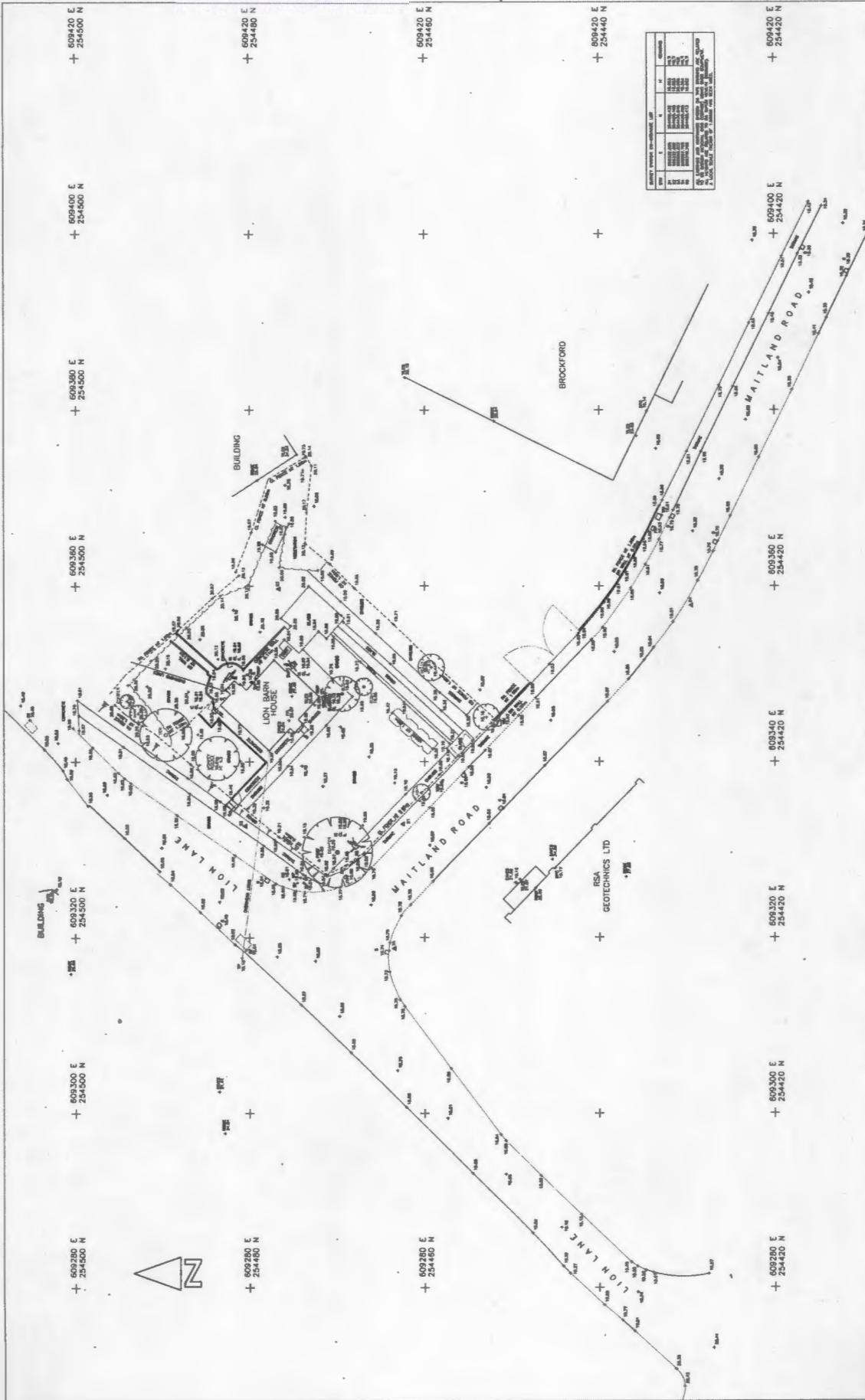
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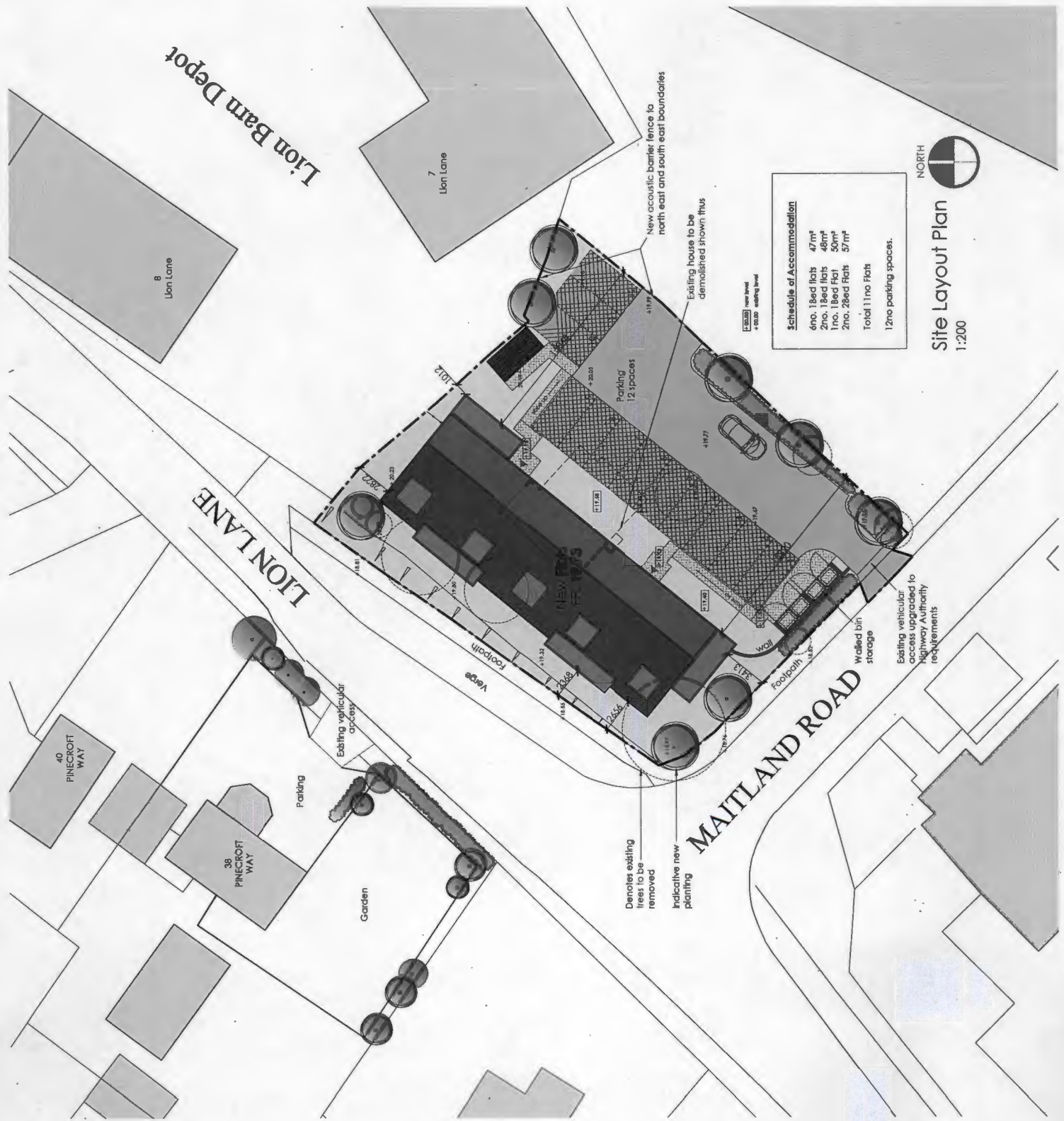
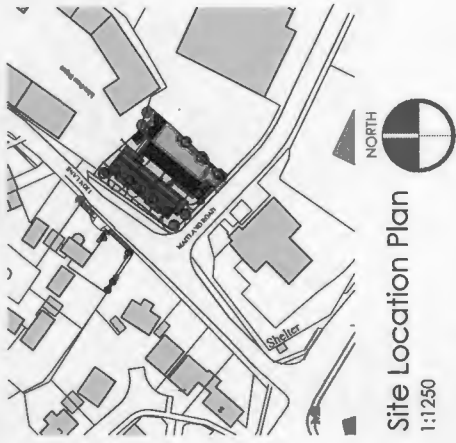
Date Printed : 09/12/2015



Site Location Plan
1:1250



EAST AN GILIAN LAND SURVEYS LTD Unit 10 Charles Inch, Field House Stowupland Road Suffolk IP14 5AH t: 01449 770329 e: east@stowupland.co.uk		AMENDMENTS NO. 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Schedule of Accommodation	
6no. 1 Bed flats	47m ²
2no. 1 Bed flats	48m ²
1no. 1 Bed Flat	50m ²
2no. 2 Bed Flats	57m ²
Total 11 no Flats	
12no parking spaces.	

Site Layout Plan
1:200

A - Oct 2015 - Planning and the layout amended to CEPA, email dated 8-10-15

LAST & TRICKER
PARTNERSHIP
ARCHITECTURAL & INTERIOR DESIGNERS

3 Torrey Brook Mews, Lower Lion Lane, Needham Market, Suffolk, IP6 8NT
Tel: (01473) 252941 / 252952 Fax: (01473) 252952

Client: Orwell Housing Association Ltd

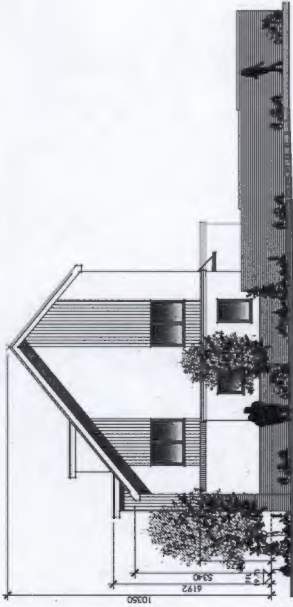
Job Description: Proposed Residential Development
Lion Barn House, Lion Lane
Needham Market, Suffolk,
IP6 8NT

Drawn By: Proposed Site Layout & Location Plan
Date: Sep 15 Scale: 1:200, 1:1250 Name: BAR

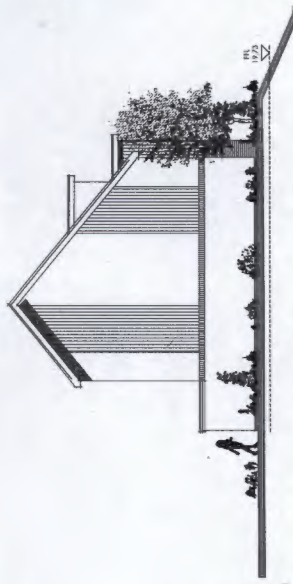
Job No: 4332 Draw No: 8 Rev: A



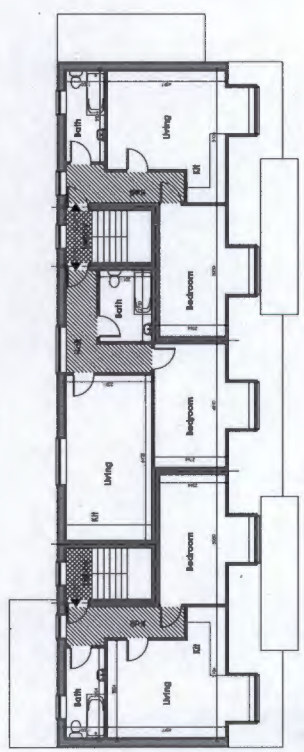
Lion Lane Elevation - North West



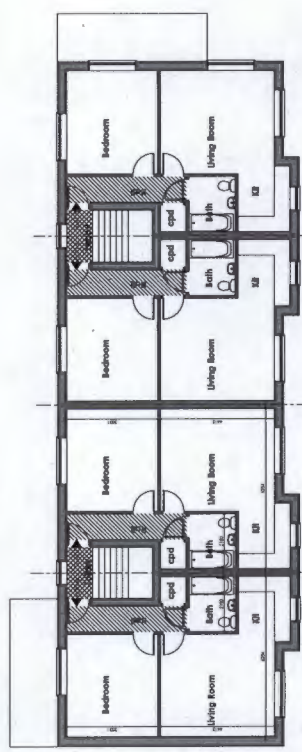
Maitland Rd Elevation - South West



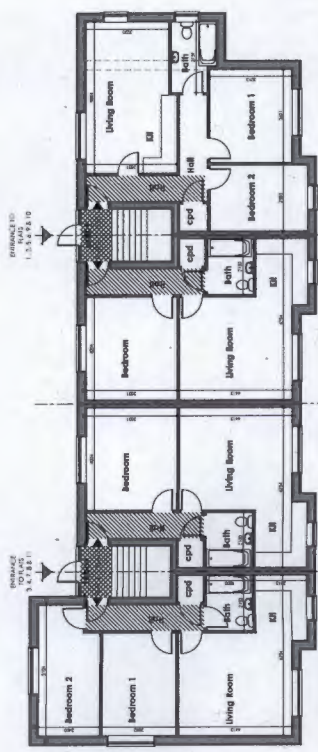
Side Elevation - North East



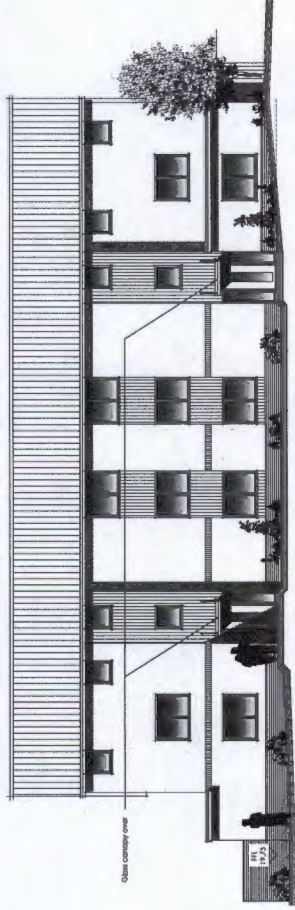
Second Floor Plan



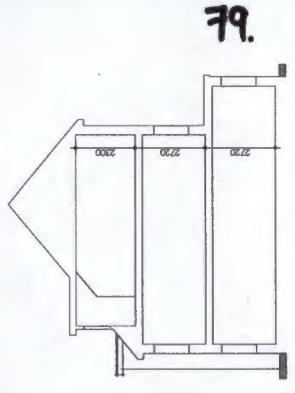
First Floor Plan



Ground Floor Plan



Rear Elevation - South East



Typical Section

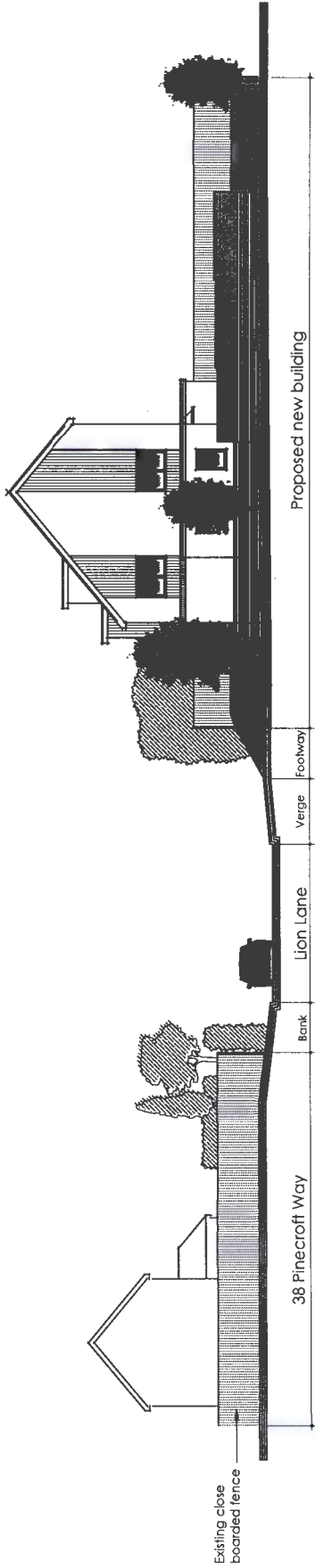
Schedule of Accommodation
 20m x 20m x 12m x 12m x 12m

Standard Floor	Area	Bedroom	Bathroom	Living Room
Bed 1-122P	47sqm	1.0 (width 2023)	1.0 (width 2023)	1.0 (width 2023)
Bed 2-122P	47sqm	1.0 (width 2023)	1.0 (width 2023)	1.0 (width 2023)
Bed 3-122P	47sqm	1.0 (width 2023)	1.0 (width 2023)	1.0 (width 2023)
Bed 4-122P	47sqm	1.0 (width 2023)	1.0 (width 2023)	1.0 (width 2023)
Bed 5-122P	47sqm	1.0 (width 2023)	1.0 (width 2023)	1.0 (width 2023)
Bed 6-122P	47sqm	1.0 (width 2023)	1.0 (width 2023)	1.0 (width 2023)
Bed 7-122P	47sqm	1.0 (width 2023)	1.0 (width 2023)	1.0 (width 2023)
Bed 8-122P	47sqm	1.0 (width 2023)	1.0 (width 2023)	1.0 (width 2023)
Bed 9-122P	47sqm	1.0 (width 2023)	1.0 (width 2023)	1.0 (width 2023)
Bed 10-122P	47sqm	1.0 (width 2023)	1.0 (width 2023)	1.0 (width 2023)
Bed 11-122P	47sqm	1.0 (width 2023)	1.0 (width 2023)	1.0 (width 2023)
Bed 12-122P	47sqm	1.0 (width 2023)	1.0 (width 2023)	1.0 (width 2023)

FAST & TRACKER PARTNERSHIP
 A CIPIC REAL ESTATE PARTNERSHIP
 CIPIC REAL ESTATE PARTNERSHIP
 1000 West Broadway, Suite 1000, Vancouver, BC V6C 2R8
 Tel: 604.681.1111 Fax: 604.681.1112
 www.cipic.com

Orwell Housing Association
 Proposed Residential Development
 Lion Lane House, Lion Lane
 Needham Market, Suffolk
 IP9 8NT

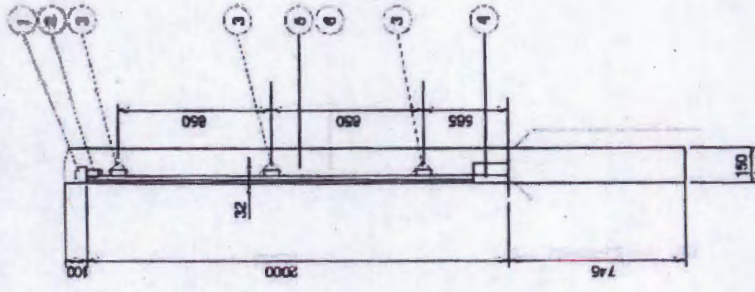
Plans Elevations & Section
 No. 13100
 Date: 13/10/2013
 Issue: 9
 No. 4332



Elevation from Maitland Road

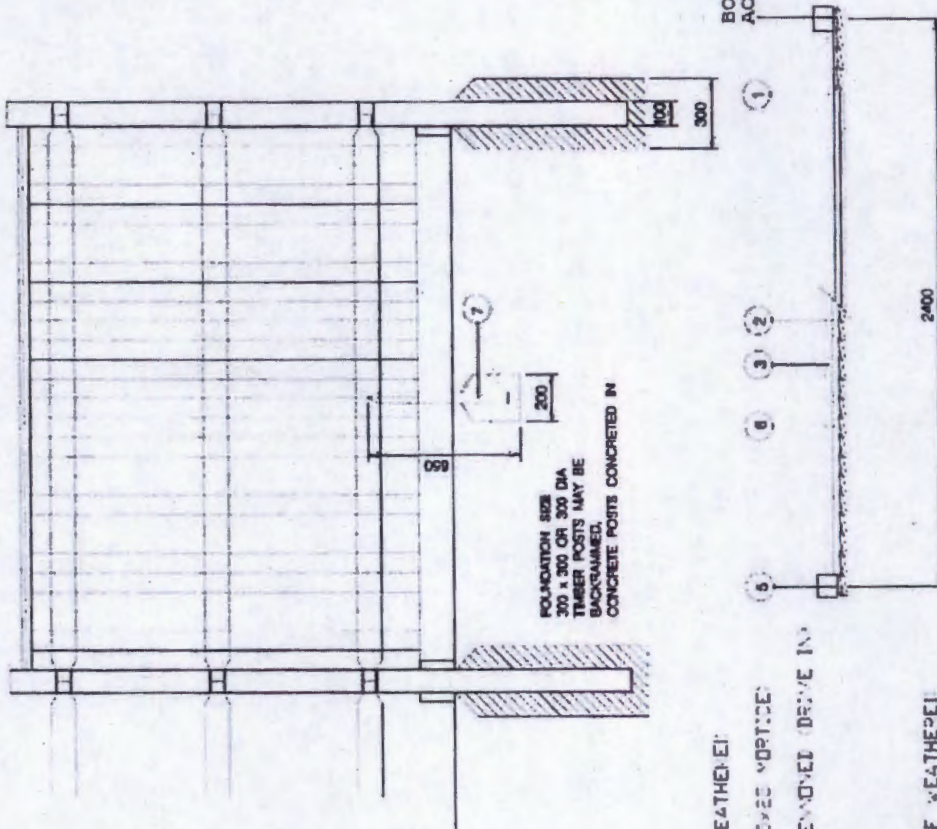
LAST & TRICKER PARTNERSHIP ARCHITECTURAL & INTERIOR DESIGNERS	
3 Lower Brook Mews, Lower Brook Street, Ipswich Suffolk IP4 1RA Tel: (01473) 255961 / 233129 Fax: (01473) 233709	
Client: Orwell Housing Association Ltd	
Job Description: Proposed Residential Development Lion Barn House, Lion Lane Needham Market, Suffolk, IP6 8NT	
Drawing: Elevation from Maitland Road	
Date: NOV 15	Scale: 1-200 @ A3
Drawn: NB	Rev: -
Job No: 4332	Drawg No: 15

4332/AF1



BOARDS TO CONTINUE
ACROSS POSTS

DETAILS BASED ON BS1722 Part 5
TYPE BW 180 A
ALL TIMBER TREATED TO
BS5689 CAT A 40 YEAR LIFE
SPECIES IN ACCORDANCE WITH
BS5689 CAT A 40 YEAR LIFE



FOUNDATION SIZE
300 x 300 OR 300 DIA
TIMBER POSTS MAY BE
BACKSAPMED.
CONCRETE POSTS CONCRETED IN

LEGEND

- 1-CANTILEVER TYPE WEATHERED
- 2-COUNTER RAIL 65x25 (65x25 OPTICE)
- 3-ARRIS RAIL 65x257 TENONED DRIVE IN
65x25 OPTICE
- 4-TRAVEL BOARD 100x25
PLEATED 100x25
- 5-POSTS 250x250x2500 HALF WEATHERED
24 TIVES VOR TIED
6-POSTS 250x250x1500 HALF WEATHERED
18 TIVES VOR TIED
- 6-WEATHERED EDGE BOARD 100x25 BOARD
MR. DIV 20x24 THICK WITH 30mm OVERLAP
- 7-CENTRE STUMP 600x50x50 CUT AT TOP
TO FIT BOTTOM RAIL

MEMBER REFERRAL TO COMMITTEE

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	3779/15 - Lion Barn House, Maitland Road, Needham Market, IP6 8NZ.
Parish	Needham Market
Member making request	Mike Norris and Wendy Marchant (joint ward members for Needham Market & Badley Ward).
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	Application site is located within Needham Market Flood Zone 1. Proposal is contrary to Local Plan Policy SB2 (Development appropriate to its setting) – Economic Development have expressed a preference for commercial use rather than residential. Also contravenes Policy H16 (Protecting existing residential amenity), in respect of existing residential properties in the immediate area.
13.4 Please detail the clear and substantial planning reasons for requesting a referral	i) The increased risk of flooding due to recent weather patterns – Flint Cottage in Coddenham Road nearby is frequently flooded. ii) Economic Development have supported the view of the Town Council that development on the site should reflect a commercial or industrial use similar to its surroundings (local knowledge indicates that the existing property on the site was built as the night watchman's house when Lion Barn Industrial Estate was first developed). iii) Overlooking and overbearing effect on residential properties opposite in Pinecroft Way, as the proposed 3 storey development is orientated in a different direction to that of the existing 2 storey building.
13.5 Please detail the wider District and public interest in the application	Please see the response to 13.3 above.
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	We have both as ward members had regular contact with the case officer, Rebecca Biggs, both in person and by email, in respect of this application. Should the decision be that the case officer is minded to refuse the application we are content that the application is determined at delegated officer level.

Consultee Comments for application 3779/15

Application Summary

Application Number: 3779/15

Address: Lion Barn House, Maitland Road, Needham Market IP6 8NZ

Proposal: Demolition of existing house and erection of 11 flats for affordable rent with associated vehicular access and external works

Case Officer: Rebecca Biggs

Consultee Details

Name: Mr kevin hunter

Address: town council office, school street, needham market IP6 8BB

Email: clerk@needhammarkettc.f9.co.uk

On Behalf Of: Needham Market Town Clerk

Comments

Needham Market Town Council recommends refusal of the application on the following grounds:

The proposed development is contrary to MSDC Local Plan Policy sb2.

An increase in residential accommodation on the proposal site is incompatible and inappropriate to its setting, which is adjacent to a large and vibrant industrial estate. The site is considerably more suitable for commercial or industrial use in keeping with its location.

The scale of development would create an increase in traffic movement which would have an adverse impact on road safety. Safety of pedestrians would also be compromised in view of the lack of pedestrian footpaths serving the location.

The proposed development is contrary to MSDC Local Plan Policy gp1.

The scale of the proposed development does not respect the scale and density of surrounding development. The nearest residential development is a well spaced mix including low rise and the scale and height of the proposed development would neither compliment nor balance with it.

The Town Council noted a surprising statement in the accompanying 'Environmental noise Assessment' concerning acceptable/good noise levels to meet the recommendations from WHO criteria for internal noise."....This exceeds the criterion by 5 dB. Instead it will be necessary to have closed windows with trickle ventilation (although of course, windows can be opened for rapid ventilation and cooling if desired).

The Town Council maintains that the site should reflect a Commercial or Industrial use similar to

it's surroundings rather than any form of residential development which would be paramount to building a 'ghetto'.

Historically, the original development of the site was to accommodate the need for a night watchman to be on site and provide security at the time when the initial phase of the Lion Barn Industrial development took place.

From: David Pizzey
Sent: 03 November 2015 11:26
To: Rebecca Biggs
Cc: Planning Admin
Subject: 3779/15 Lion Barn House, Needham Market.

Rebecca

The trees affected by this proposal are of insufficient amenity value to warrant being a constraint.

David

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

From: David Harrold
Sent: 04 November 2015 09:01
To: Planning Admin
Cc: Rebecca Biggs
Subject: Plan Ref 3779/15/FUL Lion Barn House, Maitland Road, Needham Market. EH - Land Contamination

Thank you for consulting me on the above application to demolish the existing dwelling and replacing it with flats.

I note the satisfactory enviro screen report and contaminated land questionnaire which do not reveal the likelihood of land contamination.

I can confirm that with respect to land contamination I do not have any adverse comments or objection to the proposed development.

I would, however, request that the applicant/developer remains vigilant throughout the construction phase and that we are contacted in the event of unexpected ground conditions being encountered during construction activity. The developer should be made aware that the responsibility for the safe development of the site lies with them.

David Harrold MCIEH

Senior Environmental Health Officer

BABERGH/MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Rebecca Biggs

FROM: David Harrold, Environmental Protection Team DATE: 3 November 2015^A

YOUR REF: 3779/15/FUL

SUBJECT: Lion Barn House, Maitland Road, Needham Market

Thank you for consulting me on the above application and in particular the Environmental Noise Report (ENR) by Sound Acoustics, dated 14th October 2015

The report advises that the proposed development will be located in a noisy industrial and trafficked area where average daytime and night time noise levels are likely to exceed the limits suggested by BS 8233 as being acceptable for internal living spaces unless windows remain closed for most of the time.

The National Planning Policy Framework (NPPF) and relevant Planning Practice Guidance (PPG) recommend that planning decision should be avoided where the perception of noise is noticeable and disruptive and such that it has a significant adverse impact. However, neither the NPPF nor the Noise Policy Statement for England (NPSE) expects noise to be considered in isolation to other social, economic and environmental benefits. PPG also states:

"The planning process should avoid this (*significant adverse effects*) occurring, by using appropriate mitigation...."

And

"Such decisions must be made taking into account the economic and social benefit of the activity..."

In mitigation Sound Acoustics have calculated that double glazing with trickle ventilation will achieve the noise criteria for habitable rooms. Some rooms may require ventilation to be acoustically rated depending on the total ventilation area required.

This combined with solid (acoustic) fencing on the north east and south east boundaries, will achieve a reasonable noise climate for habitation.

I would advise you that these mitigation measures can be regarded as appropriate if you consider there are significant wider social and economic benefits of the development.

I would therefore recommend the following condition, should approval be granted:

The residential accommodation shall be constructed so as to provide sound insulation against external noise to achieve internal noise levels not exceeding 30 dB LAeq (night) and 45 dB L_{Amax} (measured with F time weighting) for bedrooms, and 35 dBA LAeq (day) for

other habitable rooms, with windows shut and other means of ventilation provided. Where external private amenity space is provided it shall be designed to achieve a level not exceeding 55 dB LAeq (day).

Construction of the residential premises shall not commence until a scheme demonstrating the achievement of these standards has been submitted to the Local Planning Authority and approved in writing.

Reason: To avoid any significant adverse impacts from external noise on the occupiers and habitation of the proposed dwellings.

David Harrold MCIEH

Your Ref: MS/3779/15
Our Ref: 570\CON\3376\15
Date: 10/11/2015
Highways Enquiries to: kyle.porter@suffolk.gov.uk

89.



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

Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Rebecca Biggs

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3779/15

PROPOSAL: Demolition of existing house and erection of 11 flats for affordable rent with associated vehicular access and external works

LOCATION: Lion Barn House, Maitland Road, Needham Market, Ipswich, Suffolk

Whilst SCCs previous concerns regarding refuse collections have not been addressed, on balance SCC cannot justify recommending refusal solely on that reason alone. Therefore, 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 5

Condition: No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DM03; and with an entrance width of 4.5m. Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

2 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drwg No: 8 Rev: A for the purposes of [LOADING, UNLOADING,] 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.

3 NOTE 02

Note 2: 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: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

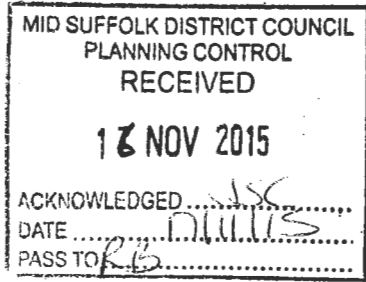
A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

90.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

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Ms Rebecca Biggs
Mid Suffolk District Council
Planning Policy
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2015/119791/01-L01
Your ref: 3779/15
Date: 16 November 2015

Dear Ms Biggs

DEMOLITION OF EXISTING HOUSE AND ERECTION OF 11 FLATS FOR AFFORDABLE RENT WITH ASSOCIATED VEHICULAR ACCESS AND EXTERNAL WORKS. LION BARN HOUSE, MAITLAND ROAD, NEEDHAM MARKET.

Thank you for your consultation received on 28 October 2015. We have inspected the application, as submitted, and have no objection to the planning application, providing that you are satisfied that the development would be safe for its lifetime and you assess the acceptability of the issues within your remit. Our detailed comments on flood risk and protection of the water environment are provided below.

Flood Risk – Combined Fluvial and Surface Water

Our maps show the site is located in Flood Zone 3, the high probability zone. However, please note that we now have new modelled flood information which supersedes the current published flood zone map. The applicant has used this information in the FRA submitted with this planning application.

This information demonstrates that the majority of the site lies within Flood Zone 1, the low probability zone. However, it is a dry island surrounded by Flood Zone 2. A small part of the site (low south-western edge) lies in Flood Zone 2, the medium probability zone. The access/egress route is within Flood Zone 2 and 3.

The proposal is considered to be a 'more vulnerable' development use in Table 2: Flood Risk Vulnerability Classification of the Planning Practice Guidance: Flood Risk and Coastal Change. It is therefore necessary for the application to pass the Sequential and Exception Tests and to be supported by a site-specific Flood Risk Assessment (FRA), which can demonstrate that the 'development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk

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elsewhere, and, where possible, will reduce flood risk overall'.

Sequential and Exception Test

The requirement to apply the Sequential Test is set out in Paragraph 101 of the National Planning Policy Framework. The Exception Test is set out in paragraph 102. These tests are your responsibility and should be completed before the application is determined.

Flood Risk Assessment

An FRA prepared by MTC Engineering, referenced 1620-FRA Rev A and dated October 2015, has been submitted. We therefore have no objection to the planning application, providing that you are satisfied that the development would be safe for its lifetime and you assess the acceptability of the issues within your remit. The important points from the FRA are:

- GPS verified topographic survey has been included.
- The site is on a 'dry island'.
- There will be safe refuge within the building, as the finished ground floor level is above the fluvial 1 in 1000 year flood level, including allowances for climate change.
- Compensatory flood storage is not required, as there is no loss of floodplain.
- The site is not defended.
- There is no dry access/egress route during the 1 in 100 year flood event.
- A Flood Response Plan has not been submitted with this FRA.

These points are expanded upon within the Flood Risk technical appendix.

Flood Risk Responsibilities for your Council

We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.

- Sequential Test;
- Exception Test;
- Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements);
- Safety of the building;
- Flood recovery measures (including flood proofing and other building level resistance and resilience measures);
- Whether insurance can be gained or not;
- Sustainability of the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their

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decisions.

To help you with your decision, we have provided further information within a technical appendix on the characteristics of flooding and the mitigation measures proposed to manage this risk, along with more information on the responsibilities for your council.

The Water Environment

The site is underlain by Superficial River Terrace Deposits of sand & gravel, designated as Secondary A Aquifer, that overly the Chalk Bedrock, designated as Principal Aquifer. The site is situated within a Groundwater Source Protection Zone 2 and within 80m of a surface water drain.

Contaminated Land

The application indicates the previous use of the site to be a residential property and, based on the information provided, its development would appear to pose a low risk to the water environment from land contamination.

We do not consider this site a priority and will not be providing detailed site-specific advice or comments with regards to land contamination.

The developer should address risks to the water environment from any potential contamination at the site, following the requirements of the National Planning Policy Framework and our Guiding Principles for Land Contamination.

Advice to Applicant

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) should be carried out until the developer has submitted and agreed a remediation strategy with the local planning authority detailing how this unsuspected contamination will be dealt with. The remediation strategy should be implemented as agreed.

Surface Water Management

Where soakaways or other infiltration systems are proposed for the disposal of surface water, the general requirements are as follows:

1. Soakaways or other infiltration systems shall only be used in areas on site where they will not present a risk to groundwater, with the depth of soakaway kept to a minimum to ensure that the maximum possible depth of unsaturated material remains between the base of the soakaway and the top of the water table, ensuring that a direct discharge of surface water into groundwater is prevented.
2. Soakaways shall not be constructed in land affected by contamination, where they may promote the mobilisation of contaminants and give rise to contamination of groundwater.

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3. Only clean water from roofs shall be directly discharged to soakaway.
4. Systems for the discharge of surface run-off from roads, car parking and public or amenity areas shall incorporate appropriate pollution prevention measures.

Sustainability

Climate change is one of the biggest threats to the economy, environment and society. New development should therefore be designed with a view to improving resilience and adapting to the effects of climate change, particularly with regards to already stretched environmental resources and infrastructure such as water supply and treatment, water quality and waste disposal facilities. We also need to limit the contribution of new development to climate change and minimise the consumption of natural resources.

Opportunities should therefore be taken in the planning system, no matter the scale of the development, to contribute to tackling these problems. In particular we recommend the following issues are considered at the determination stage and incorporated into suitable planning conditions:

- **Overall sustainability**: a pre-assessment under the appropriate Code/BREEAM standard should be submitted with the application. We recommend that design Stage and Post-Construction certificates (issued by the Building Research Establishment or equivalent authorising body) are sought through planning conditions.
- **Resource efficiency**: a reduction in the use of resources (including water, energy, waste and materials) should be encouraged to a level which is sustainable in the long term. As well as helping the environment, Defra have advised that making simple changes resulting in the more efficient use of resources could save UK businesses around £23bn per year.
- **Net gains for nature**: opportunities should be taken to ensure the development is conserving and enhancing habitats to improve the biodiversity value of the immediate and surrounding area.
- **Sustainable energy use**: the development should be designed to minimise energy demand and have decentralised and renewable energy technologies (as appropriate) incorporated, while ensuring that adverse impacts are satisfactorily addressed.

These measures are in line with the objectives of the NPPF, as set out in paragraphs 7 and 93-108, and are supported by Policy CS3 of your adopted Core Strategy. Reference should also be made to the Climate Change section of the draft National Planning Practice Guidance, in particular: "Why is it important for planning to consider climate change?" and "Where can I find out more about climate change mitigation and adaptation?"

<http://planningguidance.planningportal.gov.uk/blog/guidance/>

Additional guidance on considering climate change for this proposal is provided in an appendix at the end of this letter.

We trust this advice is useful.

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Technical Appendix – Sustainability

We suggest the following points are addressed by the applicant to limit the developments impact on the environment and ensure it is resilient to future climate change.

Water Efficiency

Over the next 20 years demand for water is set to increase substantially yet there is likely to be less water available due to a drier climate and tighter controls on abstraction. To address this new development should be designed to be as water efficient as possible. This will not only reduce water consumption but also reduce energy bills as approximately 24% of domestic energy consumption in the UK goes to heating water (DTI 2002).

Simple solutions such as dual-flush toilets, water-saving taps and showers, water butts and appliances with the highest water efficiency rating should all be included in the development. The use of greywater recycling and rainwater harvesting will achieve a higher efficiency for the development and should be installed wherever possible.

We also recommend that developers consider using equipment on the Water and Energy Technology List, a directory of products which have met an approved water and energy efficiency eligibility criteria.

Any submitted scheme should include detailed information (capacities, consumption rates, etc) on proposed water saving measures. Where rainwater recycling or greywater recycling is proposed, this should be indicated on site plans. Applicants are also advised to refer to the following for further guidance:
<http://www.water-efficient-buildings.org.uk>, <http://www.water-efficient-buildings.org.uk> and <http://www.savewatersavemoney.co.uk>

Waste and Resource Management

Waste should no longer be regarded as a problem to be disposed of, but a resource in its own right. The management of waste should be considered early in the design phase and all developments encouraged to follow the Construction Waste Hierarchy of prevention > re-use > recycling > recovery > disposal. Further information on this can be found at www.defra.gov.uk/publications/files/pb13530-waste-hierarchy-guidance.pdf.

Measures to be included to reduce construction waste include procedures to prevent the over-ordering of materials, reducing damage to materials before use by careful handling and segregating waste on site into separate skips. The developer should also consider how they will incorporate recycled/recovered materials into the building programme, including the use of secondary and recycled aggregates, and re-use of any on-site demolition waste.

Development design can also facilitate household waste recycling and we would suggest that designs incorporate facilities to aid this in line with local recycling

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Development design can also facilitate household waste recycling and we would suggest that designs incorporate facilities to aid this in line with local recycling

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that no raising of the ground within the 1 in 100 year plus climate change outline will take place. We are therefore satisfied that there will be no adverse impact upon flood storage.

Flood Response and Evacuation Plan

A Flood Response Plan has not been submitted, but the FRA has identified a safe pedestrian route, but no vehicular access/egress. If site users are unable to evacuate, they will be remain stranded on the dry island. We would therefore advise that occupants sign up to flood warnings direct, so that ideally evacuation can occur before flood water reaches the site.

Flood Risk Responsibilities for your Council

The following paragraphs provide guidance to assist you in determining matters which are your responsibility to consider.

Safety of People (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements)

You need to be satisfied that the proposed procedures will ensure the safety of future occupants of the development. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs formally consider the emergency planning and rescue implications of new development in making their decisions.

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

Safety of the building

The development has been designed to provide refuge above the predicted flood levels. Given that refuge is identified as a fall back mitigation measure it is important that the building is structurally resilient to withstand the pressures and forces (hydrostatic and hydrodynamic pressures) associated with flood water. We advise that supporting information and calculations are submitted to you to provide certainty that the buildings will be constructed to withstand these water pressures.

Flood recovery measures (including flood proofing and other building level resistance and resilience measures)

We recommend that consideration is given to the use of flood proofing measures to reduce the impact of flooding when it occurs. Both flood resilience and resistance measures can be used for flood proofing.

Flood resilient buildings are designed to reduce the consequences of flooding and speed up recovery from the effects of flooding; flood resistant construction can help

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prevent or minimise the amount of water entering a building. The National Planning Policy Framework confirms that resilient construction is favoured as it can be achieved more consistently and is less likely to encourage occupants to remain in buildings that could be at risk of rapid inundation.

Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Further information can be found in the Department for Communities and Local Government publications 'Preparing for Floods' and 'Improving the flood performance of new buildings'.

Whether insurance can be gained or not

It is vital that those ultimately owning any new developments are able to access insurance. Insurance is generally a prerequisite for the vast majority of mortgages, and therefore underpins local housing markets. If insurance is not available, a property could become impossible to buy or sell; therefore it is important that a new development is insurable from a flood risk perspective.

The guidance note produced by the Association of British Insurers (ABI), which complements the NPPF, includes a number of key recommendations. One of these is to ensure that flood risk is mitigated to acceptable levels. The ABI recommends that a risk of no more than a 1 in 100 year annual probability, inclusive of climate change, is necessary to give developments a good chance of accessing flood cover at a competitive price. Preference is given to flood avoidance (i.e. raised floor levels) over flood resistance and resilience measures. This advice should be used to influence the design of the development and used in helping to inform your decision. You may wish to give consideration to the availability of insurance and wider implications on the development, of tidal flooding up to and including the 1 in 200 year return period event inclusive of climate change. The guidance note can be viewed on the ABI's website.

Sustainability of the development

The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF recognises the key role that the planning system plays in helping to mitigate and adapt to the impacts of climate change, taking full account of flood risk and coastal change; this includes minimising vulnerability and providing resilience to these impacts. In making your decision on this planning application we advise you consider the sustainability of the development over its lifetime.

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Yours sincerely

Miss Lizzie Griffiths
Sustainable Places - Planning Advisor

Direct dial 01473 706820

Direct e-mail planning.ipswich@environment-agency.gov.uk

cc Last & Tricker Partnership

From: RM Floods Planning
Sent: 24 December 2015 10:40
To: Planning Admin
Subject: RE: Reconsultation on Planning Application 3779/15

FAO Rebecca Biggs

**Demolition of existing house and erection of 11 flats for affordable rent
with associated vehicular access and external works - Lion Barn House, Maitland Road, Needham
Market IP6 8NZ**

We have no comments to make on Application 3779/15. The proposal is under 0.5ha and is for one building only (11 flats within), thus isn't listed as major development under Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010).

Kind Regards

Steven Halls

Flood and Water Engineer
Flood and Water Management
Resource Management
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

Tel: 01473 264430
Mobile: 07713093642
Email: steven.halls@suffolk.gov.uk



Consultation Response

1	Application Number	3779/15/FUL Lion Barn House, Maitland Road, Needham Market	
2	Date of Response	17.12.2015	
3	Responding Officer	Name:	Julie Abbey-Taylor
		Job Title:	Corporate Manager – Strategic Housing
		Responding on behalf of...	Strategic Housing
4	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.	<p>No objection subject to all units being made available for 100% nominations to the Council.</p> <p>Propose that the 2 x 2 bed flats meet the HSR size of 61sqm as a minimum.</p> <p>Support the application with the suggested amendments above.</p>	
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 application for 11 flats does not trigger the threshold for affordable housing contributions in Needham Market in accordance with Mid Suffolk's Core Strategy document; however the scheme is being brought forward by a Registered Provider and is proposed for 100% affordable housing.</p> <p>Of the 11 flats, 2 flats are 2 bed roomed; the remainder are 1 bed roomed 2 person units.</p> <p>In comparison to the Housing Standards Review published by the Government (DCLG) in March 2015. The recommended gross internal floor area for a 1 bed 2 person flat is 50 sqm and for a 2 bed 3 person flat it is 61sqm.</p> <p>The sqm figures on the plans state a structural size of 47 sqm to 50.0 sqm for the 1 bed flats and 57sqm for the 2 bed flats.</p> <p>The flat sizes do match with the previous Housing Quality Standards required by the Homes & Communities Agency but space standards have increased slightly with the publication of the HSR. It is worth noting that the new standards are not mandatory.</p> <p>The council would normally require the 2 bed flats to be suitable for 4 persons i.e. 2 adults and 2 children.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with	<p>Recommend that All 2 bed flats to provide for 4 person occupation. The proposed 2nd bedrooms are smaller than we would like to see. As the proposal is close to the town centre and station it is quite feasible that Older people may choose to bid for these flats and are more likely to down size from a larger family house if bedrooms are of a good size.</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.

	changes? Please ensure any requests are proportionate	
7	Recommended conditions	See box 4

Housing need information.

This scheme would be available to meet district wide housing need. There are in the region of 900 households on the Council's housing register for Mid Suffolk currently and 90 applicants expressing a local connection to Needham Market. There has been a small number of affordable homes built in the town over the last 5 years but insufficient to meet demand. This scheme represents 11 affordable rented homes which will be in high demand.

From: BMSDC Economic Development
Sent: 25 November 2015 16:54
To: Planning Admin
Cc: BMSDC Economic Development
Subject: RE: Consultation on Planning Application 3779/15

Please see below consultee comments from Economic Development Mid Suffolk in respect of the above application for demolition of 1 no. residential unit and development of 11 no. affordable flats with associated parking.

We do not support this application for the demolition and redevelopment of this site located on at the western edge of Lion Barn Yard Industrial Estate in Needham Market and we would like to recommend refusal of the application.

The land, an established industrial estate, was a legacy site inherited by Mid Suffolk District Council that included a mortuary and this site occupied at the time by a Council housing tenant. This tenant subsequently exercised their right to buy option to acquire the freehold interest in the property. The Mid Suffolk Local Plan 1998 included the site within the employment land designation for Lion Barn Yard Industrial Estate, this was not amended in subsequent reviews or by the Core Strategy. We believe that the designation of the land for employment use should be upheld, primarily due to the location of the site as it is bounded on three sides by industrial uses (B2), the N.W. boundary forming road frontage to Lion Lane. We are concerned that siting high density residential uses in this location could cause considerable noise nuisance to potential residents as well as constraining employment uses within existing business premises. The access/egress to and from the site is proposed as Maitland Road which is busy throughout the day but particularly during peak commuting times. In addition the junction of Maitland Road with Lion Lane is also busy as is the southern junction of this road to the B1113 and the pinch point to the north under the low level bridge (access to A14).

The planning application appears to include a triangle of land that does not form part of the registered title for the site (as submitted as a part of the planning application) and would like to note our concern that this has been brought to the attention of the registered landowner.

We do not have any recommendations as this site is not suitable for high density affordable housing, particularly as it could prejudice the future of established businesses.

Trust that this is acceptable and our apologies that this response is only just within identified consultation period.

Delia Cook
Economic Development Officer
DD : 01449 724786

Economic Development
Babergh and Mid Suffolk District Councils working together

Your ref: 3779/15
Our ref: Needham Market – Lion Barn House,
Maitland Road 00043604
Date: 13 November 2015
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Ms Rebecca Biggs,
Planning Services,
Mid Suffolk District Council,
Council Offices,
131 High Street,
Needham Market,
Ipswich,
Suffolk,
IP6 8DL

Dear Rebecca,

Needham Market: Lion Barn House, Maitland Road IP6 8NZ - developer contributions

I refer to the planning application for the demolition of existing house and erection of 11 flats for affordable rent with associated vehicular access and external works.

Mid Suffolk's Core Strategy Focused Review was adopted on 20 December 2012 and contains a number of references to delivering sustainable development including infrastructure e.g. Strategic Objective S06, Policy FC 1 and Policy FC 1.1.

I set out below Suffolk County Council's corporate views, which provides our infrastructure requirements associated with this scheme which needs to be considered by Mid Suffolk. The county council will need to be a party to any sealed Section 106 legal agreement if it includes obligations which are its responsibility as service provider. Without the following contributions being agreed between the applicant and the local authority, the development cannot be considered to accord with relevant national and local policies.

The National Planning Policy Framework (NPPF) sets out in paragraphs 203 – 206 the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and,
- c) Fairly and reasonably related in scale and kind to the development.

Please also refer to the adopted 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' which sets out the agreed approach to planning obligations with further information on education and other infrastructure matters in the topic papers.

In March 2015, Mid Suffolk District Council formally submitted documents to the Planning Inspectorate for examination under Regulation 19 of the Community Infrastructure Levy Regulation 2010 (as amended). Mid Suffolk are required by Regulation 123 to publish a list

of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL.

The current Mid Suffolk 123 List, dated November 2014, includes the following as being capable of being funded by CIL rather than through planning obligations:

- Provision of passenger transport
- Provision of library facilities
- Provision of additional pre-school places at existing establishments
- Provision of primary school places at existing schools
- Provision of secondary, sixth form and further education places
- Provision of waste infrastructure

In terms of CIL regulation 123 regarding pooling restrictions I can confirm that there have not been 5 or more planning obligations relating to the infrastructure requests set out in this letter.

1. **Education.** Refer to the NPPF paragraph 72 which states 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'.

The NPPF at paragraph 38 states 'For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.'

SCC would anticipate the following **minimum** pupil yields from a development of 11 dwellings (taking into account the type), namely:

- a. Primary school age range, 5-11: 1 pupil. Cost per place is £12,181 (2015/16 costs).
- b. Secondary school age range, 11-16: 0 pupils. Cost per place is £18,355 (2015/16 costs).
- c. Secondary school age range, 16+: 0 pupils. Costs per place is £19,907 (2015/16 costs).

The local catchment schools are Needham Market Bosmere Primary School and Stowmarket High School.

Based on existing forecasts SCC will have no surplus places available at the catchment primary school to accommodate the pupil forecast to arise from this scheme. Based on this current position SCC will require a capital contribution towards providing additional education facilities for the 1 pupil arising, at a total cost of £12,181 (2015/16 costs).

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once the Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from completion of the development to spend the contribution on education provision.

Clearly, local circumstances may change over time and I would draw your attention to paragraph 12 where this information is time-limited to 6 months from the date of this letter.

2. **Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds. From these development proposals SCC would anticipate up to 1 pre-school pupil arising at a cost of £6,091 per place.
3. **Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
 - a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
 - b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
 - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
 - d. Routes to children's play spaces are safe and accessible for all children and young people.
4. **Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be coordinated by Suffolk County Council FAO Andrew Pearce.

Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014.

5. **Libraries.** The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A contribution of £216 per dwelling is sought i.e. £2,376, which will be spent on enhancing provision at Needham Market Library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x £3,000) = £90,000 per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling. Refer to the NPPF 'Section 8 Promoting healthy communities'.
6. **Waste.** Site waste management plans have helped to implement the waste hierarchy and exceed target recovery rates and should still be promoted. The NPPF in paragraph 162 requires local planning authorities to work with others in considering the capacity of waste infrastructure. A waste minimisation and recycling strategy needs to be agreed and implemented by planning conditions. Refer to the Waste Planning Policy Statement, the Suffolk Waste Plan and the Joint Municipal Waste Management Strategy in Suffolk.

SCC would request that where possible waste bins and garden composting bins will be provided before occupation of each dwelling and this will be secured by way of a planning condition. SCC would also encourage the installation of water butts (where possible) connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.

7. **Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic population. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the local planning authority's housing team to identify local housing needs.
8. **Sustainable Drainage Systems.** Refer to the NPPF 'Section 10 Meeting the challenges of climate change, flooding and coastal change'. On 18 December 2014 there was a Ministerial Written Statement made by The Secretary of State for Communities and Local Government (Mr Eric Pickles). The changes took effect from 06 April 2015.

"To this effect, we expect local planning policies and decisions on planning applications relating to major development - developments of 10 dwellings or more; or equivalent non-residential or mixed development (as set out in Article 2(1) of the

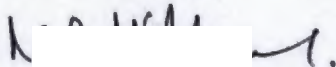
Town and Country Planning (Development Management Procedure) (England) Order 2010) - to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

Under these arrangements, in considering planning applications, local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate."

9. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. We would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow us to make final consultations at the planning stage.
10. **Superfast broadband.** SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.
11. **Legal costs.** SCC will require an undertaking from the applicant for the reasonable legal costs associated with any work undertaken on a S106A, whether or not the matter proceeds to completion.
12. The above information is time-limited for 6 months only from the date of this letter.

I consider that the contributions requested are justified and satisfy the requirements of the NPPF and the Community Infrastructure Levy (CIL) 122 & 123(3) Regulations.

Yours sincerely,



Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Strategic Development – Resource Management

cc Neil Eaton, Suffolk County Council
Andrew Pearce, Suffolk County Council
Floods Planning, Suffolk County Council

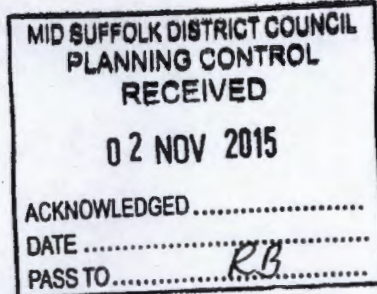


Suffolk Fire and Rescue Service

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

Mid Suffolk District Council
Planning Department
131 High Street
Needham Market
Ipswich
IP6 8DL

Your Ref: 3779/15
Our Ref: FS/F216174
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>



Date: 29/10/2015

Dear Sirs

Lion Barn House, Maitland Road, Needham Market, Suffolk, IP6 8NT
Planning Application No: 3779/15

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

No additional water supply for fire fighting purposes is required in respect of this planning application.

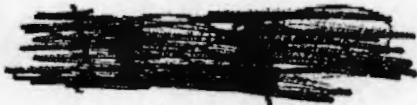
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Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information 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

A large, dark, irregular redacted area covering the signature of the Water Officer.

Mrs A Kempen
Water Officer

Copy; Last and Tricker Partnership, Mr Martin Last, 3 Lower Brook Mews, Lower Brook Street, Ipswich, Suffolk, IP4 RA

Enc; Sprinkler letter, flood letter