

**Title:** Committee Site Plan

**Reference:** 1751/16

**Site:** Land adj Halfboys, Ixworth Road, Norton IP31 3LE

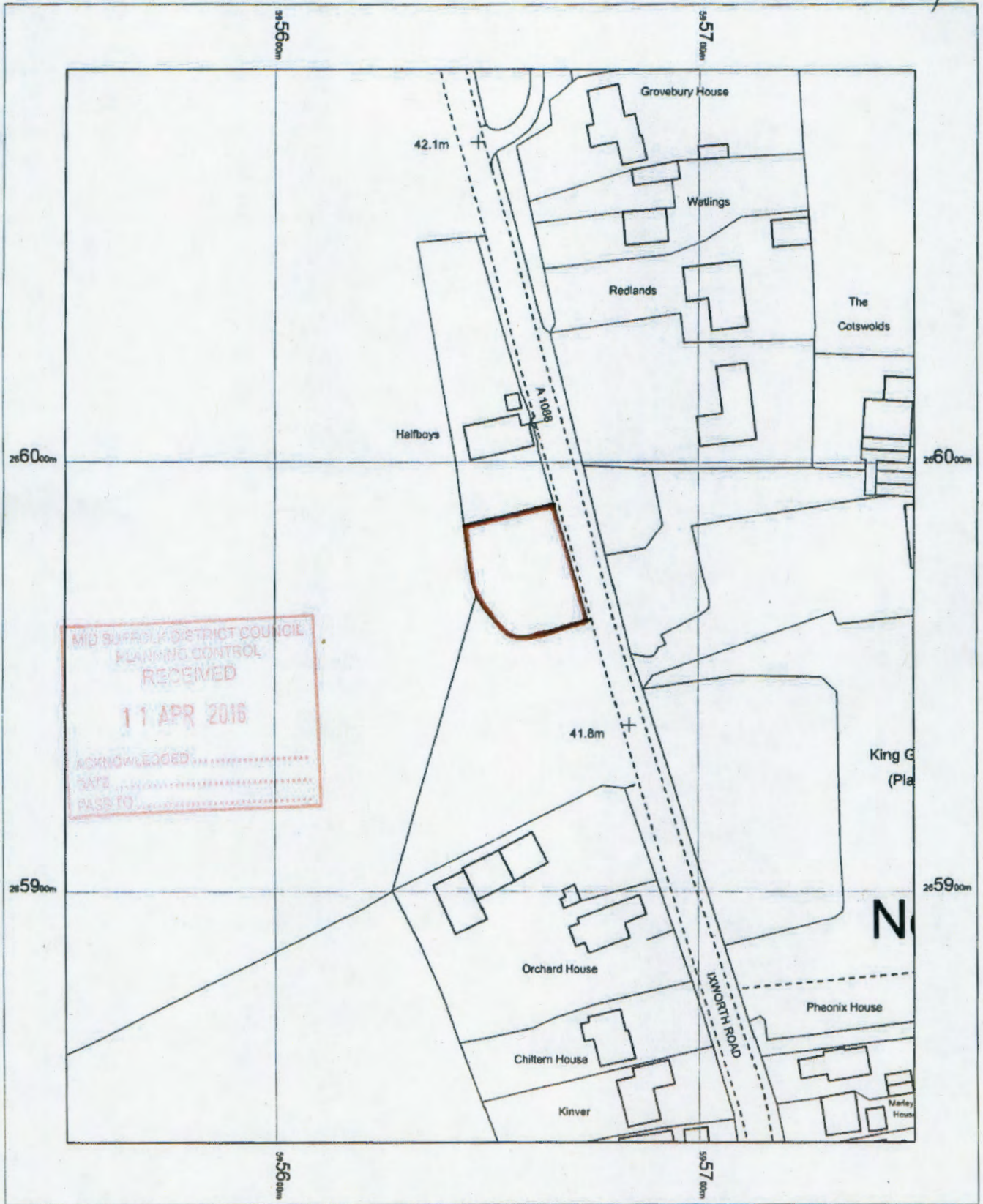


**MID SUFFOLK DISTRICT COUNCIL**  
 131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500  
 email: customerservice@csduk.com  
 www.midsuffolk.gov.uk

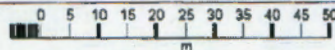


**SCALE 1:1250**

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 DATE.....  
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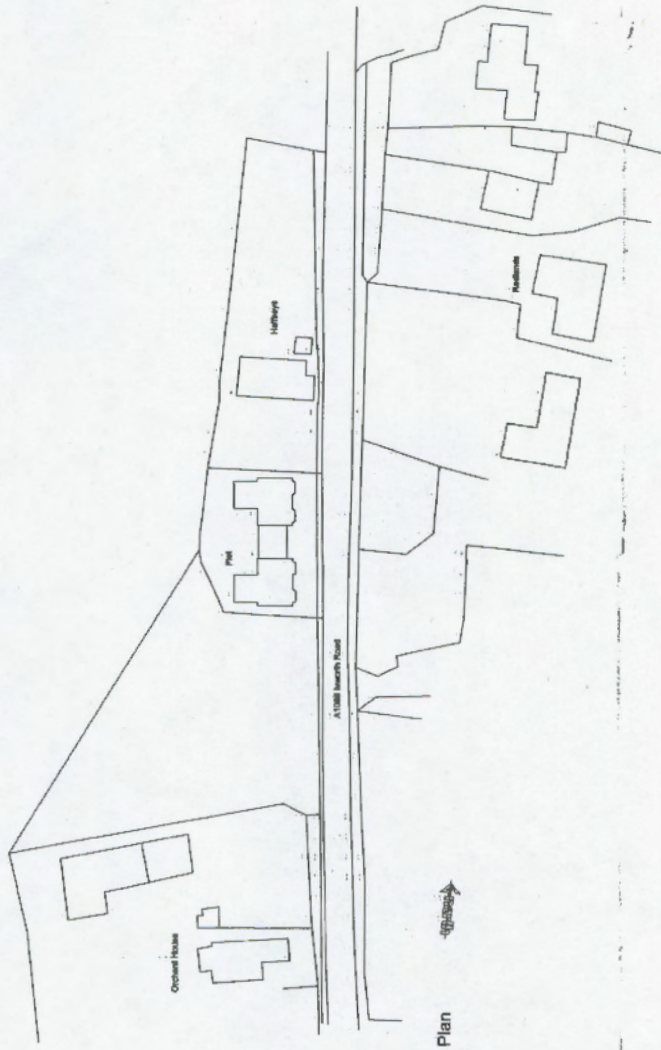


OS MasterMap 1250/2500/10000 scale  
 30 November 2015, ID: JEW-00483618  
 maps.johnwright.com  
 1:1250 scale print at A4, Centre: 595651 E, 265966 N  
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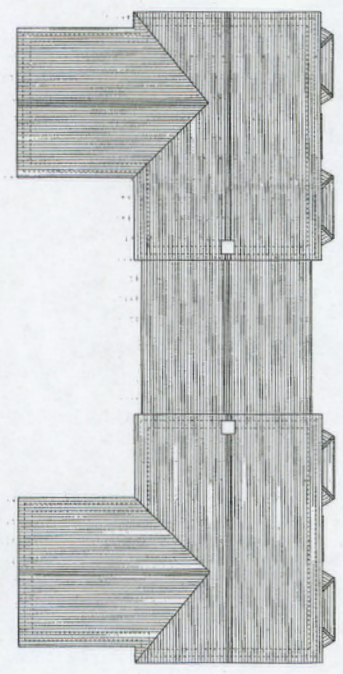


johnwright

1751/6



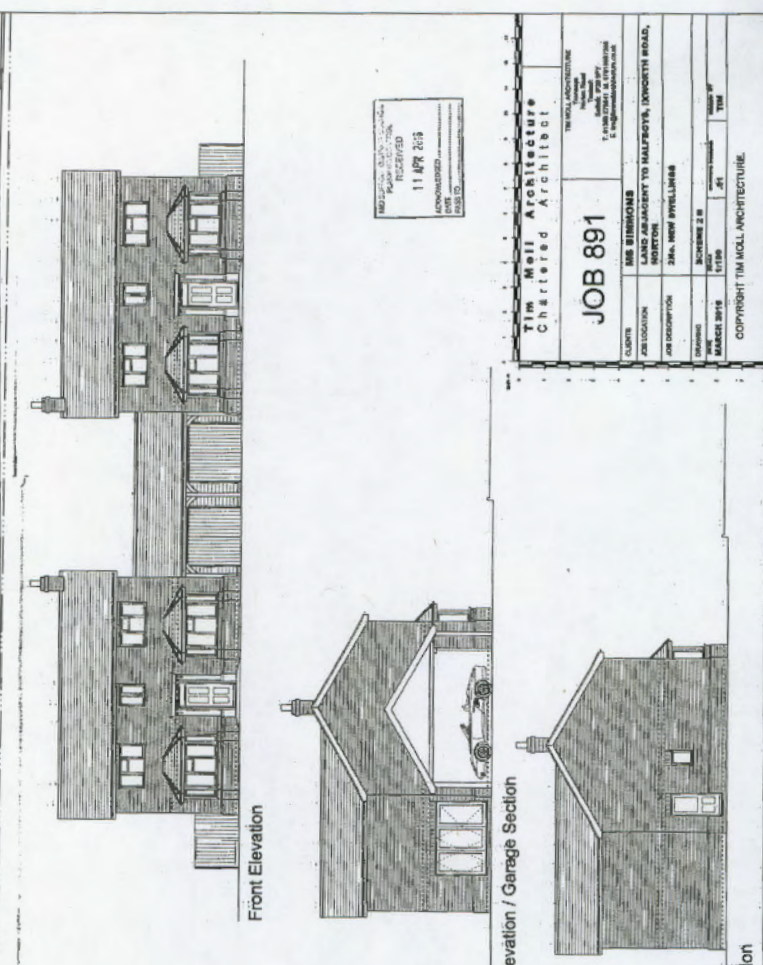
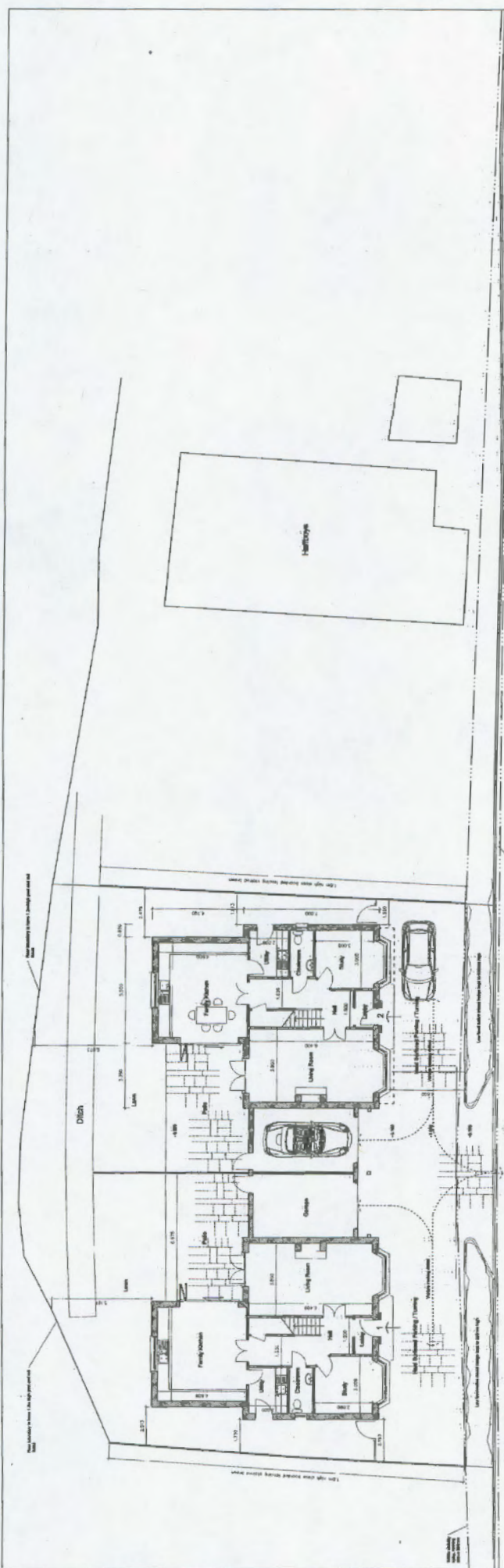
Block Plan  
1:500



Roof Plan  
1:100

NO SCALE ARCHITECTURAL  
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11 APR 2018  
ACKNOWLEDGED  
BY: [Signature]

Tim Moll Architecture Chartered Architect	
JOB 891	
CLIENT MRS SIMMONS	TIM MOLL ARCHITECTURE
JOB LOCATION LAND ADJACENT TO HALFPOY, INVERNESS ROAD,	1000 INVERNESS ROAD, INVERNESS, SCOTLAND PH: 01463 700111 E: tim@mollarchitect.com
JOB DESCRIPTION NEW INVERNESS	2016 NEW INVERNESS
DRAWING ROOF PLAN AND BLOCK PLAN	DRAWN BY DATE
DATE 17/03/2018	17/03/2018
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11 APR 2019  
ARCHITECTURE  
REGISTERED  
PAGE 10

<b>TIM MOLL ARCHITECTURE</b> Chartered Architect	
<b>JOB 891</b>	
CLIENT	MS BIRBONS
JOB LOCATION	1000 WAGBURY TO HALFBURY, DORSET ROAD,
JOB DESCRIPTION	2/3A NEW APPELLING
DRAWING	SCHEDULE 2 B
DATE	MARCH 2019
SCALE	1:100
DATE	11 APR 2019
COPYRIGHT TIM MOLL ARCHITECTURE.	

**MEMBER REFERRAL TO COMMITTEE**

If any Member wishes to refer a planning application to Committee for determination, this form must be completed (in its entirety) and emailed to Philip Isbell or Christine Thurlow – see email addresses below. A copy must also be sent to the Case Officer for the application). The form must be emailed by the expiry of 28 days from the start of the latest publicity period for the application.

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

Planning application reference:	1751/16
Planning application address:	Land adjacent to Halfboys, Ixworth Road, Norton
Member making request:	Sarah Mansel
Date of request:	6/6/16
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	Parking standards – although this application fulfils the county parking standards – if the garage is not used for parking a car (and in fact in the D&A statement it also suggests storing cycles in the garage), then it would be very difficult to park 2 vehicles at each dwelling and leave room to turn a vehicle. As this development is on the busy A1088 cars will need to exit the properties in forward gear and this may not be possible.
13.4 Please detail the clear and substantial planning reasons for requesting a referral	Respecting local characteristics – fitting two 3 bedroomed dwellings into this plot is much larger housing density than the immediate surroundings. Although there are infill developments both to the north and south of this site, the immediate vicinity to this plot is currently arable land and is very open. Design and layout – fitting two dwellings on this plot could be considered to be overdevelopment. Both dwellings have the minimum required parking spaces and a small amenity space.
13.5 Please detail the wider District and public interest in the applicatio	'In keeping with surroundings' is a fairly subjective statement and how large a radius do you take to mean immediate surroundings.
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	I have discussed this application with the officer.

Philip Isbell

Christine Thurlow

Corporate Manager – Development Management  
[Philip.Isbell@midsuffolk.gov.uk](mailto:Philip.Isbell@midsuffolk.gov.uk)

Corporate Manager – Development Management  
[Christine.Thurlow@babergh.gov.uk](mailto:Christine.Thurlow@babergh.gov.uk)

## Consultee Comments for application 1751/16

### Application Summary

Application Number: 1751/16

Address: Land adj Halfboys, Ixworth Road, Norton IP31 3LE

Proposal: Erection of 2 no. new two-storey dwellings and construction of new vehicular access.

Case Officer: Alex Scott

### Consultee Details

Name: Mrs jillian rowland

Address: Willow Brook Cottage Ashfield Road, Norton, Bury St Edmunds IP31 3NN

Email: rowland@talk21.com

On Behalf Of: Norton Parish Clerk

### Comments

The Council has the following observations to make:

T10 It would appear there are insufficient car parking spaces allocated. With two properties there will be twice as many vehicles egressing and existing the site. There is also the concern about increased traffic generated by the properties on to the main A1088 and being sited opposite the Village Hall entrance this could be a problem for vehicles using this facility.

H15 The proposed dwellings do not reflect the local character of the area.

GP1 The design and layout of the proposed new dwellings does not respect the appearance of the surrounding area by means of size and scale.

H13 & SB2 It is considered that the large size of two properties would result in an overdevelopment of the site.

**From:** David Pizze  
**Sent:** 27 April 2016 09:59  
**To:** Alex Scott  
**Cc:** Planning Admin  
**Subject:** 1751/16 Halfboys, Norton.

Alex

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

Regards

David

**David Pizze**  
Arboricultural Officer  
Hadleigh office: 01473 826662  
Needham Market office: 01449 724555  
[david.pizze@baberghmidsuffolk.gov.uk](mailto:david.pizze@baberghmidsuffolk.gov.uk)  
[www.babergh.gov.uk](http://www.babergh.gov.uk) and [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)  
Babergh and Mid Suffolk District Councils - Working Together

□ MID SUFFOLK DISTRICT  
COUNCIL  
ENVIRONMENTAL

## DEVELOPMENT CONTROL

Planning Consultation – Other Issues

<b>Application Reference:</b> 1751/16/FUL	<b>Officer Allocated to:</b> PJS
<b>Location of Proposed Development:</b> Land adj Halfboys, Ixworth Road, Norton IP31 3LE	
<b>Proposal:</b> Erection of 2 no. new two-storey dwellings and construction of new vehicular access.	
<b>Date Documents Received:</b> 22.04.2016	<b>Date Reply Required by Planning:</b> 13.05.2016
<b>Objections:</b>	
<b>Recommendations/Comments:</b>  Thank you for the opportunity to comment on the above application.  I have no objection to the proposed development.	
<b>Signed:</b> Philippa Stroud	<b>Date:</b> 12 May 2016



**From:** Nathan Pittam  
**Sent:** 26 April 2016 11:46  
**To:** Planning Admin  
**Subject:** 1751/16/FUL. EH - Land Contamination.

**M3 : 177787**

**1751/16/FUL. EH - Land Contamination.**

**Land adj Halfboys, Ixworth Road, Norton, BURY ST EDMUNDS, Suffolk.  
Erection of 2 no. new two-storey dwellings and construction of new vehicular  
access.**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that the applicant has submitted all the information required to demonstrate that the site is suitable for the proposed end use – I therefore have no objections to raise with respect to this application. 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](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

Your Ref: MS/1751/16  
 Our Ref: 570\CON\1320\16  
 Date: 13/05/2016  
 Highways Enquiries to: [kyle.porter@suffolk.gov.uk](mailto:kyle.porter@suffolk.gov.uk)

**All planning enquiries should be sent to the Local Planning Authority.**  
 Email: [Planning.Control@baberghmidsuffolk.gov.uk](mailto:Planning.Control@baberghmidsuffolk.gov.uk)

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

**For the Attention of:** Alex Scott

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/1751/16**

**PROPOSAL:**            **Erection of 2 no. new two-storey dwellings and construction of new vehicular access**

**LOCATION:**            **Land Adj Halfboys, Ixworth Road, Norton, IP31 3LE**

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 3**

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM01; and with an entrance width of 4.5m and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

**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/](http://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



## The Archaeological Service

---

Resource Management  
6 The Churchyard, Shire Hall  
Bury St Edmunds  
Suffolk  
IP33 1RX

Philip Isbell  
Professional Lead Officer  
Planning Services  
Mid Suffolk District Council  
131 High Street  
Needham Market  
Ipswich IP6 8DL

Enquiries to: James Rolfe  
Direct Line: 01284 741225  
Email: james.rolfe@suffolk.gov.uk  
Web: <http://www.suffolk.gov.uk>

Our Ref: 2016\_1751  
Date: 3 May 2016

For the Attention of Alex Scott

Dear Mr Isbell

### **PLANNING APPLICATION 1751/16 – Land Adj Halfboys, Ixworth Road Norton ARCHAEOLOGY**

This application lies in an area of archaeological importance, recorded in the County Historic Environment Record, on the edge of a medieval green. The proposed development site is also situated adjacent to the line of a Roman road (NRN 008). As a result, there is high potential for encountering early occupation deposits at this location. Any groundworks associated with the proposed development has the potential to cause significant damage or destruction to any underlying heritage assets.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

The following two archaeological conditions are recommended:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.

- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

**REASON:**

*To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).*

**INFORMATIVE:**

*The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.*

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological investigation. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Please let me know if you require any clarification or further advice.

Yours sincerely

*James Rolfe*

Archaeological Officer  
Conservation Team