

Title: Committee Site Plan

Reference: 0722/16

Site: Meade Farm Buildings Drinkstone
Special Landscape Area



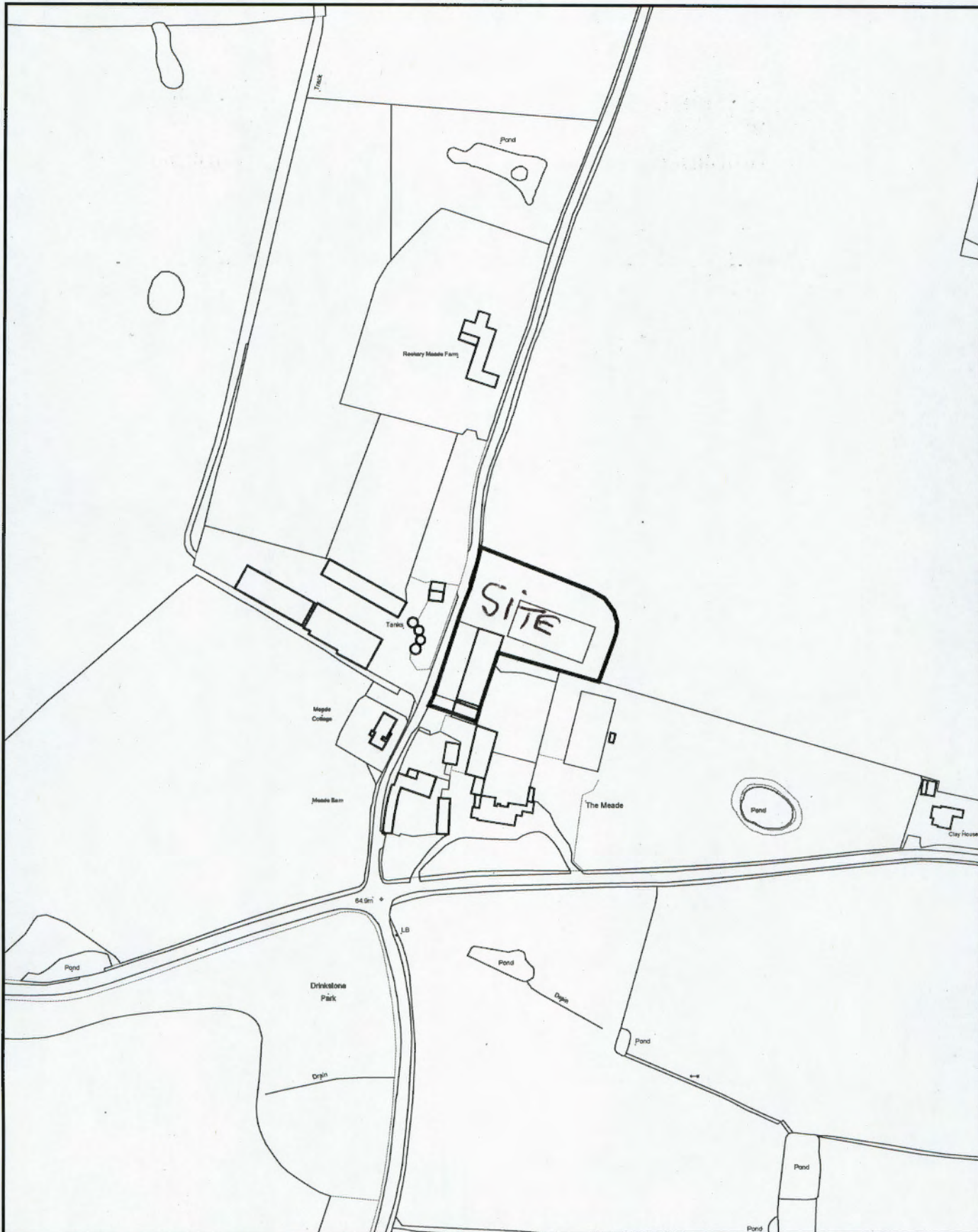
MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@cstuk.com
 www.midsuffolk.gov.uk



SCALE 1:2500

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Title: Committee Siteplan 2

Reference: 0722/16

Site: Meade Farm Buildings Drinkstone

Clear view of site & surroundings without the SLA



MID SUFFOLK DISTRICT COUNCIL

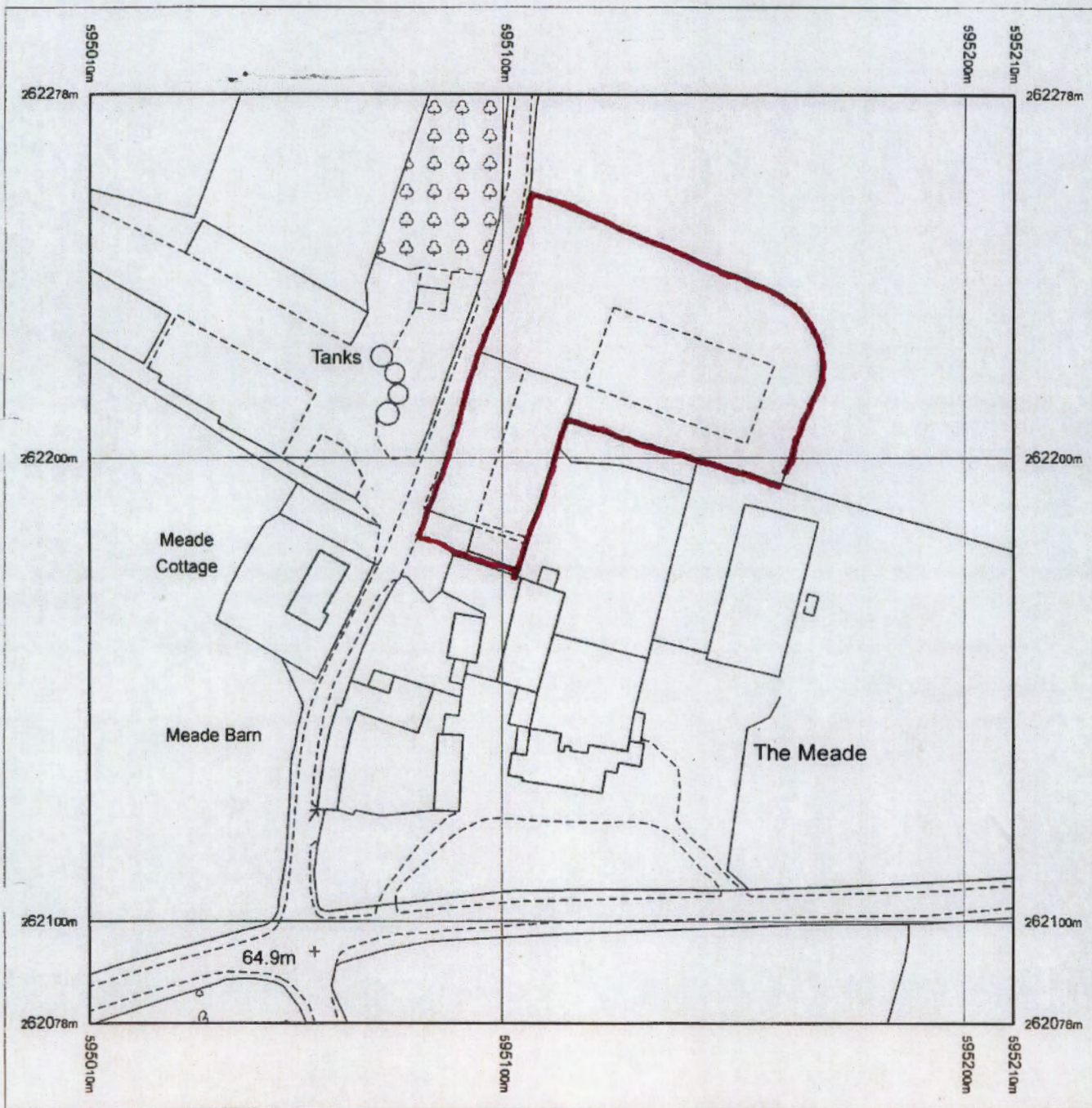
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Date Printed : 07/07/2016



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

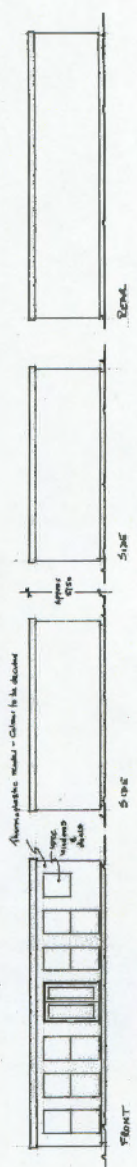
Part or all of this OS Sitemap is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500, 1:10000.



Scale 1:1250

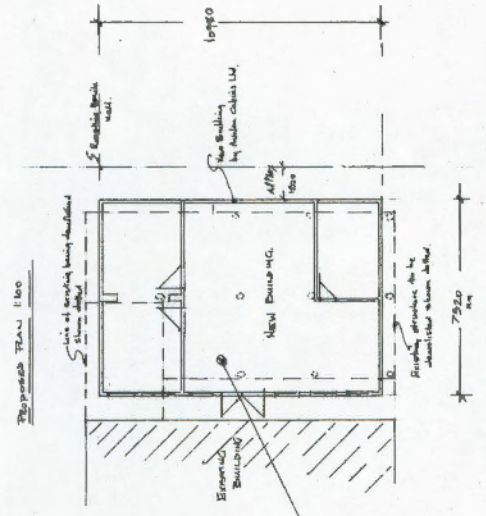
Supplied by: **Hussey and Greaves**
Serial number: 00166100
Centre coordinates: 595110.5 262178

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

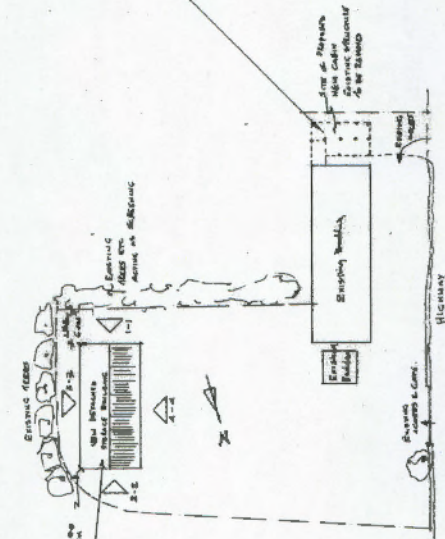


FRONT
PROPOSED ELEVATIONS 1:100
SIDE

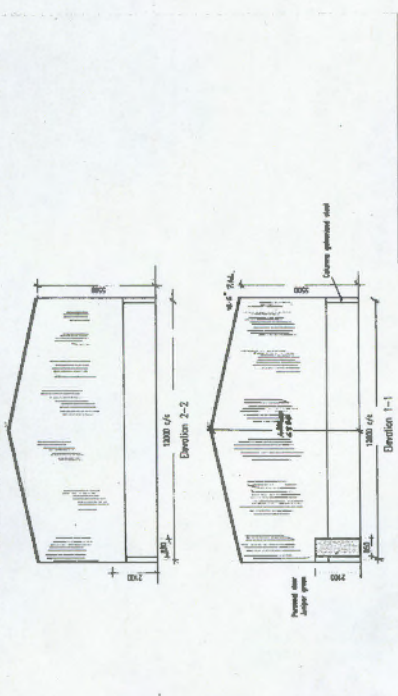
PROPOSED PLAN 1:500



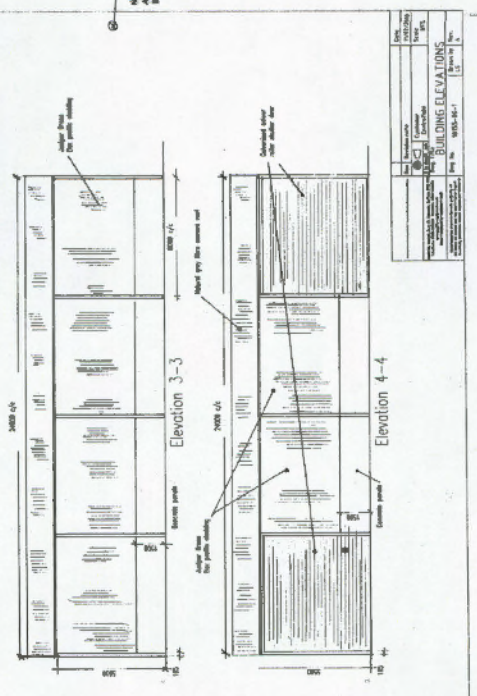
NEW CANOPY AT ENTRANCE FINISHED BY FRENCH CALLIGRAPHY LTD



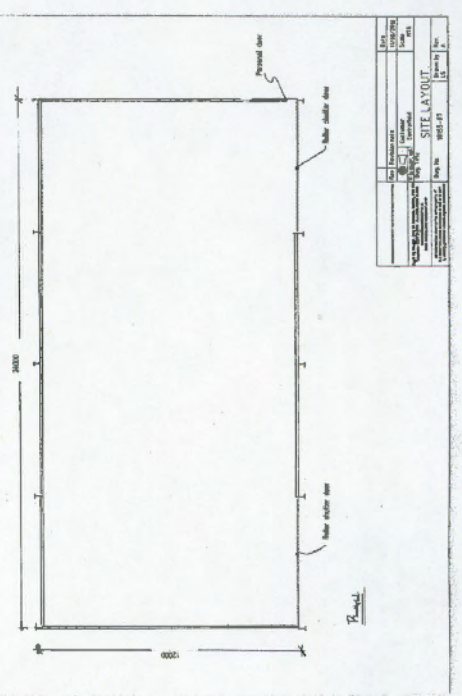
BLOCK PLAN 1:500



BUILDING ELEVATIONS
1:50



BUILDING ELEVATIONS
1:50



SITE LAYOUT
1:500

BuildoPlains - Paul R Leffin
19 Asham Grove, Shoreham, Sussex BN14 3PS
Tel: 01903 852221
Fax: 01903 852222
Email: paul@buildoplains.co.uk

LABC
LONDON
LONDON

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BuildoPlains Partnership Ltd and Paul R Leffin are the sole authors of the design and drawings. The Client shall be deemed to have authorised the use of the drawings for the purposes stated above. The Client shall be responsible for ensuring that the drawings are used in accordance with the conditions of use set out above.

All details and dimensions to be checked and verified on site BEFORE commencement. DO NOT SCALE

Client: BuildoPlains Ltd
Address: Meads Farm Buildings, Telford Road, Dronkhampton SP20 9JL
Job Title: Proposed Additional Buildings
Drawing Title: Plans and Elevations of Proposed Buildings and Site Layout Plans
Drawing Number: 101501
Scale: As shown @ A1
Date: 13th February 2018

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ALL DETAILS SHOWN ARE SUBJECT TO PLANNING AND BUILDING REGULATIONS APPROVAL.

MEMBER REFERRAL TO COMMITTEE

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

Planning application reference	0772/16
Parish	DRINKSTONE
Member making request	PENNY OTTON
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	Applications of this nature should be properly related to the character and appearance of it,s surroundings and would not conflict unduly with residential neighbouring amenity. Should not impact on rural location. The suitability of existing roads and free flow of traffic and pedestrians
13.4 Please detail the clear and substantial planning reasons for requesting a referral	Is at odds with national cycle route 51. Is a major change from previous permission. Is from agriculture to B8 . Drinkstone is a village in the countryside and therefore any application needs to demonstrate sustainability which this does not. The application is in-complete and in some parts inaccurate. The height and scale are of the proposed building is out of all keeping with the location and neighbouring properties. The subsequent environmental impact visually, noise, and dumping of rubbish which may be hazardous.
13.5 Please detail the wider District and public interest in the application	THE INCREASE IN NUMBER AND SIZE OF COMMERCIAL VEHICLES THE LOCATION OF SUCH ACTIVITIES NEEDS TO BE GIVEN SERIOUS CONSIDERATION IN ANY NEW LOCAL/DISTRICT PLANS
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	I HAVE SPOKEN WITH AND HAVE HAD EMAIL CONTACT WITH THE CASE OFFICER AND HEAD OF PLANNING.

Consultation Response

1	Application Number	0722/16	
2	Date of Response	9.3.16	
3	Responding Officer	Name:	Dawn Easter
		Job Title:	Economic Development Officer
		Responding on behalf of...	Economic Strategy
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.	No objection.	
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.	This application is to support the on-going viability and security of the existing agricultural based business. It will generate 2 new jobs and supports local economic growth.	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions		

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.

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From: Drinkstone Clerk [<mailto:drinkstoneclerk@gmail.com>]
Sent: 06 April 2016 21:03
To: Samantha Summers
Subject: Re: Consultation on Planning Application 0722/16

Hi Samantha

Please can you add the following comments to the file on this one. I would be grateful if you could let me know whether you are predisposed to granting permission, just to keep you in the loop council have asked Cllr Otton to call this one in if so.

many thanks

Kind regards
Paula

"Drinkstone Parish Council OBJECT to this application on the following grounds.

The applicants proposal to consolidate all their operations onto this one site so reducing traffic movements around their other satellite sites will create an increase in traffic volume and flow exacerbating the current issues experienced by residents of the adjacent properties and users of the narrow lane. The current access is narrow, for large vehicles involves crossing land belonging to two residential properties, and opens onto a single track road on a blind bend. It is currently used by HGV's visiting the site and frequently by a low loader type lorry which has extreme difficulty exiting the site, causing the road to be blocked for a considerable time whilst it manoeuvres.

The possibility of any additional vehicle movements is causing considerable concern and council feel that this proposal will be contrary to Policy T10 of the Mid Suffolk Local Plan, no provision has been made for improvements to the access and egress and the complete lack of suitability of the existing road for the safe free flow of traffic should be of great concern to the Highways Department.

Concern is expressed regarding the non compliance to condition 3 of previous planning consent which restricts the hours of use of the existing office building to 8am – 6pm, Monday to Friday. The amount of vehicle movements outside these hours has been highlighted to council by adjacent residents whose local amenity value has already been affected. Consolidating and increasing operations on this site will only intensify this issue.

The proposed new admin building is a prefabricated structure totally out of keeping with the rural and agricultural surroundings and will be detrimental to the character of the area whilst affecting the privacy and amenity value of the near neighbours. The height and scale of the proposed new agricultural building is on a par with a row

of two storey terraced houses and will severely impact on the amenity value of residents at The Meade by completely dominating the rear of the property.

There are concerns regarding the depth of detail included in this application. There is no mention of how foul sewage will be treated, this is an admin/office building with no apparent toilet facilities. No details have been provided regarding the provision of outside lighting, additional hard standing outside the buildings and any associated water run off, waste disposal or storage of chemicals. No environmental report is included.

The existing planning status for this site and the business run from it appears to be uncertain with requests for clarification from the MSDC Planning office unconfirmed. The red line shown as the application site encompasses a large area of rural ground and the concern that this whole site will be granted permission for use as B8 is great. The Parish Council urge the planning officers to take on board the concerns and issues highlighted regarding the current operations at this site and the objections raised against this proposal and refuse permission for the businesses expansion."

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From: Drinkstone Clerk [mailto:drinkstoneclerk@gmail.com]
Sent: 07 June 2016 18:01
To: Planning Admin; Samantha Summers
Subject: Re: Planning Reference 0722/16 - Meade Farm Buildings Drinkstone

Hi Samantha

Please could you note that the comments from Drinkstone Parish Council for this application remain as already submitted (copied below) and they have nothing further to add following the change to the application description.

Many thanks

Kind regards

Paula

"Drinkstone Parish Council OBJECT to this application on the following grounds.

The applicants proposal to consolidate all their operations onto this one site so reducing traffic movements around their other satellite sites will create an increase in traffic volume and flow exacerbating the current issues experienced by residents of the adjacent properties and users of the narrow lane. The current access is narrow, for large vehicles involves crossing land belonging to two residential properties, and opens onto a single track road on a blind bend. It is currently used by HGV's visiting the site and frequently by a low loader type lorry which has extreme difficulty exiting the site, causing the road to be blocked for a considerable time whilst it manoeuvres.

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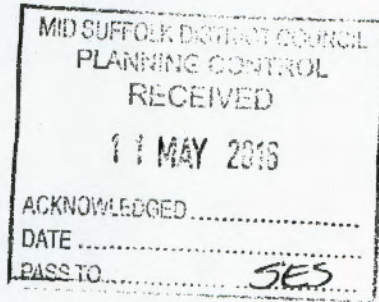
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120

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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: 0722/16
Our Ref: FS/F310686
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 09/05/2016

Dear Sirs

Rookery Meade Farm Buildings, Tostock Road, Drinkstone IP30 9SS
Planning Application No: 0722/16

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 records show that the nearest fire hydrant in this location is over 640m from the proposed build site and we therefore recommend that consideration should be given to water for firefighting.

Continued/

122 OFFICIAL

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: Mr P Laflin, Build to Plans, 19 Aldham Gardens, Stowmarket IP14 2PS

123

From: Nathan Pittam
Sent: 03 June 2016 09:33
To: Planning Admin
Subject: 0722/16/FUL. EH - Land Contamination.

M3 : 179414

0722/16/FUL. EH - Land Contamination.

Buildings at Rookery Meade, Beyton Road, Drinkstone, BURY ST EDMUNDS, Suffolk.

Continued use of land and buildings as an operational base for agricultural research and development. Erection of storage building and cabin (following removal of existing structure).

Many thanks for your request for comments in relation to the above application for continued use and minor development at the site. I can confirm that I have no objection 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

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130/92

MID SUFFOLK DISTRICT COUNCIL

PLANNING PERMISSION

Council Offices, Needham Market, Ipswich, IP6 8DL

TOWN AND COUNTRY PLANNING ACT 1990

FORM P2

Town and Country Planning General Development Order 1988 (as amended)

Date of Application: 21 JAN 92

Application No:

Date Registered: 17 FEB 92

130/92

As amended by letter dated 20 March 1992 with accompanying plan

Name and address of agent

Name and address of applicant

E J CLARKE
T/A HERIT FENCING & SHEDS
23 COMMERCIAL ROAD
BEDFORD

E J CLARKE
T/A HERIT FENCING & SHEDS
23 COMMERCIAL ROAD
BEDFORD

Proposed development and location of the land: RETENTION OF USE OF AGRICULTURAL BUILDING TO MANUFACTURE, STORE AND SELL GARDEN SHEDS, FENCING AND ANCILLARY EQUIPMENT. ROOKERY HEADE FARM, TOSTOCK ROAD, DRINKSTONE

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

1. Within three months of the date of this permission the southern side of the existing access shall be upgraded to have a minimum of ten dropped kerbs in a southerly direction along the edge of the detailed carriageway.
2. Within three months of the date of this permission the area within the site shown on the submitted site plan scale 1 metre = 5mm (approximately 1:200 scale, dated 25 March 1992 for the purpose of loading, unloading, manoeuvring and parking of vehicles has been provided and thereafter it shall be retained and used for no other purpose.
3. Working hours for power machinery shall be limited to 0800 - 1700 Monday to Friday, 0800 - 1300 Saturdays with no power machinery to be operated on Sundays or Bank Holidays.
4. Working hours shall be limited to 0800 - 1700 Monday to Friday, 0800 - 1500 Saturdays with no working on Sundays or Bank and Public Holidays.
5. Within three months of the date of this permission details of acoustic insulation shall be submitted for approval, in writing by the Local Planning Authority, sufficient to ensure that operations within the workshop building as well as those on the remainder of the site shall not exceed a site boundary noise level of 40 dB(A) as measured as an average (or Leq) during any 30 minute period of permitted working hours.

The reasons for the conditions are:

1. To prevent further damage to the highway verge.
2. In the interests of highway safety.
- 3 & 5. In the interests of amenity having regard to the background noise levels in the area.

Notes:

1. The access area should be clearly marked as a 'No parking area'.
- continued...

Please record in the Register of Local Land Charges

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130/92

Application No. 130/92

Page 2

- 2. Any conditions which involve works 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 agent at the applicant's expense. The County Council's West Area Surveyor should be contacted at 3 Honey Hill, Bury St. Edmunds. Tel: Bury St. Edmunds 763141.
- 3. Please find enclosed a letter from the National Rivers Authority dated 2 April 1992.

Date: 15 June 1992

Chief Planning Officer

000



The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0272-218927
Switchboard 0272-218811
Fax No 0272-218769
1374

MID SUFFOLK DISTRICT COUNCIL
RECEIVED PLANNING DEPT.
30 APR 1993

ACKNOWLEDGED..... You Ref: ---
SENT.....
PASS TO.....
APP/W3520/A/92/216837/P4

E J Clarke Esq
Merit Fencing and
Prebend Street
BEDFORD
MK40 1RB

26 APR 93

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPLICATION NO: 130/92

1. As you know I have been appointed by the Secretary of State for the Environment to determine your appeal against the decision of the Mid Suffolk District Council to grant planning permission subject to conditions for the continued use of an agricultural building to manufacture, store and sell garden sheds, fencing and ancillary equipment at Rookery Farm, Tostock Road, Drinkstone. I have considered the written representations made by you and by the Council and also those made by an interested person. I inspected the site on 8 March 1993.

2. The conditions in dispute are Nos 1 and 5 of planning permission 130/92, granted on 15 June 1992, which require that within three months of the date of the permission:

(1) the southern side of the existing access shall be upgraded to have a minimum of ten dropped kerbs in a southerly direction along the edge of the metalled carriageway; and

(5) details of acoustic insulation shall be submitted for approval by the local planning authority sufficient to ensure that operations within the workshop building as well as those on the remainder of the site shall not exceed a site boundary noise level of 40 dB(A) as measured as an average (or Leq) during any 30 minute period of permitted working hours.

3. The reason for the conditions were stated as being to prevent damage to the highway verge, and in the interests of amenity having regard to background noise levels in the area.

4. You are seeking to continue to use the land and buildings without complying with condition 1 and to vary the terms of condition 5 by increasing the level of permitted noise.



RECYCLED PAPER

5. From the foregoing, the written representations and my inspection of the site and its surroundings I consider that the main issues are: firstly, whether continued use of the buildings and land for the approved purposes without the dropped kerbs being installed would cause unacceptable traffic hazards to users of Tostock Road; and secondly, whether continued use of the land and buildings for the permitted use, with noise limited to the higher level you suggest, would cause unacceptable harm to the living conditions of nearby occupiers.

6. The Council maintains that the narrow width of Tostock Road, the sole means of access to the appeal site, together with the difficulties which large vehicles have in manoeuvring in the confined apron at the entrance to the site, has led to damage to the carriageway edges to the immediate south constituting a road safety hazard along the lane.

7. The Tostock Road carriageway is only about 4m wide for most of its length in the vicinity of the site and I noted that the grass verges are used regularly by general and agricultural traffic needing passing space. The concrete apron of the site adjoins the metalled carriageway for a length of about 13m. While there is some damage to the verge adjoining the southern end of the apron, similar wear at the edge of the road is evident along much of the lane. Having regard to the modest speed and volume of traffic along this generally quiet rural lane, and the modest numbers of vehicles visiting the appeal site, I consider that the use could continue to operate satisfactorily without installation of the dropped kerbs and not cause significant traffic hazards to highway users.

8. Turning to the second main issue I note that the business operates from a former agricultural barn of concrete and timber construction, with the workshop occupying the two northernmost bays furthest from the houses to the south. The workshop contains three shed panel assembly tables and power tools including a circular saw and compressed air nail gun. In addition hand hammers are also used for shed assembly work.

9. At a test during my inspection I heard that the circular saw and nail gun were clearly audible from outside the site within the garden of The Meade, a detached house with substantial rear gardens, which lies some 65m to the south, and Meade Cottage, about 40m to the south east. In my view, given the otherwise quiet rural character of the area and the periodic peaks of noise from machines and hammering, noise attenuation measures are needed to ensure that the use does not intrude unreasonably on the living conditions of nearby residents.

10. You accept this but state that the site boundary noise level limit of 40 dB(A) in condition 5 was based on a background level of about 35 dB(A) (as measured in March 1992) plus 5 dB(A). In your opinion such a limit is unreasonable,

and indeed impossible to achieve at economic cost on the east boundary where the building immediately adjoins the garden of The Meade. You have already reduced noise levels by: the use of quieter machines, enclosing the compressor, and purchasing timber in pre-cut lengths. In your view the control level should be set by reference to the Council's monitoring survey (carried out in January 1993) which gave background noise levels over half hour periods of 37 and 38.5 dB(A) from which you deduce that an Leq level of 44 dB(A) would be appropriate.

11. I consider that the principle of adding 5dB(A) to the background noise is acceptable as nothing has been raised to suggest another course. I note that the Council has measured a range of background levels; the top of the range is appropriate, in my view, as a level of 44dB(A) at the boundary would not seem inordinate and there would be further attenuation because of the separation of the appeal premises from the nearest houses. I note that the hours of operation of the use, and also of power machinery, are already limited by conditions to within normal working hours. Accordingly, if subject to a level of 44dB(A) at the site boundary, I consider that continued use of the building would not cause unacceptable harm to the living conditions of nearby residents.

12. I have considered all of the other matters drawn to my attention including the location of the adjoining barn a short distance to the south of the site which has planning permission for residential conversion, but I find nothing which alters the balance of my conclusions on the main issues.

13. For the above reasons and in exercise of powers transferred to me, I hereby allow your appeal and vary the planning permission No 130/92 for the continued use of an agricultural building to manufacture, store and sell garden sheds, fencing and ancillary equipment at Rookery Farm, Tostock Road, Drinkstone, granted on 15 June 1992 by the Mid Suffolk District Council, by deleting conditions Nos 1 and 5 and substituting in place of condition 5 the following condition:

within three months of the date of this letter details of a scheme of acoustic insulation shall be submitted for approval by the local planning authority sufficient to ensure that operations within the workshop building as well as those on the remainder of the site shall not exceed a site boundary noise level of 44 dB(A) as measured as an average (or Leq) during any 30 minute period of permitted working hours, which scheme shall be carried out within six months of the date of this letter or such other period as may be agreed in writing by the local planning authority.

14. An applicant for any consent, agreement or approval required by a condition of this permission and for approval of the reserved matters referred to in this permission has a

statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their planning decision within the prescribed period.

15. The developer's attention is drawn to the enclosed note relating to the requirements of the Building Regulations 1991 with respect to access for disabled people.

16. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

I am Sir
Your obedient Servant

Philip A. Goodman

PHILIP A GOODMAN BA(HONS) DMS MRTPI MIMgt
Inspector

130

130/92

9259
4.596ha
11.36

0142
12.398ha
30.64

2156
0.37ha
1.58

3129
14.820ha
36.67

SITE IN RED

*2nd farm
owned by p.*

Meade Cottage

1014
623ha
1.54

2014
1.150ha
2.84

Meade Farm

9514
2.689ha
6.65

0617
081ha
20

B.M. 45.64

C429

9007
1117ha
29

1110
1.227ha
3.03

Inkstone Park

0005
891ha
2.20

0300
777ha
1.92

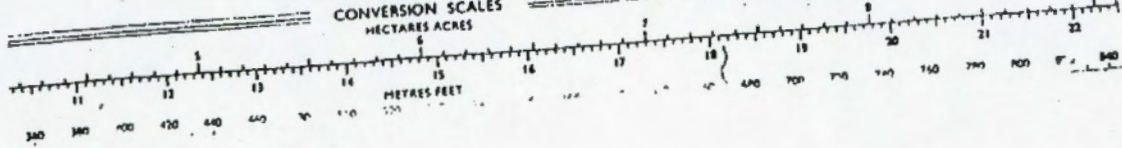
1300
1.094ha
2.70

BURY ST EDMUNDS CO CONST

TL 9461-9561

CONVERSION SCALES

HECTARES ACRES



131

11/98

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MID SUFFOLK DISTRICT COUNCIL REFUSAL OF PLANNING PERMISSION
Council Offices, Needham Market, Ipswich, IP6 8DL

TOWN AND COUNTRY PLANNING ACT 1990. FORM P3
Town and Country Planning (General Development Procedure) Order 1995
Date of Application: 29 Dec 97 Application No:
Date Registered: 05 Jan 98 11/98

Name and address of agent	Name and address of applicant
J CLARKE 33A IPSWICH STREET STOWMARKET SUFFOLK IP14 1AH	J CLARKE ROOKERY MEADE FARM TOSTOCK ROAD DRINKSTONE IP30 9SS

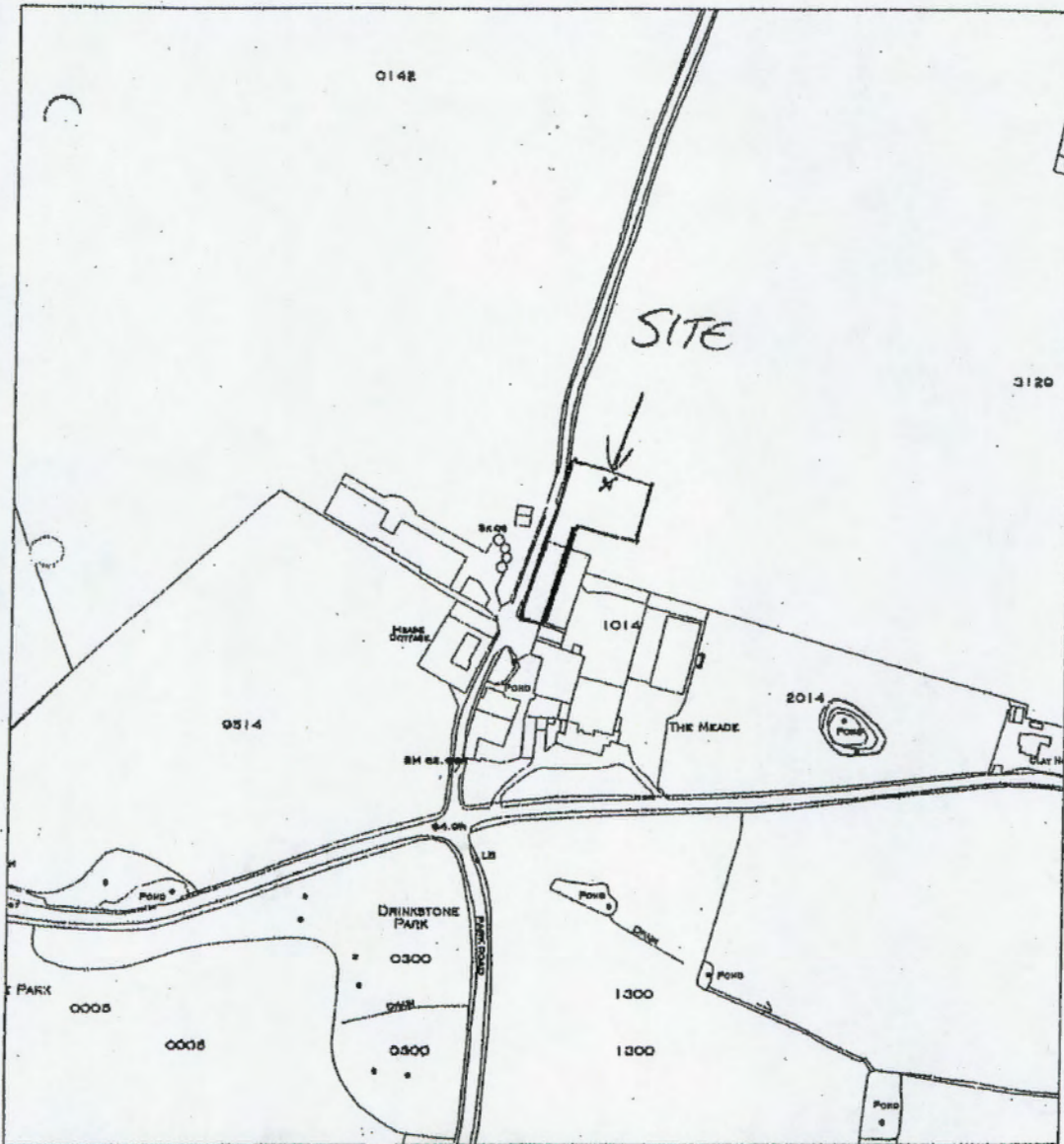
Proposed development and location of the land: RETENTION OF STATIONING OF PORTACABIN FOR USE AS FARM OFFICE, LAND AT ROOKERY MEADE FARM, TOSTOCK ROAD, DRINKSTONE.

The Council, as local planning authority, hereby give notice that PLANNING PERMISSION HAS BEEN REFUSED for the development proposed in the application in accordance with the particulars and plans submitted for the following reasons:-

1. The development is considered contrary to the Mid Suffolk Local Plan (as modified by the Local Plan Inquiry in 1996 and further modifications in November 1997). The site is located within the Proposed Special Landscape Area, and Policy CL2 of the Mid Suffolk Local Plan requires particular care to be taken in terms of design, layout, materials and landscaping of any development sited within the area.
2. Policy CL13 requires new agricultural buildings to be sited within or adjacent to existing farm building groups and be sympathetically related to them in style, size and materials. In addition, there should be regard for the visual impact in the landscape, and a scheme of landscaping should be prepared as part of any development. In this case, the building is located in a prominent and exposed position in the landscape, devoid of any significant screening and landscaping. The design of the building is out of keeping with its rural location and is unrelated to other buildings within the complex, to the detriment of the character and appearance of the area.
3. The building is positioned on an area allocated for vehicle parking, manoeuvring and loading in connection with the use of the adjacent building for manufacturing and retail purposes, and as such creates a deficiency in the required space for that development. If permitted, the application development could create inadequacies of parking, manoeuvring and loading space, giving rise to potential for overflow onto the public highway to the detriment of highway safety and the free flow of traffic.

Date: 10 March 1998.

Shant Fowles
 Head of Development Control
 10/03



SECTION 172 ENFORCEMENT OF PLANNING CONTROL	
TOWN & COUNTRY PLANNING ACT 1990	
MID SUFFOLK DISTRICT COUNCIL	SITE ROOKERY MEADE FARM
DEVELOPMENT SERVICES	TOSTOCK ROAD
COUNCIL OFFICES	DRINKSTONE
NEEDHAM MARKET	
IPSWICH	MAP = TL9562
SUFFOLK IP6 8DL	SCALE = 1:2500
TEL: (01449) 720711	DATE 28/05/99



133

0841/98

MID SUFFOLK DISTRICT COUNCIL REFUSAL OF PLANNING PERMISSION
Council Offices, Needham Market, Ipswich, IP6 8DL

TOWN AND COUNTRY PLANNING ACT 1990 FORM P3
Town and Country Planning (General Development Procedure) Order 1995
Date of Application: 30 SEP 98 Application No:
Date Registered: 21 OCT 98 841/98
As amended by 1:1250 scale location plan, date stamped 15.12.98 and agent's
letter dated 11.12.98.

Name and address of agent	Name and address of applicant
BERWICKS 33A IPSWICH STREET STOWMARKET SUFFOLK IP14 1AH	J CLARKE ROOKERY MEADE FARM TOSTOCK ROAD DRINKSTONE BURY ST EDMUNDS IP30 988

Proposed development and location of the land: RETENTION OF
STATIONING OF PORTACABIN FOR USE AS FARM OFFICE, AND RETENTION OF GATED
VEHICULAR ACCESS. LAND AT ROOKERY MEADE FARM, TOSTOCK ROAD, DRINKSTONE

The Council, as local planning authority, hereby give notice that PLANNING PERMISSION HAS BEEN REFUSED for the development proposed in the application in accordance with the particulars and plans submitted for the following reasons:-

1. The Mid Suffolk Local Plan develops at a local level the policies of the County Structure Plan and was adopted by the Council on 1 September 1998. The proposal is contrary to Policy CL2 of that document, by virtue of the unacceptable impact of the development in the Special Landscape Area (SLA) in which it is sited. This policy requires particular care to be taken in terms of sensitive design, layout, materials and landscaping for any development in the SLA, in order to safeguard landscape quality.
2. Furthermore, Policy CL13 of the Local Plan requires new agricultural buildings to be sited within or adjacent to existing farm building groups and be sympathetically related to them in style, size and materials. In addition there should be regard for the visual impact in the landscape, and a scheme of landscaping should be prepared as part of any development. In this case, the building is located in a prominent and exposed position in the landscape, currently devoid of any significant screening and landscaping. Although the proposed landscaping belt may eventually ameliorate views from the north east, (within the farmholding), it does not address the impact from the public domain of Tostock Road, from the north and south west, or from residential property to the south. The non-traditional design of the building is considered out of keeping with its rural location and is unrelated to other buildings within the farmstead, the closest being located opposite the application site to the west of Tostock Road. The siting and design are therefore considered detrimental to the character and appearance of the countryside location.

continued...

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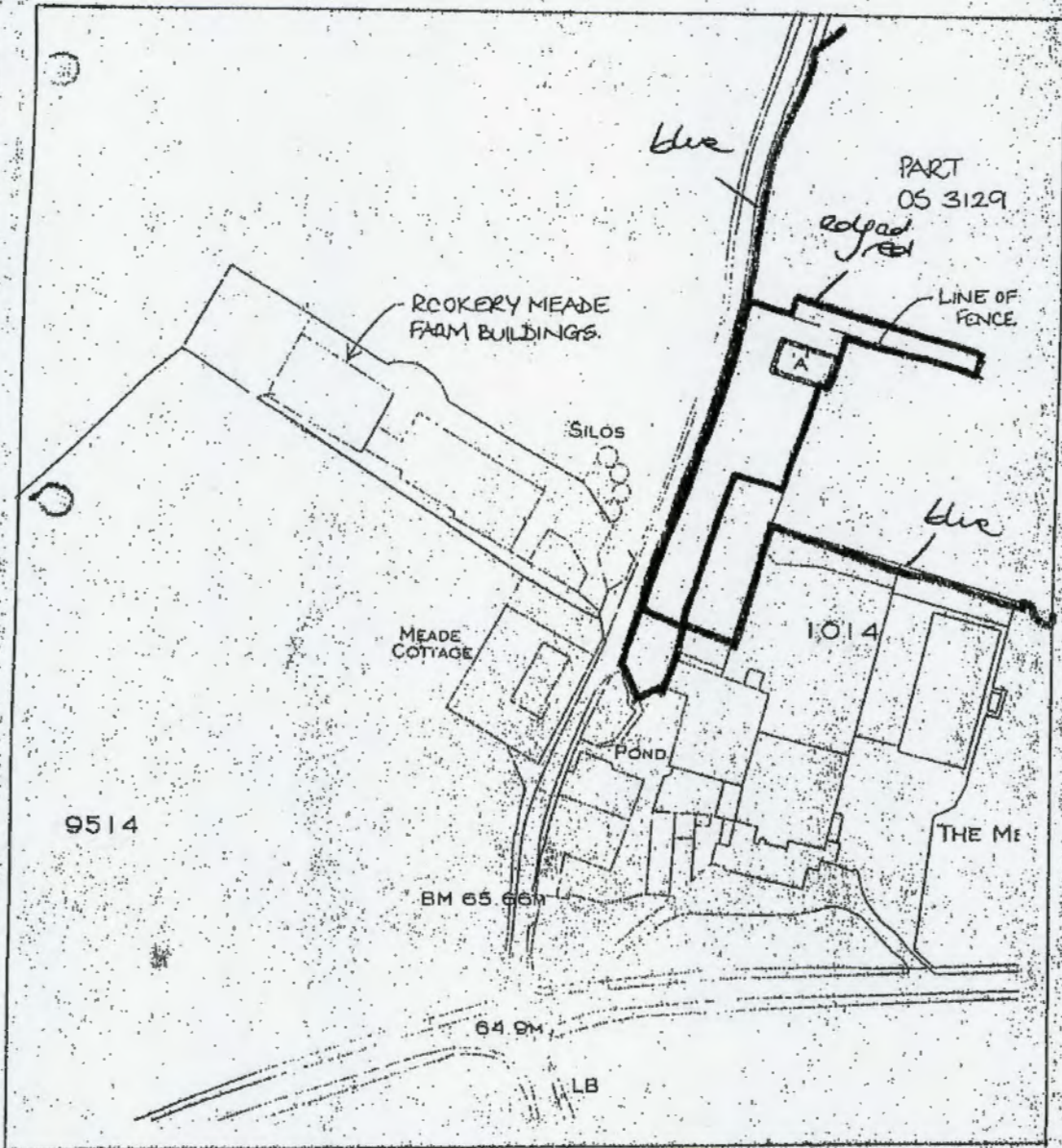
3. The building is sited on an area allocated for vehicle parking, manoeuvring and loading in connection with a use permitted in an adjacent building, for manufacturing and retail purposes. Furthermore, the location of 6 parking spaces conflicts with this wider parking/manoeuvring area, thereby creating a deficiency in the required space for that development. This would be contrary to Policy T9 of the Local Plan. If permitted, the application development could create inadequacies of parking, manoeuvring and loading space, giving rise to potential for overflow onto the public highway to the detriment of highway safety and the free flow of traffic.

Note:

1. The applicant will note that the above does not include reasons in respect of the access, which is considered unacceptable and substandard by the local authority. Although included in the application, the requirement for planning permission has been brought into question. Further investigation on this matter is required by the local authority, but in order to avoid delay in the issue of this decision notice, comment on the access is omitted, and is reserved for further consideration.

Date: 29 JANUARY 1999.

Stuart Powell
Head of Planning Control



LAND, PART OS 3129, ROOKERY MEADE FARM DRINKSTONE

PLANNING APPLICATION FOR THE ERECTION OF BUILDING 'A' FOR USE AS A FARM OFFICE

SCALE 1:1250 \uparrow SEPTEMBER 1998.

BERWICKS 33A IPSWICH STREET STOWMARKET SUFFOLK IP14 1AH

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841/98



Appeal Decision

site visit held on 25/10/1999

by Eric T Searle DipTP FR

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL
- 8 NOV 1999
ACKNOWLEDGED
DATE FORWARDED
PASS TO

The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 8DJ
☎ 0117 987 6927

- 5 NOV 1999

Appeal : T/APP/W3520/A/99/1025912/P4

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mr J E Clarke against Mid Suffolk District Council.
- The site is located at Rookery Meade Farm, Tostock Road, Drinkstone, Bury St Edmunds.
- The application 841/98 dated 15 October 1998 was refused on 29 January 1999.
- The development proposed is the retention of portacabin for use as farm office, and retention of gated vehicular access.

Decision: The appeal is dismissed and planning permission for the retention of the portacabin for use as a farm office is refused.

Procedural matters

1. It has been confirmed that the building size is 8.2m x 14.2m with a total area of 116.44 sq.m. It has also been clarified that the building will be used during the week and up to 13.00 on Saturdays. I note from the correspondence that there is dispute about the access, but this has not been the subject of the Council's decision. Although the issue of a new access has been raised by third parties I have insufficient evidence to enable me to consider the matter.

The main issues

2. From my visit to the site and surrounding area and the written representations received, I consider the main issues in this case to be the impact of the building in the countryside and on the use of the adjoining land and building.

The Development Plan

3. Under Policy CL2 of the adopted Mid Suffolk Local Plan, within special landscape areas, particular care will be taken to safeguard landscape quality and where development does occur it should be sensitively designed, with high standards of layout materials and landscaping. Under Policy CL13 where a new agricultural building is proposed, the colour texture, and use of materials should be carefully selected to be sympathetic to their setting.

Inspector's reasons

4. The appellant operates two farms as a single agricultural unit. A substantial pig farm at Rookery Farm, some one and a half miles away, and Rookery Mead Farm which is on both sides of Tostock Road. At present there is a farm office in the appellant's house. I accept that with the two farms, and other allied interests, that it is reasonable to require more than a

APPEAL DECISION

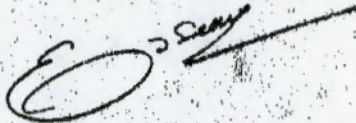
room in the house as an office, and that to minimise the risk of disease at Rookery Farm that it would be more appropriate to locate it at Rookery Meade Farm. However, I consider the building would be too large for the purpose and the remainder of it would need to be put to some other use. Ancillary storage has been suggested.

- 5. Although the site is within a Special Landscape Area I could not identify on the ground what particular characteristics warranted its inclusion within the designated area to the exclusion of other open countryside. The site and land adjoining do not appear to meet the specific criteria for the Blackbourne River Valley SLA in the Local Plan. However, regardless of its SLA status the effect of any agricultural development on the visual amenities of the countryside needs to be considered under Policy CL13.
- 6. I accept that a farm office is a reasonable requirement but this does not override the need to ensure that any such building by reason of its siting and overall appearance should be in keeping with the area. The new farm office is not a great distance from the building previously used by Merit Sheds but it does not read with it, or any other agricultural building. Policy CL13 requires new agricultural buildings to be sympathetically related to existing buildings in style, size and materials. Although clad in timber the portacabin still stands out, both because of its design and size, as an alien feature in the countryside. Its style is non-traditional, and out of keeping with in this rural location.
- 7. The policy also requires that regard should be given to the visual impact of an agricultural building in the landscape and a scheme of landscaping should be prepared as part of any development. In my view the aim of planting should not be to hide a building from sight but to soften a hard outline and help anchor a new building to the surrounding landscape. The appellants have shown a planting belt on the submitted plan but I do not believe that an unsatisfactory building can be made acceptable because it will eventually be screened by trees.
- 8. The building is partially sited on an area allocated for vehicle parking, manoeuvring and loading in connection with a use previously permitted in an adjacent building. The proposed 6 car parking spaces in connection with the farm office would also impinge upon this area. The previous commercial use has ceased and the land is in the control of the appellant and at present there would be no conflict between uses. Nevertheless, it seems to me that until it is decided to what use the original building should be put - conversion to stabling has been suggested - and how much land is needed to serve it adequately, it would be premature to permit a building and a use which may prejudice the future use of this large building.
- 9. In summary, I consider any new farm office should be better integrated with existing farm buildings, or alternatively part of the unused adjacent building could now be converted if surplus to agricultural requirements, avoiding any need for a new building in the countryside.
- 10. I have taken into account the concerns of local residents and the Parish Council about the future use of the building, and the nuisance to local residents which may be caused by the use of the building as a farm office. It seems to me that with the use proposed and the relationship of the building to other residential properties in the area that detriment to amenities from nuisance or general disturbance would be minimal. Neither these nor other matters raised outweigh the factors which have led me to my conclusions.

APPEAL DECISION

Conclusions

11. For the reasons given above I conclude that the appeal should not succeed and I shall exercise the powers transferred to me accordingly.



Eric T Searle

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL RECEIVED 8 NOV 1999 ACKNOWLEDGED _____ DATE _____ PASS TO _____

MID SUFFOLK DISTRICT COUNCIL
Council Offices, Needham Market, Ipswich, IP6 8DL

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

FORM P3

Town and Country Planning (General Development Procedure) Order 1995

Date of Application: 18 MAY 00

Application No:

Date Registered: 07 JUN 00

564/00

Name and address of agent

BERWICKS
82 HIGH STREET
IPSWICH
IP6 8AW

Decision



Name and address of applicant

MR J CLARKE
C/O AGENT

Proposed development and location of the land: RETENTION OF BUILDING FOR USE AS FARM OFFICE (REVISED DESIGN) AND ANCILLARY WORKS (MANEGE AND FIELD GATE) AND LANDSCAPING). LAND AT ROOKERY MEAD FARM, TOSTOCK, DRINKSTONE

The Council, as local planning authority, hereby give notice that PLANNING PERMISSION HAS BEEN REFUSED for the development proposed in the application in accordance with the particulars and plans submitted for the following reasons:-

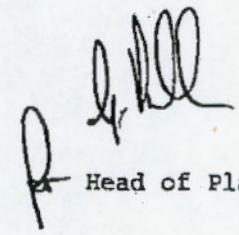
1. The Mid Suffolk Local Plan develops at a local level the policies of the County Structure Plan and was adopted by the Council on 1 September 1998. The proposal is contrary to Policy CL2 of that document, by virtue of the unacceptable impact of the development in the Special Landscape Area (SLA) in which it is sited. This policy requires particular care to be taken in terms of sensitive design, layout, materials and landscaping for any development in the SLA, in order to safeguard landscape quality.
2. Furthermore, Policy CL13 of the Local Plan requires new agricultural buildings to be sited within or adjacent to existing farm building groups and be sympathetically related to them in style, size and materials. In addition there should be regard for the visual impact in the landscape, and a scheme of landscaping should be prepared as part of any development. In this case, the building is located in a prominent and exposed position in the landscape, currently devoid of any significant screening and landscaping. Although the proposed landscaping belt may eventually ameliorate views from the north east, (within the farmholding), it does not address the impact from the public domain of Tostock Road, from the north and south west, or from residential property to the south.

The building by reason of its siting and overall appearance is not in keeping with the area. It stands out because of its design and size as an alien feature in the countryside. Its style is non-traditional and out of keeping with this rural location. It does not read with other agricultural buildings and is unrelated to the other buildings in the farmstead - the closest being located on the west side of Tostock Road. The siting and design and overall appearance are therefore contrary to policy and detrimental to the character and appearance of the countryside location.

continued...

3. The building is sited on an area allocated for vehicle parking, manoeuvring and loading in connection with a use permitted in an adjacent building, for manufacturing and retail purposes. Furthermore, the location of 6 parking spaces conflicts with this wider parking/manoeuvring area, thereby creating a deficiency in the required space for that development. This would be contrary to Policy T9 of the Local Plan. If permitted, the application development could create inadequacies of parking, manoeuvring and loading space, giving rise to potential for overflow onto the public highway to the detriment of highway safety and the free flow of traffic.

Date: 2 OCTOBER 2000.



Head of Planning Control

2-6-00/141

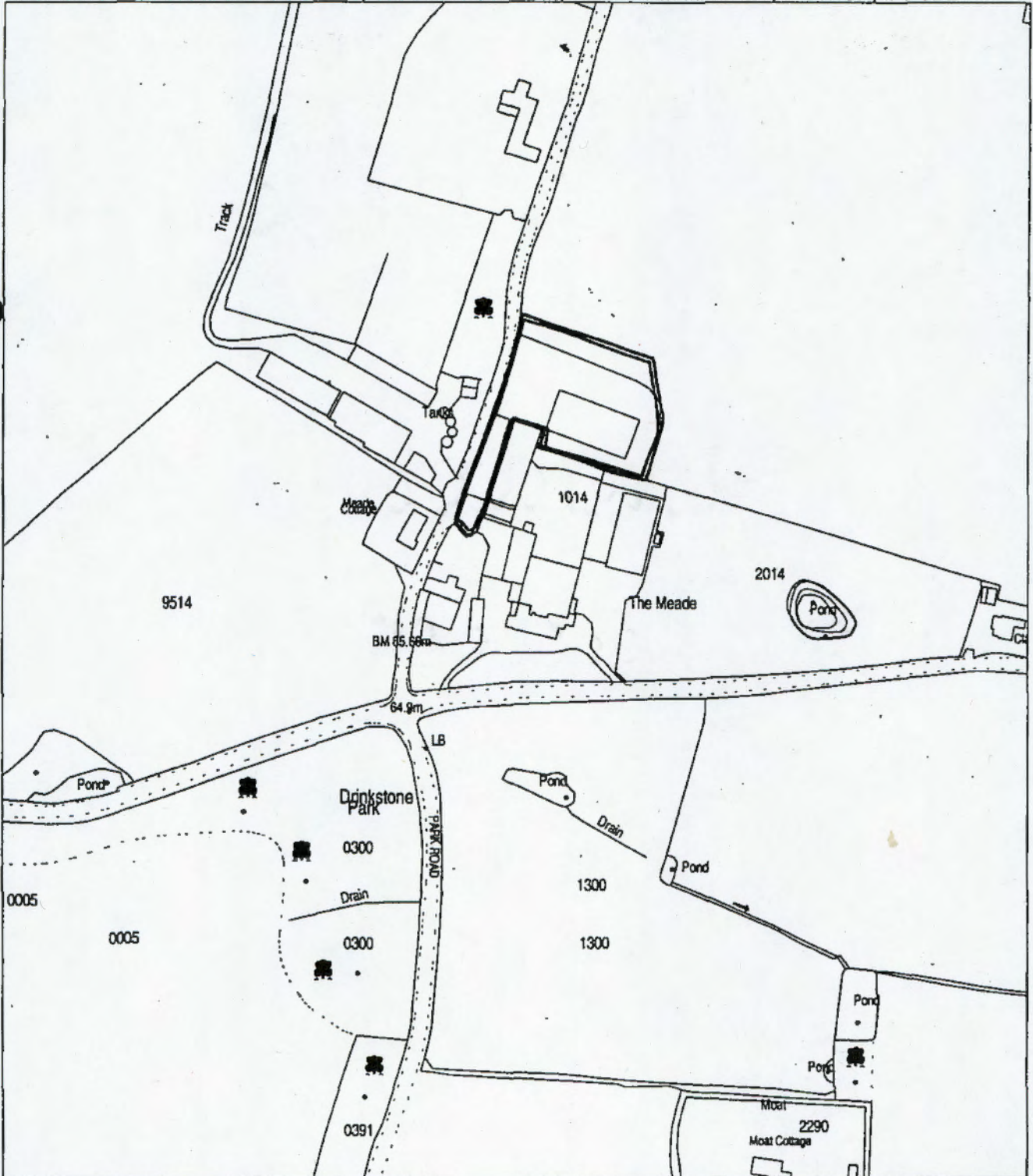
564/00



Scale 1:2500
MAP = TL9562



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



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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: March 11, 2011
Date Registered: March 14, 2011

REFERENCE: 0883 / 11

Documents to which this decision relates: Application Form, Design and Access Statement, 1:1250 scale site plan and drawing no. 2011.04 received on 11 March 2011.

CORRESPONDENCE ADDRESS:

Build To Plans
19 Aldham Gardens
Stowmarket
Suffolk
IP14 2PS

NAME AND ADDRESS OF APPLICANT:

Envirofield
7 Barn Field
Chevington
Bury St Edmunds
Suffolk
IP29 5QN

PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:

Erection of log cabin to be used as office - Meade Farm Buildings, Tostock Road, Drinkstone

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. RESTRICTION RE: USE

The hereby permitted building shall be used solely as an office for purposes ancillary to the use of the existing agricultural building on the site and for no other purpose.

Reason - In the interests of local amenity and to safeguard the character of the countryside.

3. RESTRICTION ON HOURS OF USE

The hereby permitted building shall only be used between the hours of 08:00am and 06:00pm Mondays to Fridays. There shall be no working on Saturdays, Sundays or Bank Holidays.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of amenity.

4. TIMESCALE FOR PLANTING

All new planting within the approved landscaping details (being drawing no. 2011.04 and Design and Access Statement received on 11 March 2011) 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 or hedges 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.

5. RESTRICTION RE: COLOUR FINISH

The external timber cladding and joinery of the hereby approved building shall be painted/stained black prior to it being first brought into use, and shall thereafter only be repainted/re-stained in black unless the Local Planning Authority has agreed otherwise pursuant to an application made in that regard.

Reason - In the interests of visual amenity.

REASONS FOR APPROVAL:

1. This permission has been granted having regard to policy(ies)

COR2 - CS2 DEVELOPMENT IN THE COUNTRYSIDE & COUNTRYSIDE VILLAGES
COR5 - 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 policy(ies)

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
CL2 - DEVELOPMENT WITHIN SPECIAL LANDSCAPE AREAS
T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
CL13 - SITING AND DESIGN OF AGRICULTURAL BUILDINGS
CL14 - USE OF MATERIALS FOR AGRICULTURAL BUILDINGS AND STRUCTURES

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 policy(ies)

PPS1 - DELIVERING SUSTAINABLE DEVELOPMENT
PPS7 - SUSTAINABLE DEVELOPMENT IN RURAL AREAS

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. Summary Reason(s) for Approval

Having regard to its siting, scale and design and subject to appropriate conditions, the proposed building is not considered to harm visual amenity within the immediate locality, the wider landscape, highway safety, residential amenity or biodiversity. As such the proposal accords with the relevant provisions of the development plan and is acceptable.

This relates to document reference: 0883 / 11

Signed: Philip Isbell
Professional Lead Officer
Planning Services

Dated: May 9, 2011

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

145

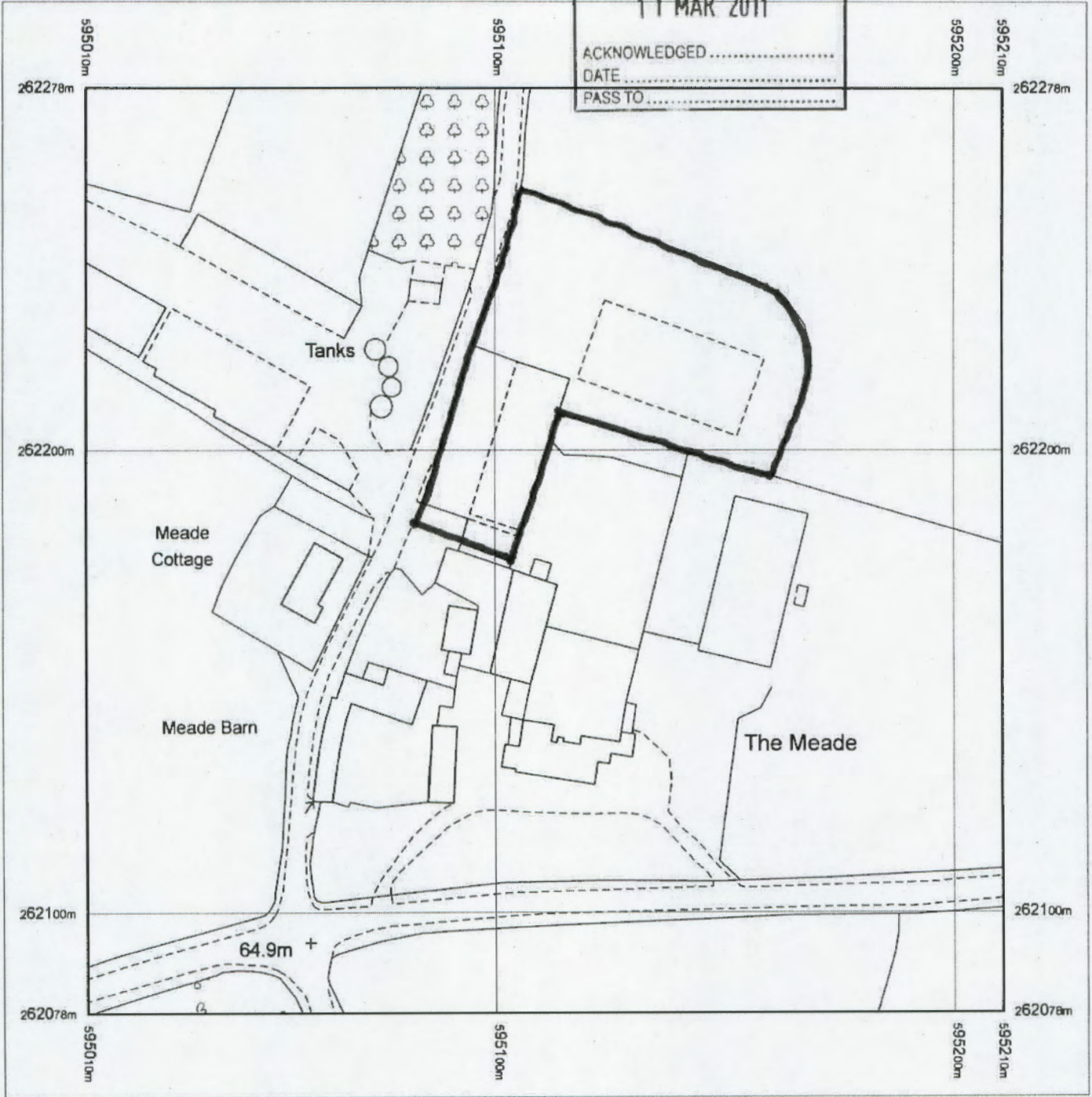


0883111

MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED

11 MAR 2011

ACKNOWLEDGED
DATE
PASS TO



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