

**From:** Occold Parish Council

**Sent:** 19 May 2020 16:10

**To:** BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

**Subject:** Re: DC/20/00263 - Land At Rear Of Cedar Cottage, The Street, Occold

Good Afternoon

The Council wished to make no further comment on this application

Application DC/20/00263 – Land at rear of Cedar Cottage, The Street Occold

Occold Parish Council object to this application on the following grounds –

The information provided is inaccurate in relation to the boundary fence of the site – the line as shown is disputed by the householder of Cedar Cottage.

The Parish Council objected to the previous application – DC/19/02039 on numerous grounds and many of these still hold relevance. However, that was granted and is currently being constructed.

The site sits on an elevated position, rising to a height of 2.00m above road level and 3.00m higher than the land on which Cedar Cottage sits. There is no doubt that the development will overlook and overshadow existing dwellings North East and West of the site and especially Cedar Cottage, where this development will block the natural daylight and will actually dominate the street scene significantly. This will conflict with the isolated setting of a heritage asset and character of the cottage.

The plans are completely incompatible with the design of the existing building – Cedar Cottage – at the front of the site.

At the current time there is a flood risk in that area which floods after significant rain and the erection of further houses will lead to less opportunity for the run off to soak into the ground before it gets to the road. Undulating Church Street levels trap flood water at the Western end and a deep culvert would be required along the whole of the B1077 ditch to ensure that this would provide a run off. The area directly behind Cedar Cottage discharges into land drains within the banked part of the rear garden and then into a catch pit. However, during heavy rain such as has been experienced this year, the surface water system cannot cope with the volume and local flooding has been common.

At no time has the developer sought the support or advice from the Parish Council and listened to any feedback either from the community or the Council.

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

Mid Suffolk District Council Planning Services  
Endeavour House  
8 Russell Road  
Ipswich  
IP1 2BX

Your Ref: DC/20/00263  
Our Ref: FS/F191034  
Enquiries to: Water Officer  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 29/01/2020

Dear Sirs

**Town and Country Planning Act 1990**  
**Planning Application No: DC/20/00263**  
**Erection of 2 dwellings to the rear of Cedar Cottage**  
**THE STREET, OCCOLD, SUFFOLK, IP23 7PS**  
**Drawing No's: PP-S-001-P; PP-201-P; PP-S-202-P; PP-207-V**

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 2000 Approved Document B Volume 1:2019, Part B5, Section 13, in the case of 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 appliances of 15 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition.

Access should be provided to within 45m of all points within a dwelling along a route to lay a hose.

Where the above cannot be met, then the recommendations in BS9991:2015 are considered to provide adequate compensation. (Page 127 and included below.)

/continued

**50.1 Access for fire appliances**

**50.1.1 General**

Every building should be provided with suitable access for fire-fighting purposes; roadways should be constructed to allow access for fire appliances, and entry points to buildings should be readily identifiable to the fire and rescue service.

The provisions made for vehicular access should be determined according to whether or not a fire main is provided (see 50.1.2, 50.1.3 and 51.1).

The location of residential buildings can create issues for fire and rescue service access due to the increased demand for the development of areas with restricted access. Fire appliance access to buildings should be discussed with the fire and rescue service at the concept stage.

**50.1.2 Buildings not fitted with fire mains**

Houses not fitted with fire mains should allow access for a fire appliance to within 45 m of all points within the house, measured on a route suitable for laying hose.

Blocks of flats not fitted with fire mains should have vehicle access for a fire appliance not more than 45 m from all points within each dwelling, measured on a route suitable for laying hose.

NOTE: If the internal layout of partitions, fittings, etc. is not known when plans are deposited, direct distances may be used for assessment. The direct distance is taken as two thirds of the travel hose laying distance.

Where sprinklers in accordance with BS 9251:2014 or BS EN 12845 (see 11.2, Table 2) are fitted throughout a house or block of flats:

- a) the distance between the fire appliance and any point within the house (in houses having no floor more than 4.5 m above ground level) may be up to 90 m;
- b) the distance between the fire and rescue service pumping appliance and any point within the house or flat may be up to 75 m (in houses or flats having one floor more than 4.5 m above ground level).

Our Fire Safety advisers should be provided with details of any proposed sprinkler installation, as Suffolk Fire and Rescue Service will act as the authority having jurisdiction in respect of the installation.

Consultation should be made with the Water Authorities to determine flow rates in all cases.

/continued

OFFICIAL

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

For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

*Water Officer*

Suffolk Fire and Rescue Service

Copy: [sjb@sjbdesigns.co.uk](mailto:sjb@sjbdesigns.co.uk)

Enc: Sprinkler information

OFFICIAL

Created: September 2015

Enquiries to: Fire Business Support Team

Tel: 01473 260588

Email: [Fire.BusinessSupport@suffolk.gov.uk](mailto:Fire.BusinessSupport@suffolk.gov.uk)



Dear Sir/Madam

## **Suffolk Fire and Rescue Service – Automatic Fire Sprinklers in your Building Development**

We understand from local Council planning you are considering undertaking building work.

The purpose of this letter is to encourage you to consider the benefits of installing automatic fire sprinklers in your house or commercial premises.

In the event of a fire in your premises an automatic fire sprinkler system is proven to save lives, help you to recover from the effects of a fire sooner and help get businesses back on their feet faster.

Many different features can be included within building design to enhance safety and security and promote business continuity. Too often consideration to incorporate such features is too late to for them to be easily incorporated into building work.

### **Dispelling the Myths of Automatic Fire Sprinklers**

- Automatic fire sprinklers are relatively inexpensive to install, accounting for approximately 1-3% of the cost of a new build.
- Fire sprinkler heads will only operate in the vicinity of a fire, they do not all operate at once.
- An automatic fire sprinkler head discharges between 40-60 litres of water per minute and will cause considerably less water damage than would be necessary for Firefighters tackling a fully developed fire.
- Statistics show that the likelihood of automatic fire sprinklers activating accidentally is negligible – they operate differently to smoke alarms.

### **Promoting the Benefits of Automatic Fire Sprinklers**

- They detect a fire in its incipient stage – this will potentially save lives in your premises.
- Sprinklers will control if not extinguish a fire reducing building damage.
- Automatic sprinklers protect the environment; reducing water damage and airborne pollution from smoke and toxic fumes.
- They potentially allow design freedoms in building plans, such as increased compartment size and travel distances.
- They may reduce insurance premiums.
- Automatic fire sprinklers enhance Firefighter safety.

- Domestic sprinkler heads are recessed into ceilings and pipe work concealed so you won't even know they're there.
- They support business continuity – insurers report 80% of businesses experiencing a fire will not recover.
- Properly installed and maintained automatic fire sprinklers can provide the safest of environments for you, your family or your employees.
- A desirable safety feature, they may enhance the value of your property and provide an additional sales feature.

### **The Next Step**

Suffolk Fire and Rescue Service is working to make Suffolk a safer place to live. Part of this ambition is as champion for the increased installation of automatic fire sprinklers in commercial and domestic premises.

Any information you require to assist you to decide can be found on the following web pages:

Suffolk Fire and Rescue Service

<http://www.suffolk.gov.uk/emergency-and-rescue/>

Residential Sprinkler Association

<http://www.firesprinklers.info/>

British Automatic Fire Sprinkler Association

<http://www.bafsa.org.uk/>

Fire Protection Association

<http://www.thefpa.co.uk/>

Business Sprinkler Alliance

<http://www.business-sprinkler-alliance.org/>

I hope adopting automatic fire sprinklers in your build can help our aim of making 'Suffolk a safer place to live'.

Yours faithfully

Mark Hardingham

Chief Fire Officer

Suffolk Fire and Rescue Service

Your Ref:DC/20/00263  
Our Ref: SCC/CON/1621/20  
Date: 12 May 2020  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)

The Planning Department  
MidSuffolk District Council  
Planning Section  
1st Floor, Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

For the attention of: Sarah Scott

Dear Sarah,

**TOWN AND COUNTRY PLANNING ACT 1990**  
**CONSULTATION RETURN: DC/20/00263**

**PROPOSAL:** Full Planning Application - Erection of 1no. two storey dwelling with attached garage and 1no. single storey dwelling with detached garage. Reason(s) for re-consultation: Amended Drawings 437-01 Rev B and 437-02 Rev C received by the Local Planning Authority on the 21st April 2020.

**LOCATION:** Land At Rear Of Cedar Cottage, The Street, Occold, Suffolk

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 02 Rev. C for the purposes of 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.

Yours sincerely,

**Kyle Porter**  
**Development Management Technician**  
Growth, Highways and Infrastructure

*Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP 1 2BX*  
*[www.suffolk.gov.uk](http://www.suffolk.gov.uk)*

**From:** Nathan Pittam <[Nathan.Pittam@babberghmidsuffolk.gov.uk](mailto:Nathan.Pittam@babberghmidsuffolk.gov.uk)>  
**Sent:** 18 May 2020 09:37  
**To:** Harry Bailey <[Harry.Bailey@babberghmidsuffolk.gov.uk](mailto:Harry.Bailey@babberghmidsuffolk.gov.uk)>  
**Subject:** DC/20/00263. Land Contamination

Dear Harry

**EP Reference : 276375**  
**DC/20/00263. Land Contamination**  
**Land at rear of Cedar Cottage, The Street, Occold, EYE, Suffolk.**  
**Re-consultation: Erection of 1no. two storey dwelling with attached garage and 1no. single storey dwelling with detached garage.**

Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Kind regards

Nathan

**Nathan Pittam** BSc. (Hons.) PhD  
Senior Environmental Management Officer

**Babergh and Mid Suffolk District Councils – Working Together**

Email: [Nathan.pittam@babberghmidsuffolk.gov.uk](mailto:Nathan.pittam@babberghmidsuffolk.gov.uk)  
Work: 07769 566988 / 01449 724715  
websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



**Minimum requirements for dealing with unexpected ground conditions being encountered during construction.**

1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.
2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.
4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
10. A photographic record will be made of relevant observations.
11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be:
  - re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment;
  - or
  - treatment of material on site to meet compliance targets so it can be re-used;
  - or
  - removal from site to a suitably licensed landfill or permitted treatment facility.
12. A Verification Report will be produced for the work.

## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/20/00263 Land at the Rear of Cedar Cottage, The Street, Occold	
<b>2</b>	<b>Date of Response</b>	12/05/2020	
<b>3</b>	<b>Responding Officer</b>	Name:	Thomas Pinner
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
<b>4</b>	<b>Summary and Recommendation</b>	<p>1. I consider that the proposal would cause</p> <ul style="list-style-type: none"> <li>• A low level of less than substantial harm to a non-designated heritage asset because the proposed dwelling would detract from the setting and thus significance of Cedar Cottage to some extent.</li> </ul> <p>2. I would recommend that consideration is given to reducing the size and mass of the proposed dwelling. This may reduce, if not entirely remove, the harm. I also consider that the proposed facing bricks be amended to something more reflective of traditional local brick construction.</p>	
<b>5</b>	<b>Discussion</b>	<p>The application proposes the erection of one, two-storey dwelling on land to the rear of Cedar Cottage. The heritage concern relates to the potential impact of the works on the setting of Cedar Cottage, a diminutive two-storey rendered building, probably timber-framed and of C18 to C19 date.</p> <p>I consider that Cedar Cottage is a potential non-designated heritage asset, in line with previous identification during the planning application process. It is of a traditional form and materials for this part of Suffolk and is also relatively unaltered, at least externally. I also consider that its edge-of-settlement, semi-rural setting contributes to its significance.</p> <p>The current application originally proposed two dwellings, but has now been revised to one, prior to the Heritage Team's involvement.</p> <p>The land to the rear of Cedar Cottage rises sharply. Therefore, any new structures in this area have the potential to overly dominate Cedar Cottage and draw attention away from it, thereby harming its significance. The proposed dwelling would not be directly behind Cedar Cottage but would nonetheless, being of two-storeys with a not inconsiderable footprint, be a relatively prominent feature within its setting. I consider</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>that this prominence would be sufficient to cause a low level of less than substantial harm to Cedar Cottage, by competing for attention with, and overshadowing, the asset, limiting appreciation of the asset.</p> <p>The level of harm could be reduced to some extent, such as by limiting the new dwelling to single storey. A reduction in the number and regular spacing of the proposed rooflights on the north west elevation of the new dwelling may also reduce the prominence of this elevation to a limited extent (see amendments).</p> <p>The proposed external facing bricks to be used on the new dwelling are also not considered appropriate. The amount of colour variation in the bricks would not reflect traditional soft red brick used in this part of Suffolk, which is characterised partly by its more subtle colour variations. Consequently, the proposed bricks may increase the prominence of the proposed dwelling within the setting of Cedar Cottage, as it would appear somewhat out of character with its setting. An alternative brick should therefore be selected.</p> <p>In conclusion, the impact of the proposal on the non-designated heritage asset and the suitability of further works to reduce the harm, should be taken into account, as per para.197 of the NPPF. Local Plan policy HB1 should also be taken into consideration.</p>
6	<b>Amendments, Clarification or Additional Information Required</b>	<ul style="list-style-type: none"> <li>- Amended plans/elevations, showing a reduction in the scale of the proposed building and a reduction in the number of rooflights, as above, at an appropriate scale.</li> </ul>
7	<b>Recommended conditions</b>	<p>If the LPA is minded to approve this application, the following conditions should be applied:</p> <ul style="list-style-type: none"> <li>- Prior to the installation of new roof covering materials, manufacturer's details of proposed roof covering materials.</li> <li>- Notwithstanding the submitted documents, prior to the commencement of works above slab level, manufacturer's details of proposed external facing bricks.</li> <li>- Removal of Permitted Development Rights for boundary treatments, surfacing materials, extensions and new outbuildings within the grounds of the new dwelling, in order to control future works that may harm the significance of Cedar Cottage.</li> </ul>

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.

## MEMBER REFERRAL TO COMMITTEE

(Completed form to be sent to Case Officer and Corporate Manager – Growth & Sustainable Planning)

Planning application reference	DC/20/00263
Parish	Occold
Member making request	Peter Gould
Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>The site sits on an elevated position, rising to a height of 2.00m above road level and 3.00m higher than the land on which Cedar Cottage sits. There is no doubt that the development will overlook and overshadow existing dwellings North East and West of the site and especially Cedar Cottage, where this development will block the natural daylight and will actually dominate the street scene significantly. This will conflict with the isolated setting of a heritage asset and character of the cottage.</p> <p>The plans are completely incompatible with the design of the existing building – Cedar Cottage – at the front of the site. This means the new design is out of keeping, character, scale compared to Cedar Cottage and so would result in harm to the setting of that dwelling as well as the streetscene and entrance to the village.</p>

<p>Please detail the clear and substantial planning reasons for requesting a referral</p>	<p>See above</p>
<p>Please detail the wider District and public interest in the application</p>	
<p>If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development</p>	
<p>Please confirm what steps you have taken to discuss a referral to committee with the case officer</p>	<p>I am submitting this form following advice from the Area Planning Manager</p>