

Title: Committe Site Plan

Reference: 1822/16

Site: Yaxley Manor House, Mellis Road, Yaxley, IP23 8DG



MID SUFFOLK DISTRICT COUNCIL

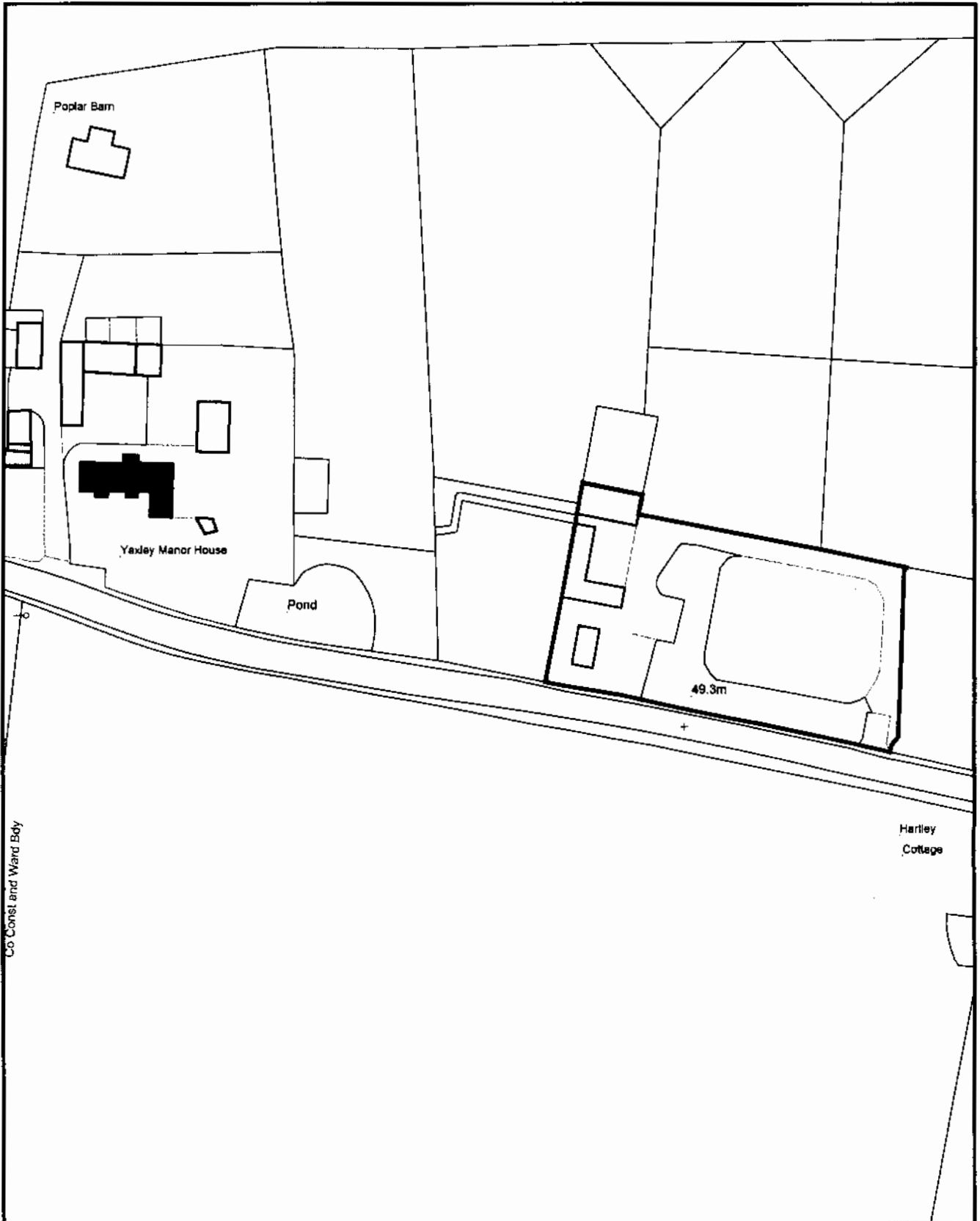
131, High Street, Needham Market, IP6 8DL
Telephone : 01449 724500
email: customerservice@csduk.com
www.midsuffolk.gov.uk



SCALE 1:1250

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Date Printed : 02/08/2016



Title: Committee Constraints Map

Reference: 1822/16

Site: Yaxley Manor House, Mellis Road, Yaxley, IP23 8DG



MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL
Telephone : 01449 724500
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88



A	Boundary Change	GG	24.4.10
Rev	Revision	Checked by	Date

Cotton Consulting

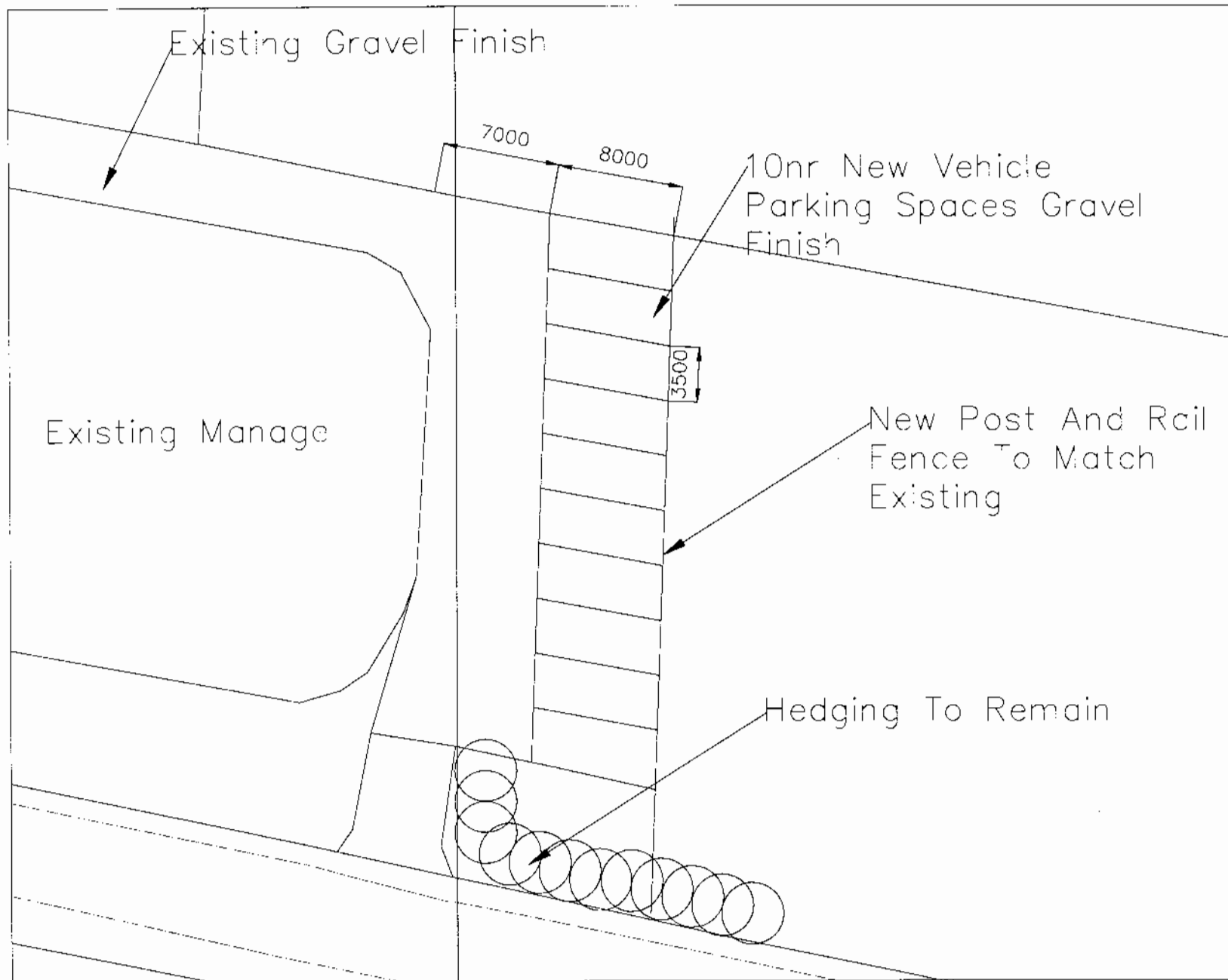
3 The Meadows, Cotton, Stowmarket,
Suffolk, IP14 4NZ
TEL: 01449 780347

Client
Catherine Emery

Project
Yaxley Manor House
Melis Road
Yaxley
IP23 9DG

Title
Site Plan

Drawn by	SG	Date	08/04/10
Traced by	-	Date	-
Checked by	GG	Date	-
Scale	1:1250	Job No.	2000
Drawing No.	2000-15A		



A	Add. Info	GG	24.06.16
Rev	Revision	Checked by	Date

Cotton Consulting

3 The Meadows, Colton, Stowmarket,
Suffolk, IP14 4NZ
TEL: 01449 780347

Client
Catherine Emery

Project
Yaxley Manor House
Mellis Road
Yaxley
IP23 8DG

Title
Site Plan

Drawn by	SG	Date	06/04/16
Traced by	-	Date	-
Checked by	GG	Date	-
Scale	1:250	Job No	2000

Drawing No. 2000-17 Rev. A

A Splay amended GC 22.07.16
 Rev Revision Checked by Date

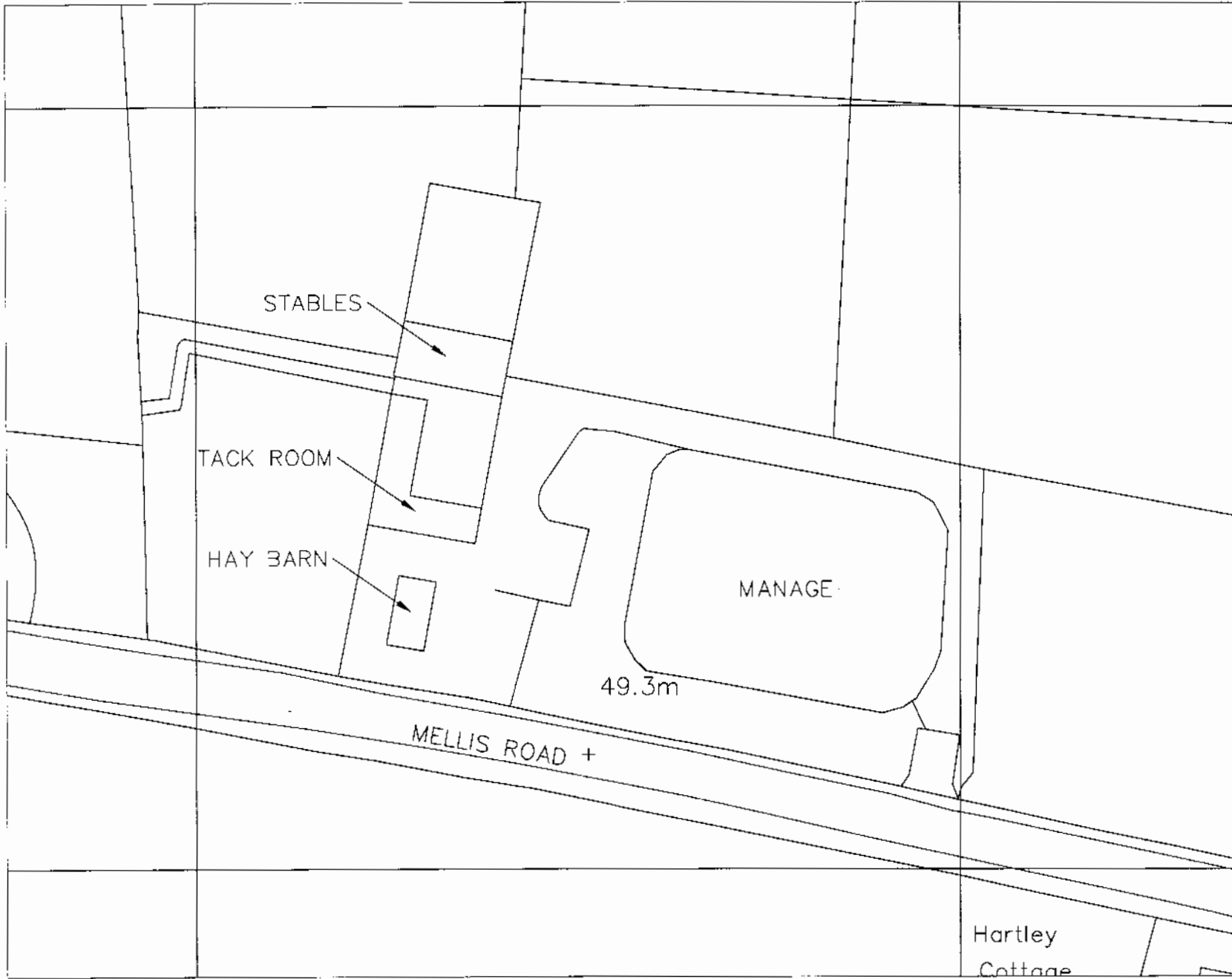
Cotton Consulting
 3 The Meadows, Cotton, Stowmarket,
 Suffolk, IP14 4NZ
 TEL: 01449 780347

Client: Cabherine Emery
 Project: Yaxley Manor House
 Mellis Road Yaxley
 IP23 8DG

Title: Location Plan

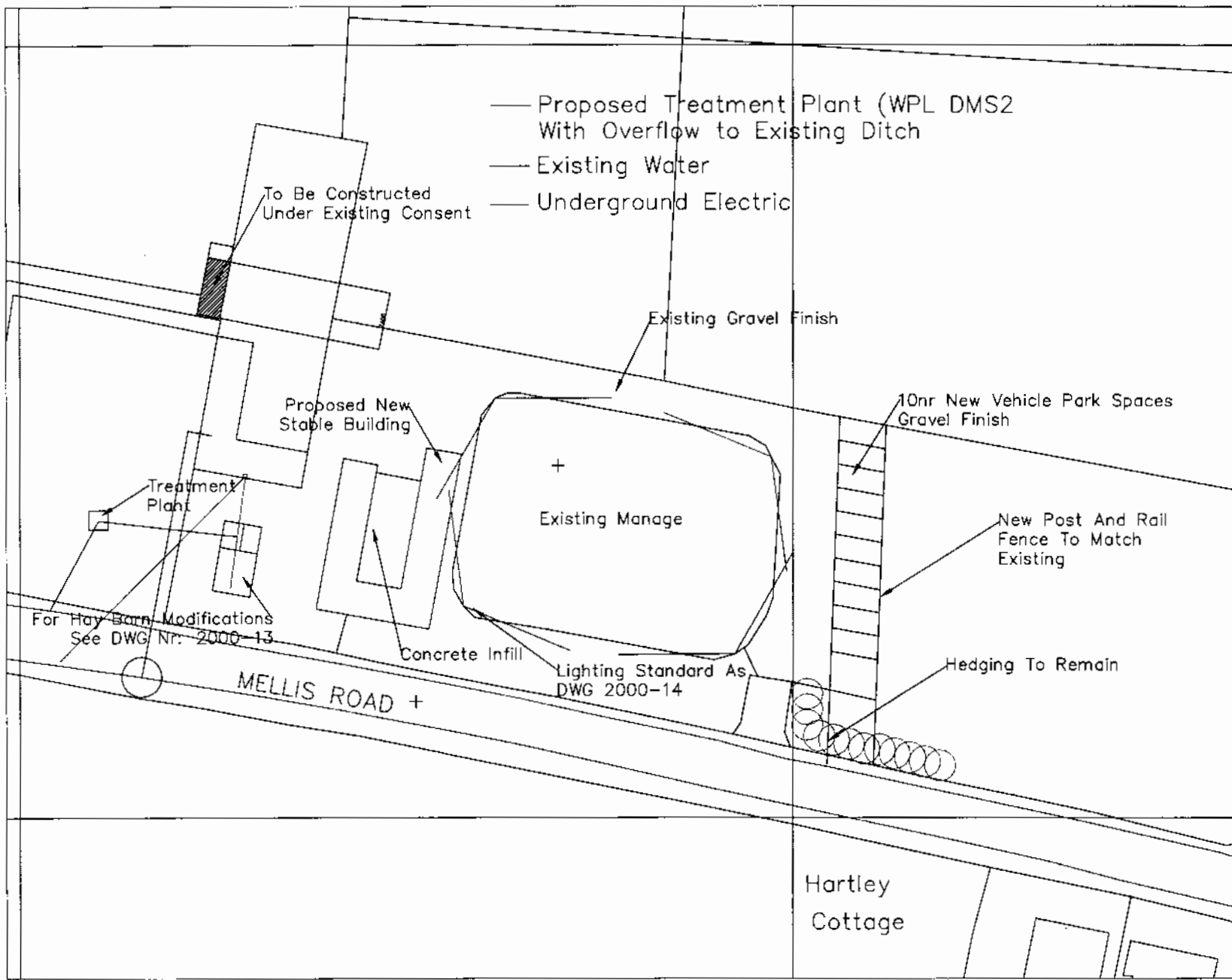
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Traced by	-	Date	-
Checked by	GC	Date	22.07.16
Scale	1:500	Sheet	200
Drawing No.	2000-18	Rev.	A





28

Rev	Revision	Checked by	Date
Cotton Consulting			
3 The Meadows, Cotton, Stowmarket, Suffolk, IP14 4NZ TEL: 01449 780347			
Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley IP23 8DG			
Title Existing Site Plan			
Drawn by	SG	Date	08/04/18
Traced by	-	Date	-
Checked by	GG	Date	-
Scale	1:500	As Is	200
Drawing No.	2000-02		



- Proposed Treatment Plant (WPL DMS2 With Overflow to Existing Ditch)
- Existing Water
- Underground Electric

B	Add Light Spread	GG	26.04.16
A	Add Info	GG	24.04.16
Rev	Revision	Checked by	Date

Cotton Consulting

3 The Meadows, Cotton, Stowmarket,
Suffolk, IP14 4NZ
TEL: 01449 780347

Client
Catherine Emery

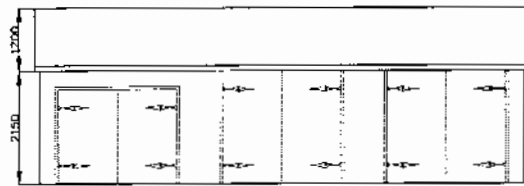
Project
Yadley Manor House
Mellis Road
Yadley
IP23 8DG

Title
Proposed
Site Plan

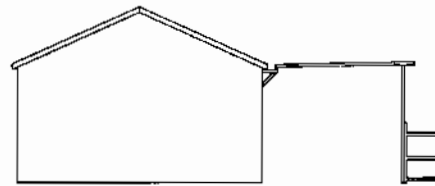
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Traced by	--	Date	--
Checked by	GG	Date	--
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Drawing No.	2000-098		

88

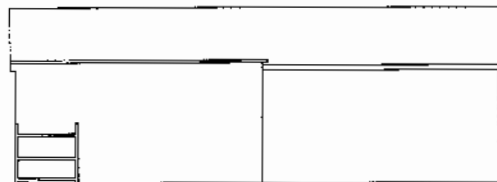
EAST



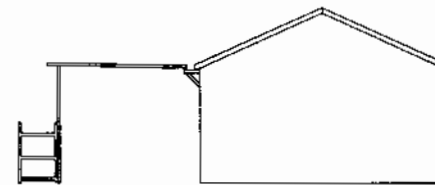
NORTH



WEST



SOUTH



HAY BARN EXISTING ELEVATIONS

02

Rev	Revision	Checked by	Date
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Cotton Consulting

3 The Meadows, Cotton, Stowmarket,
Suffolk, IP14 4NZ
TEL: 01449 780347

Client

Catherine Emery

Project

Yaxley Manor House
Mellis Road
Yaxley
IP23 8DG

Title

Hay Barn
Existing Elevations

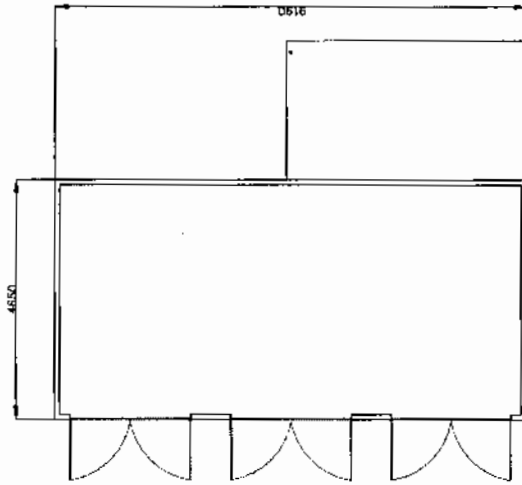
Drawn by	SG	Date	06/04/18
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Traced by	-	Date	-
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Checked by	GG	Date	-
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Scale	1:100	Job No.	200
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Drawing No.	2000-03		
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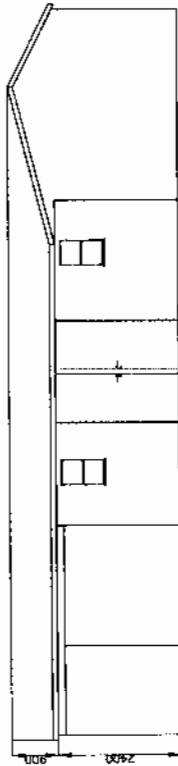
HAY BARN EXISTING FLOOR PLAN

Rev#	Revision	Checked by	Date
Cotton Consulting 3 The Meadows, Cotton, Slownmarket, Suffolk, IP14 4NZ TEL: 01449 760347			
Client			
Catherine Emery			
Project			
Yanley Manor House Mells Road Yarley IP23 8DG			
Title			
Hay Barn Existing Floor Plans			
Drawn by	SC	Date	06/04/16
Treated by	-	Date	-
Checked by	GS	Date	-
Scale	1:100	Sh. No.	200
Drawing No. 2000-04			

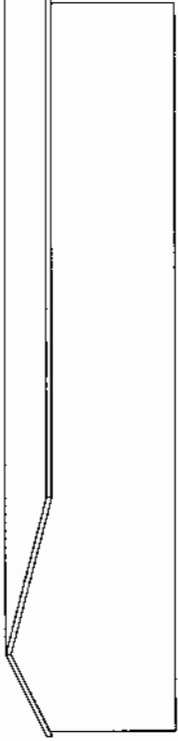
92

TACK ROOM EXISTING ELEVATIONS

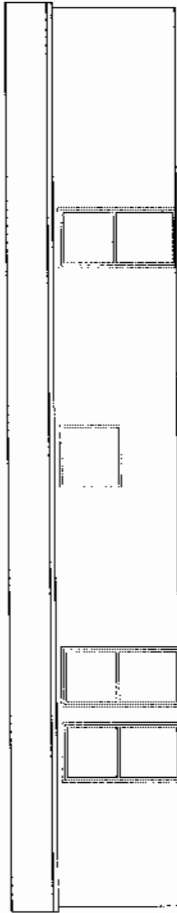
NORTH



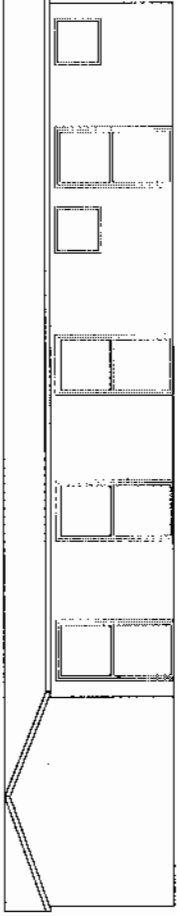
SOUTH



WEST

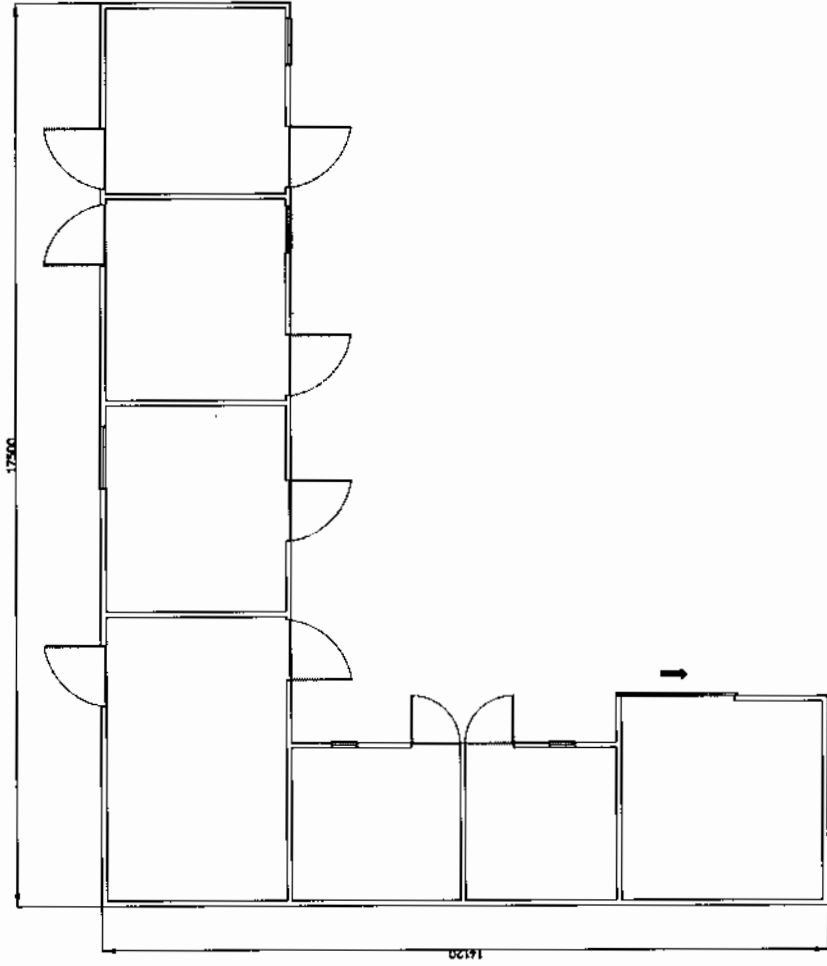


EAST



Rev	Revision	Checked by	Date
Cotton Consulting			
3 The Meadows, Cotton, Stowmarket, Suffolk, IP14 4NZ TEL: 01449 760347			
Client Catherine Emery			
Project Yarley Manor House Mellis Road Yarley IP23 8DG			
Title Tack Room Existing Elevations			
Drawn by	SG	Date	05/04/16
Traced by	-	Date	-
Checked by	GG	Date	-
Scale	1:100	Alt No	200
Drawing No.		2000-05	

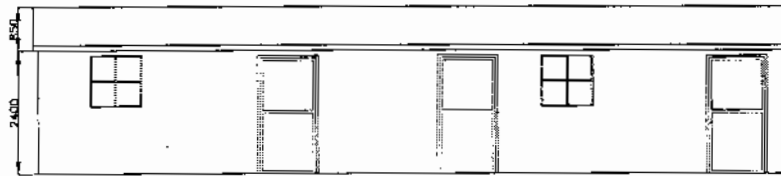
TACK ROOM EXISTING FLOOR PLAN



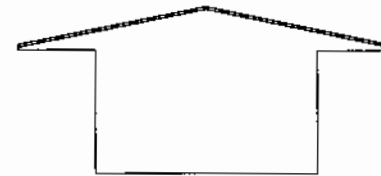
Rev#	Revision	Checked by	Date
Cotton Consulting			
3 The Meadows, Cotton, Stowmarket, Suffolk, IP14 4NZ TEL: 01448 780347			
Client		Catherine Emery	
Project		Yaxley Manor House Mellis Road Yaxley IP23 8DG	
Title Tack Room Existing Floor Plans			
Drawn by	SC	Date	06/04/10
Treed by	-	Date	-
Checked by	GD	Date	-
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Drawing No.		2000-05	

STABLE EXISTING ELEVATIONS

SOUTH



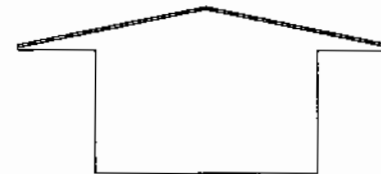
WEST



NORTH



EAST

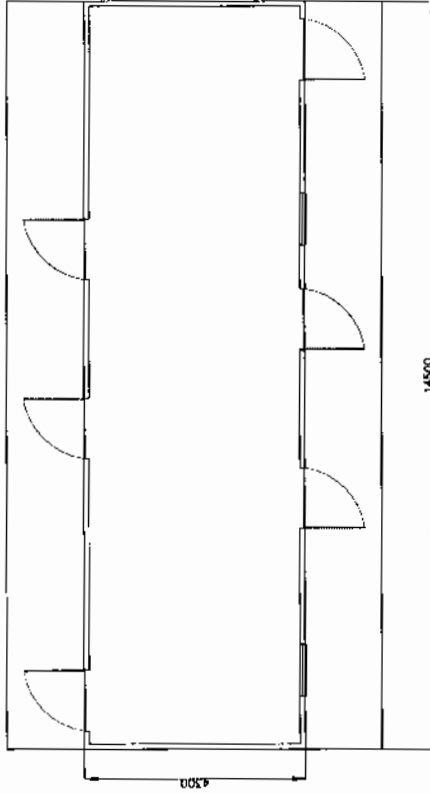


at

Rev	Revision	Checked by	Date
Cotton Consulting			
3 The Meadows, Cotton, Stowmarket, Suffolk, IP14 4NZ TEL: 01440 780347			
Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley IP23 8DG			
Title Stable Existing Elevations			
Drawn by	SG	Date	06/04/16
Traced by	-	Date	-
Checked by	GG	Date	-
Scale	1:100	Job No.	200
Drawing No.	2000-07		

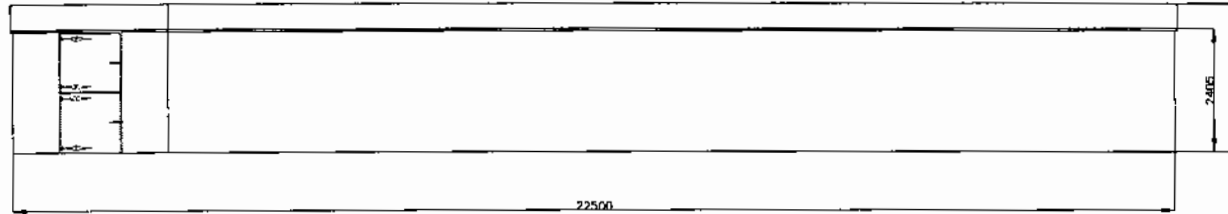
95

STABLE EXISTING FLOORS

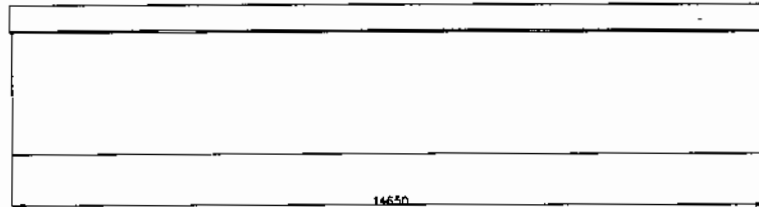


Rev	Revision	Checked by	Date
Cotton Consulting			
3 The Meadows, Cotton, Stowmarket, Suffolk, IP14 4NZ TEL: 01448 780347			
Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley IP23 8DG			
Title Stable Existing Floor Plans			
Drawn by	SG	Date	06/04/16
Traced by	-	Date	-
Checked by	SG	Date	-
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Drawing No. 2000-08			

WEST ELEVATION

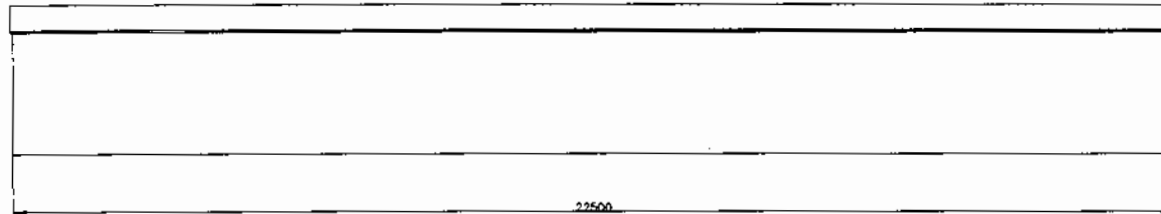


SOUTH ELEVATION

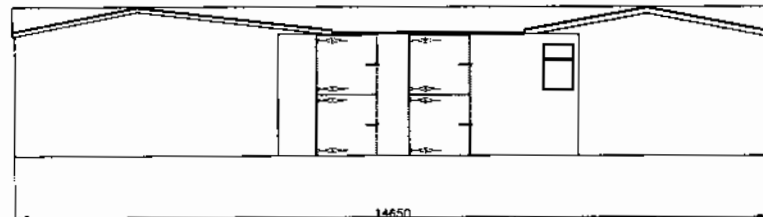


NEW STABLE PROPOSED ELEVATIONS

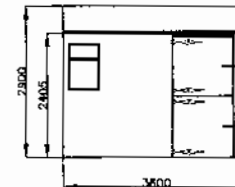
EAST ELEVATION



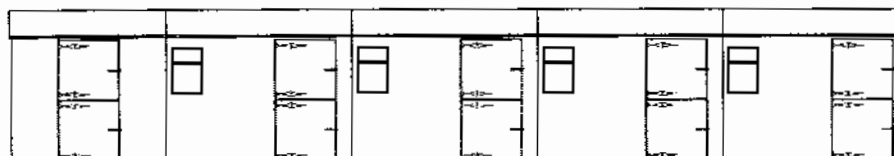
NORTH ELEVATION



TYPICAL ELEVATION



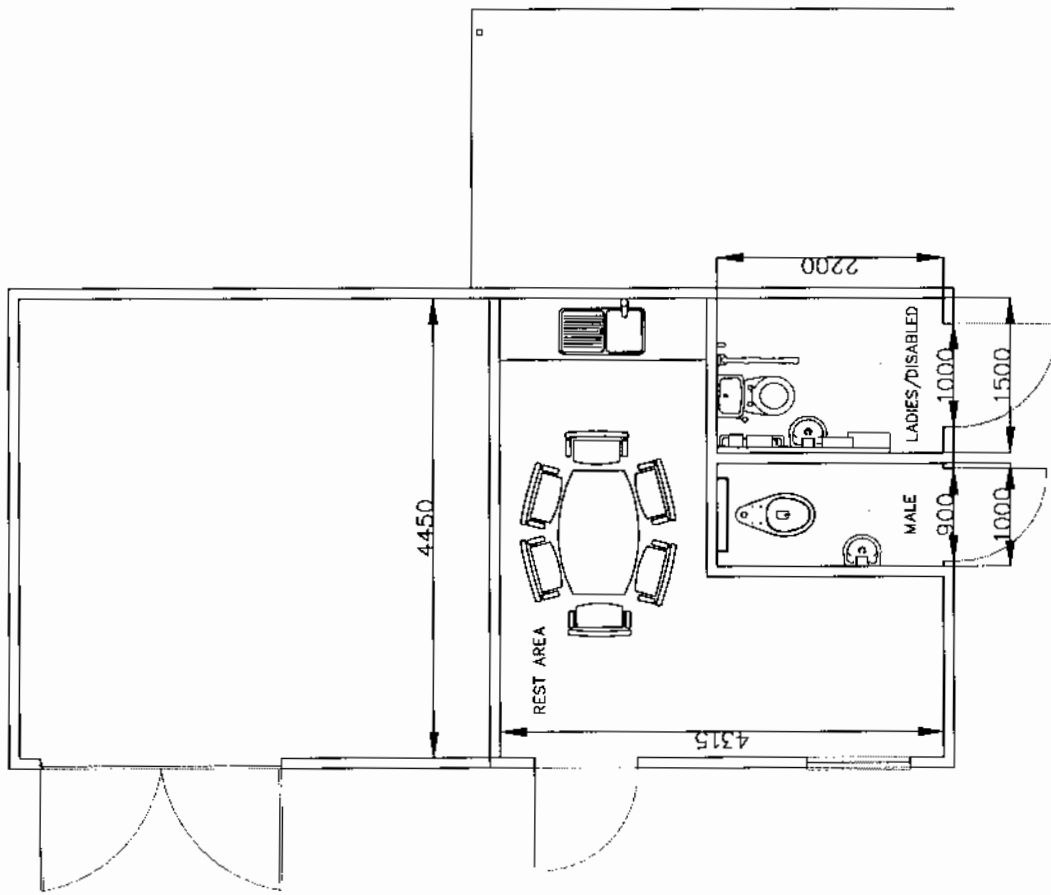
INTERNAL NORTH ELEVATION



96

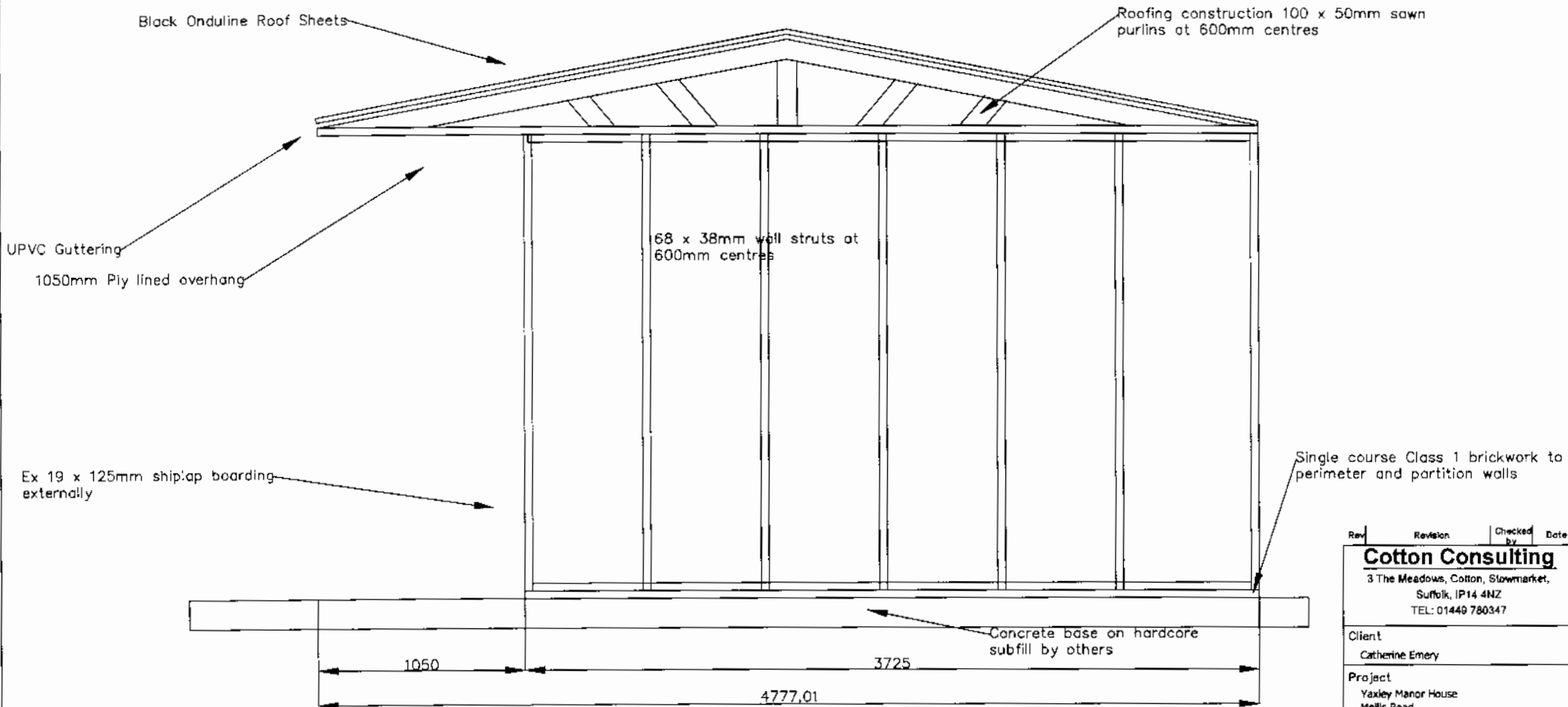
Rev	Revision	Checked by	Date
Cotton Consulting			
3 The Meadows, Cotton, Stowmarket, Suffolk. IP14 4NZ TEL: 01449 780347			
Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley IP23 8DG			
Title New Stables Proposed Elevations			
Drawn by	SG	Date	06/04/16
Traced by	-	Date	-
Checked by	GG	Date	-
Scale	1:100	Job No.	200
Drawing No.	2000-10		

HAY BARN PROPOSED FLOOR PLAN



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Rev	Revision	Checked By	Date
Cotton Consulting 3 The Meadows, Colton, Slowmarkel, Suffolk, IP14 4NZ TEL: 01448 780347			
Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley IP23 8DG			
Title Hay Barn Proposed Floor Plans			
Drawn by	SC	Date	06/04/16
Traced by	-	Date	-
Checked by	SC	Date	-
Scale	1:50	Alt No.	200
Drawing No. 2000-13			



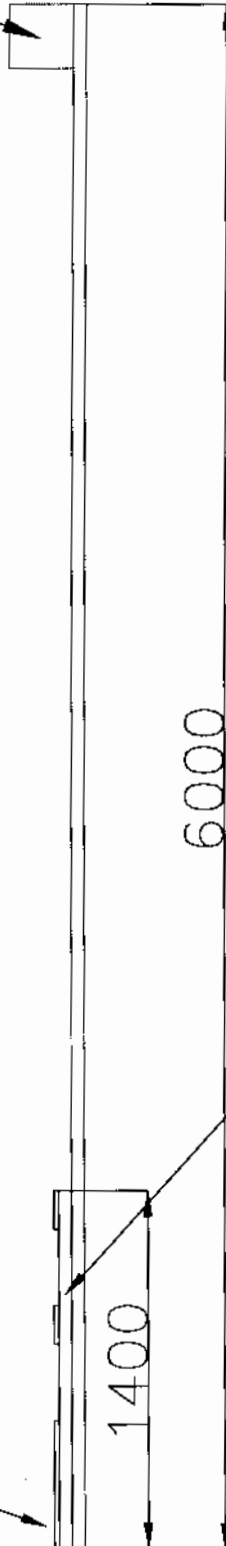
SECTION A-A

Rev	Revision	Checked by	Date
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Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley IP23 8DG			
Title Section A-A			
Drawn by	SG	Date	06/04/16
Traced by	--	Date	--
Checked by	GG	Date	--
Scale	1:20	Job No.	200
Drawing No. 2000-12			

610

LIGHTING STANDARD

Titan 50W LED
Floodlight
Saturn Code: Titan 50W
Details As Attached



1400mm post and rail fence

500mm Gravel board

Rev	Revision	Checked by	Date
Cotton Consulting			
3 The Meadows, Cotton, Stowmarket, Suffolk, IP14 4NZ TEL: 01449 780347			
Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley JP23 8DG			
Title Floor Light Detail			
Drawn by	SG	Date	06/04/16
Traced by	-	Date	-
Checked by	GG	Date	-
Scale	1:20	Job No.	200
Drawing No.	2000-14		

TITAN 50W LED FLOODLIGHT

www.saturnled.eu

Saturn Code: TITAN50W

General Details	Light Source	Electrical	Installation	Origin & Markets	Materials
<p>Description 50W LED floodlight IP65 Slim Profile</p> <p>Finish Textured Black or Grey</p> <p>Overall dims (mm) 130mm Height 120mm Width 110mm Depth</p> <p>Product Weight 5.4kg</p> <p>Carton Weight / Material 9.3kg</p> <p>Packaging Sizes / Packed Weight 145mm Height 120mm Width 120mm Depth (5.5kg)</p> <p>Packaging & Labeling Guidelines As requested by customer</p> <p>Bar Coding As requested by customer</p> <p>Ingress Protection (IP) IP65</p>	<p>Rated Wattage 50Watt (V=5)</p> <p>Lumens 4600lm</p> <p>Lumens Per Watt 92lm/W</p> <p>Recommended Product Location Security, car parking, parks and general sports fields</p> <p>Light Source (Brand) Epcor KOB - LED</p> <p>Includes an inbuilt long LED termination cover</p> <p>Colour Temperature (K) Kelvin 4000K - Cool White</p> <p>Colour Rendering Index CRI: Ra CRI Ra80</p> <p>LED Source Life (Hrs) Average life of 50,000 Hrs</p> <p>Beam Angle 120</p> <p>LED Working Temperature 40°C</p>	<p>Voltage (V) 240V 50-60 AC</p> <p>Running current (I) 0.26Amps</p> <p>Total running Wattage (W) 60W (Includes light source and control gear)</p> <p>Electrical Classification Class 1</p> <p>Power Factor Correction (PFC) 0.93</p> <p>LED Driver Constant Current LED Driver 50W LED Serial No. 04 Max 02007</p>	<p>Distance from illuminated object 1.5m</p> <p>Method Of Fix Twin Fix bracket</p> <p>Recommend Working Temperature Min: -20°C to Max: 40°C</p> <p>Instruction Sheet Yes - Attached</p>	<p>Country of Manufacture China</p> <p>Intended Market UK, Australia, NZ, Africa</p>	<p>Main Housing Material Die cast aluminium body with galvanneal 2 part zinc bracket</p> <p>Front Shield Glass</p> <p>Fixings (Main Housing) Steel screws</p>



Approvals

5 Year Guarantee
Marks & Symbols
Quality Assurance System

Approved by customer
CE
Traceability - Mark has BS EN 61348

Certificate of Conformity
Batch coding details on product
Manufactured in accordance to:

Saturn Technical
Traceability - Markings: IAS/NZ PG 598-1
BS EN 60598-2-1 and AS/NZS 60598-2-1



+44 (0) 28 8788 0063 (NI)



sales@saturnled.eu



SATURNLED.EU

Intelligent lighting

Rev | Revision | Checked by | Date

Cotton Consulting

3 The Meadows, Cotton, Slowmarket,
Suffolk, IP14 4NZ
TEL: 01449 780347

Client

Catherine Emery

Project

Yaxley Manor House
Mellis Road
Yaxley
IP23 8DG

Title

Lighting Standard

Drawn by | SG | Date | 06/04/18

Traced by | - | Date | -

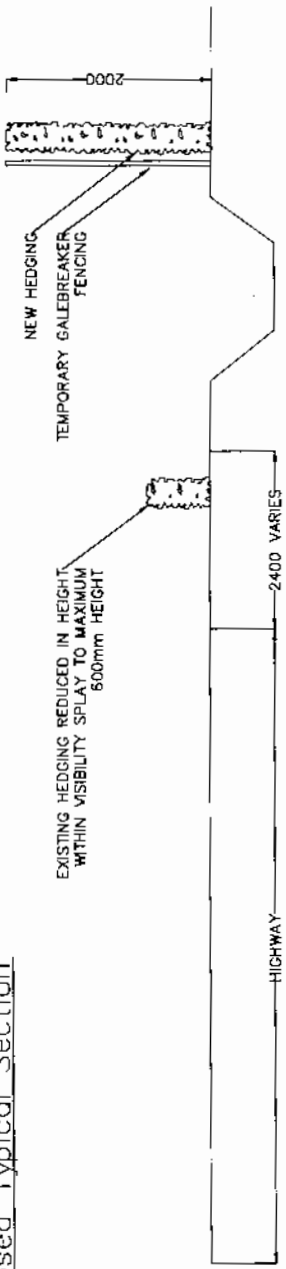
Checked by | GG | Date | -

Scale | N/A | Job No. | 200

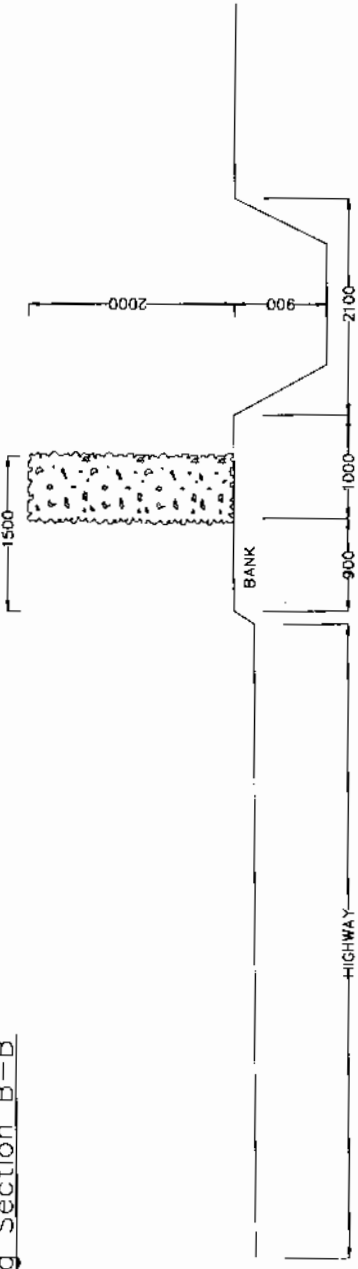
Drawing No. | 2000-16

101

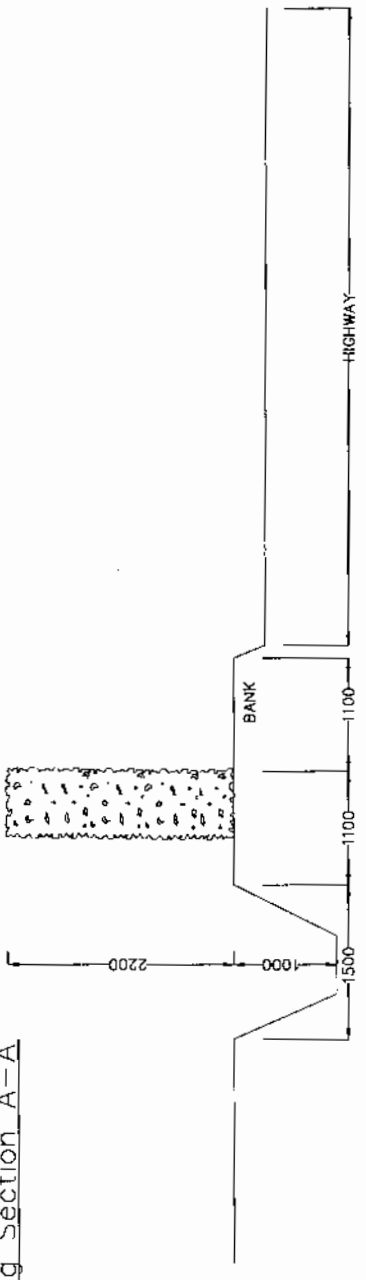
Proposed Typical Section



Existing Section B-B



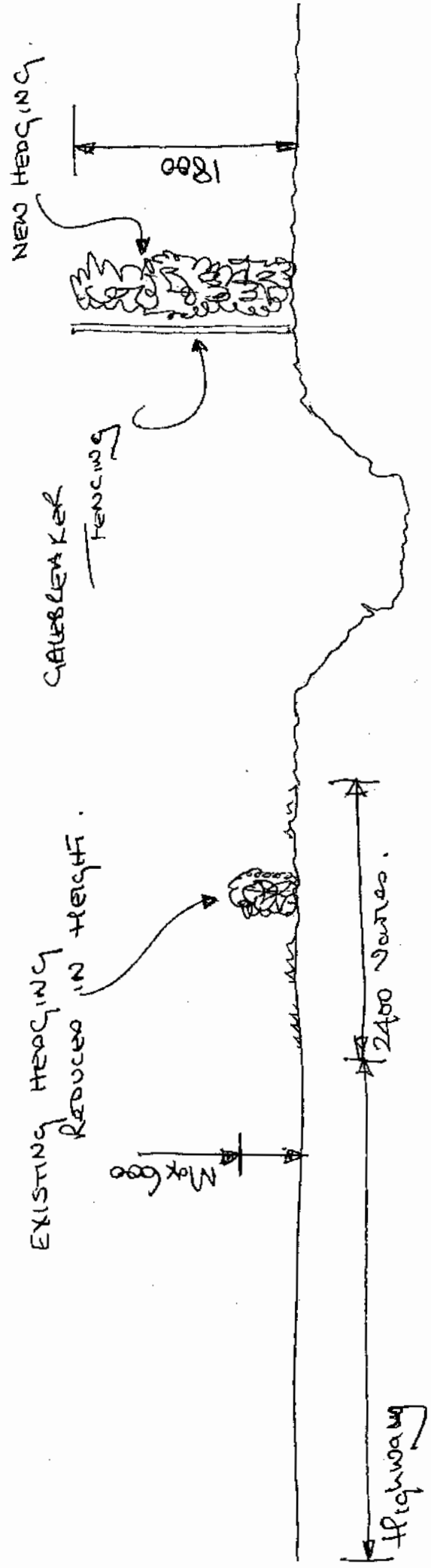
Existing Section A-A



Rev	Revision	Checked By	Date
Cotton Consulting			
3 The Meadows, Cotton, Stowmarket, Suffolk, IP14 4NZ TEL: 01448 760347			
Client Catherine Emery			
Project Yandley Manor House Mells Road Yandley IP23 8DG			
Title Sections			
Drawn by	ECJB	Date	22.07.16
Traced by	-	Date	-
Checked by	GG	Date	22.07.18
Scale	1:250	Sheet No.	200
Drawing No. 2000-19			Rev. -

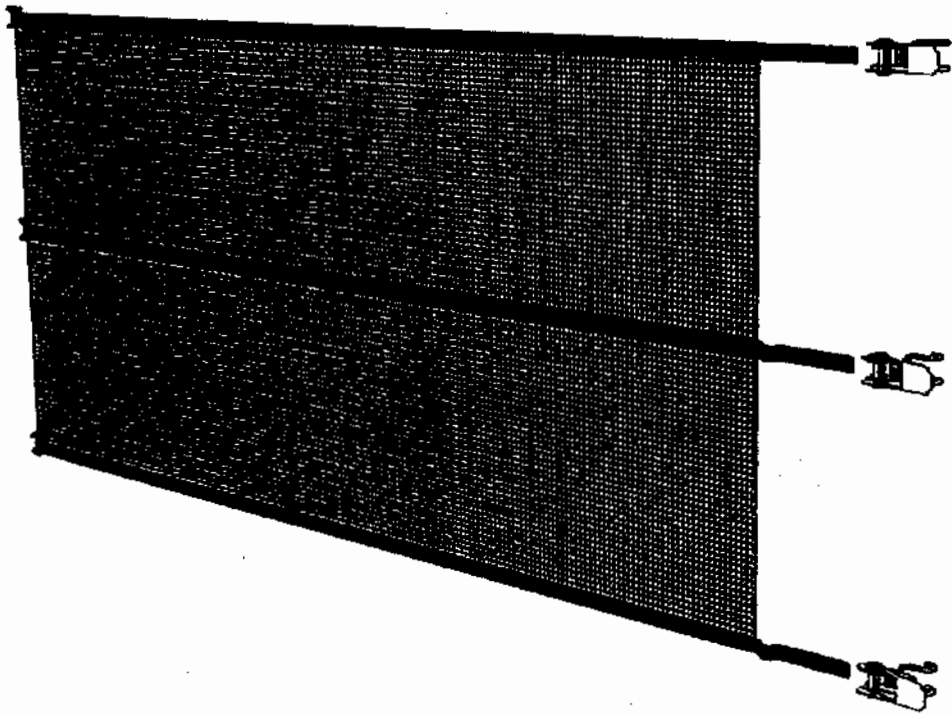
Cotton Consulting

Drwy Nri - 2000 - SKI



Cotton Consulting.

Dewey Nr:- 2000 - Sic 2.



Galebianus fencing

From: Philip Freeman [<mailto:philip.c.freeman@btinternet.com>]
Sent: 26 May 2016 10:33
To: Stephen Burgess
Subject: RE: Consultation on Planning Application 1822/16

Dear Stephen,

Please see below the comments from Yaxley Parish Council on this application:
Yaxley Parish Council supports the application but on the following conditions:

1. There must be a turning circle on the property large enough for horse boxes to turn round.
2. A visibility splay is needed with a clear field of vision, which allows vehicles to be seen, particularly from the Mellis direction. In particular this applies at the beginning and end of the school day when the traffic is particularly heavy on the Yaxley to Mellis Road.
3. Urine from the horses must not be allowed to pollute waterways.

Regards,
Philip Freeman
Clerk to Yaxley Parish Council

From: Stephen Burgess [<mailto:Stephen.Burgess@baberghmidsuffolk.gov.uk>]
Sent: 17 May, 2016 12:23 PM
To: Parish Meeting - Yaxley <philip.c.freeman@btinternet.com>
Subject: FW: Consultation on Planning Application 1822/16

Dear Philip,

I can confirm agreement to an extension of time until 27th May for this application.

Regards

Stephen Burgess
*Planning Officer - Development Management
Mid Suffolk & Babergh District Councils - Working Together*

MSDC Tel. 01449 724531
Email: Stephen.Burgess@baberghmidsuffolk.gov.uk.
Web: www.midsuffolk.gov.uk

Please note, I normally work Tuesday, Wednesday, and Thursday

***** Community Infrastructure Levy (CIL) is now adopted in Mid Suffolk and Babergh.
Charging started on 11th April 2016. See our websites for the latest information here: [CIL in Babergh](#) and [CIL in Mid Suffolk](#) ******

From: Philip Freeman [<mailto:philip.c.freeman@btinternet.com>]
Sent: 14 May 2016 16:37
To: Planning Admin
Subject: FW: Consultation on Planning Application 1822/16

Please see below Yaxley Parish Council's request for an extension of the deadline until 27th May 2016 as there is a Parish Council meeting on 25th May 2016 and it would be helpful if this application could be considered then. I have not had a response.

Many thanks,
Philip Freeman
Clerk to Yaxley Parish Council

From: Philip Freeman [<mailto:philip.c.freeman@btinternet.com>]
Sent: 4 May, 2016 4:52 PM
To: 'planningadmin@midsuffolk.gov.uk' <planningadmin@midsuffolk.gov.uk>
Subject: RE: Consultation on Planning Application 1822/16

Yaxley Parish Council requests an extension of the deadline until 27th May 2016 as there is a Parish Council meeting on 25th May 2016 and it would be helpful if this application could be considered then.

Many thanks,
Philip Freeman
Clerk to Yaxley Parish Council

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 4 May, 2016 9:40 AM
To: philip.c.freeman@btinternet.com
Subject: Consultation on Planning Application 1822/16

Correspondence from MSDC Planning Services.

Location: Yaxley Manor House, Mellis Road, Yaxley, IP23 8DG

Proposal: Change of use of land and buildings to commercial livery stabling and paddocks with erection of additional stabling, provision of flood lighting to existing manege, provision of car parking and fencing, partial conversion of hay barn to welfare facilities, provision of package treatment plant, and use of existing vehicular access.

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

Comments from MELLIS PARISH COUNCIL in respect of:

1822/16

REF: ~~1807~~ 16 YAXLEY MANOR HOUSE, MELLIS ROAD, YAXLEY, IP23 8DG. Change of use of land and buildings to commercial livery stabling and paddocks with erection of additional stabling, provision of flood lighting to existing manege, provision of car parking and fencing, partial conversion of hay barn to welfare facilities, provision of package treatment plant, and use of existing vehicular access.

Mellis Parish Council OBJECTS to this application and wishes to raise concerns about the following matters:

- Highways issues. Serious concerns about the conflict with school parking at school drop off and pick up times. Noting that school parking regularly extends east to a point opposite the access to this site Mellis PC is concerned about the mix of horses/horse transport and other vehicles entering and exiting the site through the existing access gate could add significantly to the problems already experienced on this road.
- Inadequate access from the entrance onto highway with poor visibility (high roadside hedges) for the potential and unspecified number of vehicle movements which is likely to include lorries (horse transport/feed & bedding suppliers) on/off of the site.
- No summary of potential vehicle movements, which realistically could be far more than just clients cars.
- Proposed on-site parking. Considered inadequate to cover the needs of 3-4 staff plus 17 potential clients, and the many other associated professionals often required by horse owners. No apparent provision for the parking and turning of horse boxes and trailers associated with the holiday let business or any other clients.
- Light pollution. The effect of the proposed 6m high manege lighting over near neighbours that border the proposed site and the wider area. This includes impact on the Conservation Area of Mellis, designated a visually important open space and special landscape area in the Local Plan and the setting of the Grade II* Listed Building "Yaxley Manor".
- Noise and disturbance to neighbouring properties. Noting that there are several domestic properties in close proximity to the site the Council has concerns about the amount of noise a livery yard operating from early morning to late evening will have on these properties. The proposed car park and entrance is in very close proximity to two residential dwellings. The Council is concerned that the proposed 7am opening times stated on the application are unrealistic and clients may well wish to attend their horses much earlier in the day to meet work requirements, travelling to horse shows etc.
- Drainage. Concerns about surface water runoff from the yard. With a total of 19 stables a significant amount of contaminated runoff could occur (washing stable floors/bathing of horses/cleaning out of horse transport/etc). There is no indication of how the applicant intends to prevent this entering and polluting nearby watercourses.

1822/16
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 JHE SLB

- The applicant states waste (manure) will be placed in a trailer. There is no indication of where the muck trailer will be sited or any provision for the handling of polluted runoff from this, which again could find its way into nearby watercourses. Is the waste to be taken off site or handled/stored on land within the applicant's ownership? 19 stables will generate a considerable amount of waste the Council needs to be confident that this will not be the source of odour or nuisance to nearby properties.

MID SUFFOLK DISTRICT COUNCIL**MEMORANDUM**

TO: Stephen Burgess Development Control Team
FROM: Environmental Protection Team DATE: 01.06.2016
YOUR REF: 1822/16/FUL
SUBJECT: Yaxley Manor House, Mellis Road, Yaxley

Thank you for consulting me on the above application.

In respect of other environmental health issues I do not have any objection to the proposal but would recommend the following conditions in order to mitigate any adverse effects from floodlighting and the storage and disposal of manure.

1. No means of lighting shall be installed to the external manure except in accordance with details of an illumination scheme (to include luminaire types, position, height, aiming points, lighting levels and a polar illuminance diagram, based on the vertical plane to reflect the impact on surrounding residential premises) which shall have been submitted to and approved in writing by the local planning authority and shall be implemented and retained as approved.
2. Prior to the operation and use of the stables, the applicant is required to submit a detailed waste management plan (to include the collection and disposal of solid and liquid wastes) to the local planning authority for approval in writing and following its approval the operation of waste collection and storage shall be carried out at all times in compliance with it.

Reason. To protect the amenity and mitigate adverse impacts to neighbouring residential premises from light pollution and odour or fly nuisance.

I trust this advice is of assistance.

David Harrold MCIEH

Senior Environmental Health Officer



Consultation Response Pro forma

1	Application Number	1822/16 Yaxley Manor House
2	Date of Response	17.6.16
3	Responding Officer	Name: Paul Harrison
		Job Title: Heritage Enabling Officer
		Responding on behalf of... Heritage
4	Summary and 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.	<ol style="list-style-type: none"> The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> less than substantial harm to a designated heritage asset because it would increase built form and activity in the setting of the listed building. However the level of harm is considered very low. The Heritage Team recommends that the harm be weighed against any public benefits of the scheme.
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Yaxley Manor house is a large house to the north of Mellis Road, formerly the Manor House, with outbuildings to the north and north east, gardens to the east, and other properties to the west. Beyond the gardens is an area of open pasture, to the east of which stand the existing stable building, manege and other equestrian structures. These features sit in the wider rural landscape. There is a sense of detachment of this group from the Manor House although it sits in the setting of the listed building.</p> <p>The proposal is to develop the equestrian activity on a business basis with a new stable building and alterations to existing buildings. The amount of built form will increase, although its overall extent will be unchanged, carparking will be provided, and the level of use will increase.</p> <p>These will have some impact on the rural character of the setting of the listed building, but given the existing situation adverse impact on setting will be marginal or at worst very low.</p> <p>Officers or Members should weigh this harm (and any other harm) against any public benefits of the scheme, which might include securing the future of the Manor House, providing employment and stimulating economic activity locally.</p>
6	Amendments, Clarification or Additional	

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.

	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.

From: David Pizzev
Sent: 10 May 2016 11:51
To: Stephen Burgess
Cc: Planning Admin
Subject: 1822/16 Yaxley Monor House, Yaxley.

Stephen

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

David

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

Consultee Comments for application 1822/16

Application Summary

Application Number: 1822/16

Address: Yaxley Manor House, Mellis Road, Yaxley, IP23 8DG

Proposal: Change of use of land and buildings to commercial livery stabling and paddocks with erection of additional stabling, provision of flood lighting to existing manege, provision of car parking and fencing, partial conversion of hay barn to welfare facilities, provision of package treatment plant, and ?use of existing vehicular access.

Case Officer: Stephen Burgess

Consultee Details

Name: Mrs Susan Francis

Address: Mid Suffolk District Council 131 High Street, Needham Market, Ipswich IP6 8DL

Email: susan.francis@midsuffolk.gov.uk

On Behalf Of: MSDC - Planning Enforcement (retention applications and existing enf case)

Comments

There is no current planning enforcement investigation relating to this application site.

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From: Nathan Pittam
Sent: 06 May 2016 09:18
To: Planning Admin
Subject: 1822/16/FUL. EH - Land Contamination.

M3 : 178245

1822/16/FUL. EH - Land Contamination.

Yaxley Manor House, Mellis Road, Yaxley, EYE, Suffolk, IP23 8DG.

Change of use of land and buildings to commercial livery stabling and paddocks with erection of additional stabling, provision of flood lighting to existing manege, provision of car parking and ...

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that I have no objection to the proposed change of use.

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

From: Kyle Porter
Sent: 31 May 2016 12:56
To: Stephen Burgess
Subject: Mellis Road, Yaxley

Dear Stephen,

After discussions with our Area Office, we have come to the conclusion that yes SCC are aware of an on street parking issue stemming from the school however, the current proposal will not intensify this problem.

The school are currently planning to create a car park however the scheme has been put on hold due to a lack of funding.

SCC believes it would be unjust to recommend the current application be refused for parking issues considering the site does not contribute to this problem.

Regards,

Kyle Porter
Development Management Technician
Central Area
Resource Management
Suffolk County Council
Endeavour House, Russell Road, Ipswich
IP1 2BX
Ext. 5379

Your Ref: MS/1822/16
 Our Ref: 570\CON\1414\16
 Date: 23/05/2016
 Highways Enquiries to: kyle.porter@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
 Email: Planning.Control@babberghmidsuffolk.gov.uk

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

For the Attention of: Stephen Burgess

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/1822/16

PROPOSAL: Change of use of land and buildings to commercial livery stabling and paddocks with erection of additional stabling, provision of flood lighting to existing manege, provision of car parking and fencing, partial conversion of hay barn to welfare facilities, provision of package treatment plant, and use of existing vehicular access.

LOCATION: Yaxley Manor House, Mellis Road, Yaxley

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 V 6

Condition: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no means of frontage enclosure shall exceed 0.6 metres in height above the level of the carriageway of the adjacent highway.

Reason: In the interests of highway safety in order to maintain intervisibility between highway users.

2 P 1

Condition: The use shall not commence until the area(s) within the site shown on 2000_09B 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



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Historic England

EAST OF ENGLAND OFFICE

Mr Stephen Burgess
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Direct Dial: 01223 582724

Our ref: P00510035

23 May 2016

Dear Mr Burgess

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
YAXLEY MANOR HOUSE, MELLIS ROAD, YAXLEY, IP23 8DG
Application No 1822/16**

Thank you for your letter of 4 May 2016 notifying Historic England of the scheme for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

Yours sincerely

Eilise McGuane

Assistant Inspector of Historic Buildings and Areas
E-mail: eilise.mcguane@historicengland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



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

Our ref: AE/2016/120394/01-L01
Your ref: 1822/16
Date: 05 May 2016

Dear Sir/Madam

CHANGE OF USE OF LAND AND BUILDINGS TO COMMERCIAL LIVERY STABLING AND PADDOCKS WITH ERECTION OF ADDITIONAL STABLING, PROVISION OF FLOOD LIGHTING TO EXISTING MANEGE, PROVISION OF CAR PARKING AND FENCING, PARTIAL CONVERSION OF HAY BARN TO WELFARE FACILITIES, PROVISION OF PACKAGE TREATMENT PLANT, AND USE OF EXISTING VEHICULAR ACCESS. YAXLEY MANOR HOUSE MELLIS ROAD, YAXLEY, EYE, IP23 8DG.

Thank you for the above application which we received on 4 May 2016.

Environment Agency Position

Having considered the submitted information, the Environment Agency has **no objections** to the proposed development but wishes to offer the following comments.

Drainage Advice

Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the

Environment Agency
Cobham Road, Ipswich, Suffolk, IP3 9JD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at:

<https://www.gov.uk/government/publications/sewage-treatment-and-disposal-where-there-is-no-foul-sewer-ppg4>

<https://www.gov.uk/permits-you-need-for-septic-tanks/you-have-a-septic-tank-or-small-sewage-treatment-plant>

If I can be of any further assistance, please do not hesitate to contact me using the details provided below.

Yours sincerely

Joseph Lowes
Sustainable Places Team

Direct dial 02084747772

Direct e-mail joseph.lowes@environment-agency.gov.uk

cc Cotton Consulting

Environment Agency
Cobham Road, Ipswich, Suffolk, IP3 9JD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

End

MEMBER REFERRAL TO COMMITTEE

(Completed form to be sent to Case Officer and Corporate Manager)

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

Planning application reference	1822/16
Parish	Yaxley
Member making request	David Burn (ward member)
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<u>Potentially at odds with:</u> NPPF paras 7, 109, 123, 125, 134 Local Plan policies SB2, HB1, HB8, CL13, CL15, CL21, RT6, Core Strategy policies CS5, FC1 and FC1.1
13.4 Please detail the clear and substantial planning reasons for requesting a referral	There have been significant concerns raised by Mellis Parish, which, although the site is in Yaxley, is geographically more affected than the bulk of Yaxley parish. Unless the case officer is minded to refuse, for the sake of transparency the contrary views of the two parish councils should be aired publicly, as they include traffic safety, local amenity and heritage issues.
13.5 Please detail the wider District and public interest in the application	Mellis Road is classified C road that carries all east-bound traffic from Wortham eastwards and all west-bound traffic from Yaxley westwards. It has the A143 at one end and the A140 at the other; it therefore is used as a rat-run for all traffic, including HGVs, to avoid two sides of a triangle. The site is close to a primary school that draws parents and their cars from a wide area.
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 discussed the proposed development with the case officer and advised him by e-mail of my wish to have the matter referred to committee in the event that is minded to <u>recommend approval</u> of the application.