

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A – 3rd FEB 2016

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

**PLANNING PERMISSION
Town and Country Planning Act 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010**

Date of Application: November 2, 2010 REFERENCE: 3410 / 10
Date Registered: January 27, 2011

Documents to which this decision relates: Application Form (as amended by revised ownership certificate received on 24 January 2011); Design and Access Statement; Landscape & Visual Impact Assessment; Biodiversity Statement; Flood Risk & Drainage Assessment; Lighting Assessment; Engineering Operations statement; Environmental Noise Assessment; Parking Assessment; Tree Survey, Arboricultural Implication Assessment & Method Statement; Renewable Energy Assessment; Sports Facility Redevelopment Assessment; Resource and Sustainability Assessment; Transport Assessment; drawing no's. 16/G, 17/D, 18/C, 19/C, 20/B, 21/A, 24/A, 25/A and unnumbered colour plan of elevations all received on 02 November 2010. Drawing no's. 13/A and 14.4/G received on 27 January 2011.

CORRESPONDENCE ADDRESS:

NAME AND ADDRESS OF APPLICANT:

The Whitworth Co-Partnership LLP
18 Hatter Street
Bury St Edmunds
Suffolk
IP33 1NE

Finborough School
Finborough Hall
Great Finborough
Stowmarket
Suffolk
IP14 3EF

PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:

Erection of Class C2 sports hall (with ancillary community use) and associated engineering works.

- Finborough School, Finborough Hall, Great Finborough

The Council, as local planning authority, hereby gives notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions:

1. TIME LIMIT FOR COMMENCEMENT

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. **LIST OF APPROVED PLANS AND DOCUMENTS**

The development hereby permitted shall be carried out in accordance with the following approved documents, or such other drawings/documents as may be approved in writing pursuant to other conditions attached to this permission or as non-material amendments following an application made in that regard:

Application Form (as amended by revised ownership certificate received on 24 January 2011); Design and Access Statement; Landscape & Visual Impact Assessment; Biodiversity Statement; Flood Risk & Drainage Assessment; Lighting Assessment; Engineering Operations statement; Environmental Noise Assessment; Parking Assessment; Tree Survey, Arboricultural Implication Assessment & Method Statement; Renewable Energy Assessment; Sports Facility Redevelopment Assessment; Resource and Sustainability Assessment; Transport Assessment; drawing no's. 16/G, 17/D, 18/C, 19/C, 20/B, 21/A, 24/A, 25/A and unnumbered colour plan of elevations all received on 02 November 2010. Drawing no's. 13/A and 14.4/G received on 27 January 2011.

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

3. **RESTRICTION REGARDING USE**

This permission shall only authorise the use of the building hereby permitted for the purposes of a school sports hall within Use Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory instrument re-enacting that Order with or without modification) incorporating ancillary community use as detailed within the Section 106 planning obligation relating to this planning permission, and not for any other use or purpose including any other purpose within Use Class C2.

Reason - To enable the Local Planning Authority to retain control over the use of the building to ensure that the sports hall continues to be used in a manner appropriate to its countryside location within the grounds the associated school and in the setting of heritage buildings hereabouts, in the interests of sustainability and safeguarding both heritage and local amenity interests including residential amenity within the locality.

4. **RESTRICTION ON HOURS OF OPERATION FOR COMMUNITY USE**

This permission shall only authorise the use of the hereby permitted school sports hall for ancillary community use purposes as detailed within the Section 106 planning obligation relating to this planning permission on not more than two evenings in any one week between Monday to Friday and not before 6.00 pm on any such day or after 10.30pm on the same day.

Reason - To safeguard other community facilities in the locality whilst enabling reasonably appropriate ancillary community access at times consistent with normal school activities. To safeguard the amenities including residential amenities within the locality from inappropriate activities and disturbance at normally quieter times of day.

5. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORK - DETAILS OF MATERIALS**

No construction work shall be commenced until precise details of the manufacturers,

3.

types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise first agreed in writing by the Local Planning Authority.

Reason – To secure an orderly and well designed development sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

6. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORK - CONSTRUCTION MANAGEMENT**

Prior to the commencement of any construction work, details of the construction methodology and timetable through to first occupation shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:

- a) Details of the hours of work / construction of the development within which such operations shall take place and the hours within which delivery / collection of materials for the said construction shall take place at the site.
- b) Details of the storage of construction materials on site, including designated areas for storage and maximum storage height and post construction remediation of those areas.
- c) Management of construction vehicles, staff traffic and temporary parking on site.
- d) Details of any protection measures for public rights of way affected by the development.
- e) Details of any temporary means of access to the site during the construction phase together with remediation measures post construction phase.
- f) Details of the scheduled timing / phasing of development through the overall construction period.

The construction shall at all times be undertaken in accordance with the agreed methodology and timetable unless otherwise agreed in writing by the Local Planning Authority.

Reason - To minimise detriment to nearby residential and general amenity and to safeguard the setting of heritage assets in the locality.

7. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORK - PHASING PLAN**

Development shall not begin until a phasing plan for the development has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter proceed in accordance with the approved plan except as may otherwise be agreed in writing by the Local Planning Authority.

Reason – To enable the Local Planning Authority to secure an orderly, suitably phased and well designed development in accordance with the character and appearance of the locality and setting of heritage assets hereabouts and in accordance with the Mid Suffolk Local Plan and Core Strategy.

8. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORK - FIRE SAFETY

No work of construction shall be commenced until details of steps to be taken to ensure the safety of the building and occupants by the implementation of a fire safety strategy and methodology have been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented at such time and in such manner as may be specified and approved and all works shall be carried out in accordance with the approved methodology.

Reason – In the interests of the good design and the preservation of the building and its occupants in the event of fire hazards.

9. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORK - FOUL AND SURFACE WATER DRAINAGE

No work of construction shall commence until full details of foul and surface water drainage have been submitted to and agreed in writing by the Local Planning Authority. No part of the development shall be first occupied or brought into use until the agreed method of foul and surface water drainage has been fully installed and is functionally available for use.

Reason - To safeguard the ground water environment and minimise the risk of flooding.

10. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - LANDSCAPING SCHEME

No development shall take place until a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels, has been submitted to and approved in writing by the Local Planning Authority.

Reason – In the interests of visual amenity and the character and appearance of the area.

11. TIMESCALE FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the landscaping details approved pursuant to Condition 10 shall be carried out in full during the first planting and seeding season (October to March inclusive) following the commencement of the development, or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, are seriously damaged or seriously diseased within a period of 5 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - To ensure that the approved landscaping scheme has sufficient time to establish in the interests of visual amenity and the character and appearance of the area.

12. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - TREE PROTECTION**

No development shall take place until the existing trees on the site have been protected in accordance with the approved Tree Survey, Arboricultural Implications Assessment & Method Statement dated 20/07/2010. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Any trees dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with trees of appropriate size and species during the first planting season following the death of, or severe damage to the trees, or in accordance with such other arrangement as may be agreed in writing with the Local Planning Authority.

Reason – For the avoidance of damage to existing trees in the interests of visual amenity and the character and appearance of the area.

13. **REQUIREMENT RE: BIODIVERSITY**

The development hereby permitted shall be undertaken in all respects in accordance with the recommendations within section 5.2 of the Biodiversity Statement by Adonia Ecology received on 02 November 2010 unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In order to safeguard protected wildlife species and their habitats.

14. **RESTRICTION ON LAYING OF SERVICE PIPES, CABLES ETC**

There shall be no laying of pipes, conduits, wires, drains or other underground services within the site save as may be agreed in writing by the Local Planning Authority prior to the commencement of construction. Such pipes, conduits, wires, drains or other underground services shall be laid and implemented strictly in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In order to safeguard affected tree assets within the locality of the development.

15. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - NOMINATION OF ARBORIST AND ARBORICULTURAL REPORTING TIMETABLE**

No development shall be commenced until an arborist has been nominated by the developer and approved in writing by the Local Planning Authority to undertake that function. The arborist shall ensure that all tree works and tree protection matters are carried out in accordance with the approved Tree Survey, Arboricultural Implications Assessment & Method Statement dated 20/07/2010 (or such revision thereto that shall previously have been submitted to and approved in writing by the Local Planning Authority) and shall submit regular inspection reports on the progress of tree works and protection measures to the Local Planning Authority at intervals that shall previously have been agreed in writing with that Authority.

Reason - In order to ensure that issues relating to tree protection and other arboricultural works are adequately supervised.

16. RESTRICTION RE: EXTERNAL LIGHTING

There shall be no means of external illumination installed and/or operated in relation to the development hereby permitted except in accordance with the approved Lighting Assessment and drawing no. 20/B received on 02 November 2010, unless the Local Planning Authority first agrees in writing to any variation of the approved details. The operational timings of the external lighting shall furthermore be submitted to approved in writing by the Local Planning Authority prior to the installation of any such lighting, and the lighting shall thereafter be operated strictly in accordance with the agreed timings.

Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area.

17. ACTION REQUIRED PRIOR TO FIRST USE - PARKING PROVISION

The building hereby permitted shall not be brought into use until the areas within the site shown on drawing no. 22 received on 02 November 2010 for the purposes of the manoeuvring and parking of vehicles has been provided, also in accordance with the Parking Assessment received on 02 November 2010, and made functionally available. Thereafter those areas shall be retained and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles.

Reason - To ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would otherwise be detrimental to highway safety

REASONS FOR APPROVAL:

1. This permission has been granted having regard to policies

CS2 - DEVELOPMENT IN THE COUNTRYSIDE & COUNTRYSIDE VILLAGES
 CS4 - ADAPTING TO CLIMATE CHANGE
 CS3 - REDUCE CONTRIBUTIONS TO CLIMATE CHANGE
 CS5 - MID SUFFOLKS ENVIRONMENT

of the Mid Suffolk Core Strategy Document, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

2. This permission has been granted having regard to policies

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
 CL8 - PROTECTING WILDLIFE HABITATS
 RT12 - FOOTPATHS AND BRIDLEWAYS
 HB1 - PROTECTION OF HISTORIC BUILDINGS
 CL2 - DEVELOPMENT WITHIN SPECIAL LANDSCAPE AREAS
 T9 - PARKING STANDARDS
 T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
 RT1 - SPORTS AND RECREATION FACILITIES FOR LOCAL COMMUNITIES
 RT6 - SPORT AND RECREATION FACILITIES IN THE COUNTRYSIDE

SC8 - SITING OF NEW SCHOOL BUILDINGS
 RT3 - PROTECTING RECREATIONAL OPEN SPACE
 HB7 - PROTECTING GARDENS AND PARKLAND OF HISTORIC INTEREST

of the Mid Suffolk Local Plan, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

3. This permission has been granted having regard to policies

PPS1 - DELIVERING SUSTAINABLE DEVELOPMENT
 PPS23 - PLANNING AND POLLUTION CONTROL
 PPS5 - PLANNING FOR THE HISTORIC ENVIRONMENT
 PPS7 - SUSTAINABLE DEVELOPMENT IN RURAL AREAS
 PPS9 - BIODIVERSITY AND GEOLOGICAL CONSERVATION
 PPG24 - PLANNING AND NOISE
 PPS25 - FLOOD RISK
 PPG17 - PLANNING FOR OPEN SPACE, SPORT AND RECREATION
 PPG13 - PLANNING POLICY GUIDANCE: TRANSPORT

of the Planning Policy Statement, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

NOTES:

1. This permission includes conditions precedent. Your development is potentially at risk of enforcement if you do not comply with the terms of any condition which requires you to do something before you commence development / start work. Development which is commenced in breach of a condition is normally unlawful and may not constitute a valid implementation of the permission.
2. ***This planning permission has been granted having regard to a related Section 106 planning obligation which manages ancillary community use of the sports hall. Reference should be made to that planning obligation in conjunction with this decision notice.***
3. **Summary Reason(s) for Approval**
 The application was considered at Planning Committee B on 19th January 2011. Members considered the agenda report and application together with representations and public objections together with comments of the ward Member. Members accepted the officers recommendation. The application gave wide to a

range of diverse planning and heritage considerations. Officers considered that those required careful weighing mindful of the statutory duty to consider the desirability of preserving the setting of the listed Hall. In this respect officers were mindful of Conservation Officer comments. In the particular circumstances planning officers took the view that the building has the potential to make a positive contribution to the economic vitality and sustainability of the School and to enhance community cohesiveness in a sustainable manner. Committee concurred with the Officers conclusion that, subject to an executed Section 106 being secured and the conditions recommended, there are wider public benefits which can be secured and which critically weigh in favour of the proposal.

This relates to document reference: 3410 / 10

Signed: Philip Isbell
Professional Lead Officer
Planning Services

Dated: April 28, 2011

**MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET,
IPSWICH IP6 8DL**

Planning Officer – 3886/15 Revised 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 10:30 and before 08:00 (Monday to Friday) and after 23:30 and before 08:00 (Saturday and Sunday)
- 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.
- Submission of a parking management scheme to be agreed



HERITAGE COMMENTS

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.

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

Date: 28th January 2016

SUMMARY

1. The Heritage Team considers that the proposal is broadly acceptable in principle and would not result in harm to the significance of the undesignated heritage asset or to the rural character of the surrounding area.
2. The Heritage Team makes a number of specific recommendation concerning conditions, details of which are set out below.

DISCUSSION

I visited this site and gave pre-application advice. The application building is not listed, nor is it within the curtilage of any listed building and neither is the site within a conservation area. The older barn on the site is, however, a heritage asset within the terms of the NPPF, albeit an undesignated one. The conservation issue is the effect on the significance of the historic barn as a heritage asset and the effect on the surrounding countryside, particularly as regards the character and appearance of the converted building and the creation of a new residential curtilage.

The proposed conversion broadly respects the structure, form and character of the original building and new openings appear to have been kept to a minimum. The amount of new extension is acceptable and the new extensions will not dominate the principal historic barn, which will remain the main element on site. The addition of a balcony at first-floor level, because it is an overtly domestic feature out of keeping with the traditional, semi-industrial, agricultural character of the barn, has the potential to be harmful, to the form and character of the barn as a traditional building, its significance as a heritage asset and to the rural character of the surrounding area. Nevertheless, in this case, the setting-back of the balcony well inside the verge of the west gable limits the harmful effect. Provided there is no extension of the first-floor balcony beyond the gable of the barn, which, if permitted, would make this intrusive feature much more obvious and visually prominent, this may be considered acceptable.

Although some details of boundary treatment are given, it has not been possible to ascertain precisely how the new curtilage will be marked out. It is not therefore possible to say whether or not their creation will impose adversely on the setting of the buildings or on the character of the surrounding countryside. I suggest conditions to overcome this issue below.

Suggested conditions:

Boundary treatments: a condition requiring details of the specific location, form, design and materials of new boundaries should be imposed.

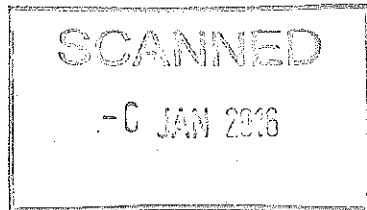
Withdrawal of Permitted Development rights: a number of minor works, including erecting new fences, sheds and other domestic elements, could potentially have an adverse effect on the setting of the heritage asset or on the character of the surrounding countryside. For this reason, if a grant of permission is contemplated, PD rights should be withdrawn.

Fenestration: few details are given of the joinery, glazing, finishes etc., of new windows and doors, including roof-lights; these should be required by condition.

Materials (samples): Samples of the new roofing and facing materials (with the exception of new boarding) should be required by condition.

Name: William Wall
Position: Enabling Officer - Heritage

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



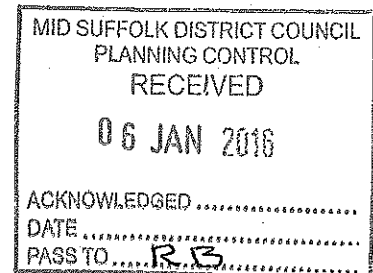
Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

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/

OFFICIAL

13.

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 the Water Officer.

Mrs A Kempen
Water Officer

Copy: Mr J Wright, Inghams Farm, Nettlestead Road, Little Blakenham, Ipswich
IP8 4LR

Enc: Sprinkler information

Brockford Accident & Repair Centre Ltd

Plot 2, Lion barn Industrial Estate

Needham Market

Ipswich, Suffolk

IP6 8NZ

Development Management Planning Office

Mid Suffolk District Council Offices,

131, High Street

Needham Market

Ipswich, Suffolk

IP6 8DL

30th January 2016

Dear Rebecca Biggs (DMP Officer)

Proposal: Demolition of existing house and erection of 11 flats for affordable rent

with associated vehicular access and external works 3779/15

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

I am writing to you formerly following our telephone conversation this week in which I informed you that the businesses listed below all have major concerns, with the potential impact to their business if this proposal is passed. We do appreciate that you have met your legal responsibility of displaying the planning notice outside this property on 28th October 2015, plus you had sent letters to adjacent domestic properties, but made no written consideration to the neighbouring industrial properties that are a vital part of the local economy and employment. Consultation with us is paramount with any planning consideration that you would make.

We are under no misapprehension that the Planning committee have a difficult job in balancing the Government pressures to encourage housing schemes from 'Housing Associations' in meeting the 'Affordable Housing' needs in the town while meeting with objections from neighbouring properties. However, an important aspect of your responsibility is also in considering any new proposed development is sustainable, which must also meet the required test in economic, social and environment terms not only of the proposed site, but also the impact on its surrounding properties.

It was stressed by yourself that we should not use economics as a reason for objection to this proposed site but there is a contradiction in terms when you are proposing and supporting 'Affordable Housing' which is to do with economics. Also, with this particular site, how the defined boundary between domestic and industrial development was breached.


Historically this proposed site was part of a parcel of industrial land to its north, which was all owned by the council and a house was built (now proposed for demolition) to act as a caretakers house so effectively covered by a restricted section 106. When the council sold the council yard for industrial units to be developed, the house was also sold at the preferential Council House discounted figure to the council worker (now deceased). During the occupation of this council worker there was no adverse impact to industrial neighbours because there was no requirement to park off his own property and his previous occupation was for industrial reasons.

We feel there was a lost opportunity at this stage by the council to have put a restricted planning condition prior to disposal of dwelling which would have protected both its industrial neighbours and the public purse. However that opportunity appears to have been missed and we are now very concerned that this historical domestic /industrial divide having been breached, now being made untenable by this proposal for the following reasons.

- 1) Parking nationally runs at 2.2 vehicles per dwelling and you are proposing 12 car park spaces for 11 dwellings, this being only one extra space. Even with 'Affordable Housing' they might only have one vehicle but they are likely to have visitors who will have to park somewhere. If it was Maitland Road, which is an un-adopted road, there is no parking restriction for the public although the industrial unit deeds do impose a parking restriction, thus keeping the Industrial Estate Road clear and safe. It would be totally unacceptable that overspill vehicles from this proposed development would potentially cause restrictions on Heavy Lorry movements conducting collection/deliveries from these Industrial Premises on the estate which is a necessity to maintain a flourishing Industrial area which, from your own admission, Mid Suffolk Council always value!!
- 2) Domestic/Industrial divide is always preferable to mitigate confrontation that invariably happens, but due to historical ineptness or greed, this was not identified and protected against. However this certainly does not set a precedent that this committee should not take its responsibility seriously when considering the impact that not one dwelling but 11 on its thriving Industrial Estate which creates wealth and employment for Mid Suffolk District Council.
- 3) The proposed development will be situated on a dry island within a flood plain, so even though it will be relatively protected against flooding itself, the increased runoff water that will be created by additional roof and hard stand area will adversely affect an already fragile drainage system.

In conclusion you must consider all proposals for 'Affordable Housing' as it is a social responsibility but not at the detriment of businesses that also help your community in creating wealth and employment, potentially reducing the necessity for so many 'Affordable Houses'.

Yours Faithfully


M C Ribbons (MD)

Brockford Accident Repair Centre Ltd.

Countersigned:-

1) Key & Pell - Trevor Gardiner C/O Jonathan French (MD)

Maitland Road, Lion Barn Indust,Est, Needham Market, Ipswich, Suffolk

2) Hi Spec Powder Coatings Ltd - Simon Garrett (Manager)

Unit 3A, Maitland Road, Lion barn Indust,Est, Needham Market, Ipswich, Suffolk

3) Needham Market Fabrications Ltd - Kevin McCarthy (MD)

Plot 10, Lion Barn Indust Est, Needham Market, Ipswich, Suffolk

4) RSA Geotechnics - Andy Symis (Operations Director)

Ashbourne House, 1 Maitland Rod, Needham Market, Ipswich, Suffolk

5) The Lion (Public House - Martin Hockham (Owner)

44, Ipswich Road, Needham Market, Ipswich, Suffolk

6) BTS Group Ltd - Steve Hood (Fleet Operations Manager)

Maitland Road, Lion Barn Indust, Est, Needham Market, Ipswich, Suffolk

7) J S Page Motor Engineers - John Page (Owner)

Unit 8, Lion Lane, Needham Market, Ipswich, Suffolk. IP6 8NT

8) C H Air & Pump Services Ltd - Jerry Cross (Sales & Administration Manager)

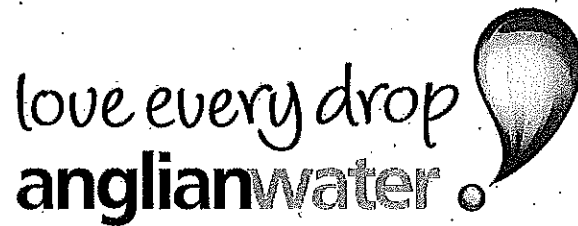
Unit 10, Lion Lane, Needham Market, Ipswich, Suffolk. IP6 8NT

9) Maintain Power Services Ltd - Richard Jupp (MD)

Unit 7, Lion Lane, Needham Market, Ipswich, Suffolk. IP6 8NT

10) Cooler Sense Ltd - Mark Phipps (Managing Director)

Unit 1, Lion Lane, Needham Market, Ipswich, Suffolk. IP6 8NT



**Planning Applications – Suggested Informative
Statements and Conditions Report**

AW Reference: 00010979
Local Planning Authority: Mid Suffolk District
Site: Lion Barn House, Maitland Road, Needham
Market, Barking
Proposal: Creation of 11 X C3 Dwellings
Planning Application: 3779/15

Prepared by Mark Rhodes

Date 01 February 2016

If you would like to discuss any of the points in this document please
contact me on 01733 414690 or email planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Needham Market Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

- 3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 – Surface Water Disposal

- 4.1 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA).
-

We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

Section 5 – Trade Effluent

5.1 Not applicable

Section 6 – Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Surface Water Disposal (Section 4)

CONDITION

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.

Rebecca Biggs

From: Kyle Porter
Sent: 02 February 2016 14:01
To: Rebecca Biggs
Subject: RE: 3779-15
Attachments: ms-3779-15.docx

Hello,

The bin presentation/ refuse collection issue cannot be improved upon what is being proposed on Drawing Number: 8 Revision: A. With the bin presentation area being situated near the access onto Maitland Road, it is obvious that the refuse collection would be on Maitland Road also.

So there would be no refuse collection on Lion Lane which is what we were trying to avoid.

And as this issue has been addressed I would suggest that the conditions stipulated on the updated response be applied as I now feel that the refuse collection issue has been resolved.

Thanks,

Kyle

Your Ref: MS/3779/15
 Our Ref: 570\CON\3376\15
 Date: 02/02/2016
 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/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

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.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management