

Consultee Comments for Planning Application DC/20/00154

Application Summary

Application Number: DC/20/00154

Address: Land North Of B1078, Great Bricett

Proposal: Full Planning Application - Change of Use of building from stable/feed store to Light Storage and Office, insertion of window and door and addition of mezzanine area.

Case Officer: Daniel Cameron

Consultee Details

Name: Mrs Jennie Blackburn

Address: 1 All Saints Road, Creeting St Mary, Ipswich, Suffolk IP6 8NF

Email: pc.greatbricett@outlook.com

On Behalf Of: Great Bricett Parish Clerk

Comments

The Parish Council OBJECT to this application.

The owner has continued with work on the 'barn' before he has received confirmation that his retrospective application has been passed. The 'barn' seems to have been extended recently and also a 10ft fence has been erected around it!

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Application Summary

Application Number: DC/20/00154

Address: Land North Of B1078, Great Bricett

Proposal: Full Planning Application - Change of use of site for use as a builders yard in conjunction with adjacent development site on a temporary basis for no more than three (3) years.

Case Officer: Daniel Cameron

Consultee Details

Name: Mrs Jennie Blackburn

Address: 1 All Saints Road, Creeting St Mary, Ipswich, Suffolk IP6 8NF

Email: pc.greatbricett@outlook.com

On Behalf Of: Great Bricett Parish Clerk

Comments

The Parish Council support this application but feel that it should be for a maximum of 2 years, or on completion of adjacent development should that be sooner.

Your Ref:DC/20/00154
Our Ref: SCC/CON/2404/20
Date: 7 July 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

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

For the attention of: Daniel Cameron

Dear Daniel,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/00154

PROPOSAL: Full Planning Application - Change of use of site for use as a builders yard in conjunction with adjacent development site on a temporary basis for no more than three (3) years.

LOCATION: Land North Of B078 Great Bricett

Notice is hereby given that the County Council as Highway Authority make the following comments:

SCC's perception is that the proposed change of use would not have a detrimental impact on the highway network at this location. Therefore, SCC does not wish to restrict the grant of permission of DC/20/00154 under highway safety grounds.

Yours sincerely,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

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Proposal: Full Planning Application - Change of Use of building from stable/feed store to Light Storage and Office, insertion of window and door and addition of mezzanine area.

Case Officer: Daniel Cameron

Customer Details

Name: Mr Paul Scarff

Address: Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I confirm that there is an enforcement file on this address

BABERGH DISTRICT COUNCIL

MEMORANDUM

TO: Daniel Cameron, Development Management

FROM: Joanna Hart, Environmental Protection Team

DATE: 27.02.2020

YOUR REF: DC/20/00154

SUBJECT: Land North of B1078, The Street, Great Bricett, IPSWICH, Suffolk.
Change of Use of building from stable/feed store to Light Storage and Office,
insertion of window and door and addition of mezzanine area.

Please find below my comments regarding noise/odour/light/smoke matters only.

Thank you for your consultation on the above application.

The use proposed should, by virtue of the use class, be compatible with nearby residential use, and I therefore have no objection to the principle of the development.

However, I would recommend that that, in order to safeguard amenity, hours of operation should be agreed by negotiation with the applicant. I would suggest that hours of 08.00 – 18.00hrs Monday – Friday, with reduced hours at weekends/public holidays (if needed) would be suitable.

I note there is a large roller door on the façade facing an area of approved residential development. This will present an opportunity for the escape of noise from within the building and I would therefore recommend a condition be attached to the effect that the door is to remain shut at all times save for access and egress. I would also recommend that a condition be attached to require that all work and storage is to take place wholly within the building, in the interests of protecting nearby amenity.

I would also recommend that a condition be attached to require that no noisy external plant, such as air conditioning/ mechanical ventilation/refrigeration plant or similar noisy plant shall be installed until such time as a written scheme (to include details of all plant to be installed including precise acoustic specification, as well as a noise assessment taking account of all such plant, to include details of the current existing background level, to be based on methodology as given in British Standard BS4142:2014 ('Methods of rating and assessing industrial and commercial sound')) has been submitted to and approved by the LPA, in order to allow the likelihood of loss of amenity to be determined at the nearest dwellings.

I would also recommend a condition be attached to prohibit the installation of external lighting until such time as a lighting assessment to take account of all lighting on the site - details to include luminaire type, operating hours, position, height, aiming points, lighting levels and a polar luminance diagram (based on the vertical plane and marked with 5, 1 and 0 lux contour lines), has been submitted to and approved by the LPA.

Regards

Joanna Hart
Senior Environmental Protection Officer

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>

Sent: 17 June 2020 15:12

To: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: DC/20/00154 reconsultation

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR PLANNING PERMISSION - DC/20/00154

Proposal: Full Planning Application - Change of use of site for use as a builders yard in conjunction with adjacent development site on a temporary basis for no more than three (3) years.

Location: Land North Of B1078, Great Bricett, , ,

Reason(s) for re-consultation: The description of the proposal has been changed.

Thank you for your consultation on the above application.

I note the change of proposed use from the original application and have no objection. However, I have the following comments to make

I would recommend that, in order to safeguard amenity, a condition is added to any permissions granted restricting the hours of operation from the yard. I would suggest the following conditions:

- No vehicle connected with the works to arrive at the yard before 07:30 or leave after 19:00(except in the case of emergency). Hours of use to be restricted between 08:00 and 18:00 Monday to Friday, 09:00-13:00 Saturday with no working of any kind permitted on Sundays or any Public/Bank Holidays. This shall include any maintenance on any plant including that used on the adjacent site.
- No materials produced as a result of operation of the builders yard and the associated adjacent development shall be burned on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site during the lifetime of this permission.
- Any external lighting associated with the use as a builders yard shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation.

Reason – To minimise detriment to nearby residential amenity.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

MEMBER REFERRAL TO COMMITTEE

(Completed form to be sent to Case Officer and Chief Planning Officer – Sustainable Communities)

Planning application reference	DC/20/00154
Parish	Ringshall and Battisford
Member making request	Cllr Daniel Pratt
Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	Numerous representations from members of the public have been brought to my attention regarding this application, in particular noting issues with pollution (noise, odour and light) arising from the proposed use of the barn, the intensification over the use of the building and potential highways conflicts.
Please detail the clear and substantial planning reasons for requesting a referral	Material considerations stemming from conflicts with H17 (Keeping pollution away from residential uses) and CL18 (Alternative uses for buildings in the countryside).
Please detail the wider District and public interest in the application	There is an interest with regards to the Council carrying out its planning functions (including enforcement) in an open and transparent manner. Representations have made clear local dissatisfaction with processes including inaction on existing enforcement notices and new breaches on planning conditions (e.g. limit to work hours)
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
Please confirm what steps you have taken to discuss a referral to committee with the case officer	I have discussed my concerns with the case officer regarding alternatives to permanent planning permission and potential conditions which might be applied to any grant of planning permission.