

# Consultee Comments for Planning Application DC/19/01876

## Application Summary

Application Number: DC/19/01876

Address: Hedgerows Grove Lane Elmswell Bury St Edmunds Suffolk IP30 9HN

Proposal: Outline Planning Application - Erection of 2no. detached single storey dwellings and vehicular access.

Case Officer: Sarah Scott

## Consultee Details

Name: Mr Peter Dow

Address: Blackbourne Community Centre, Blackbourne Road, Elmswell Bury St Edmunds, Suffolk IP30 9UH

Email: clerk@elmswell.suffolk.gov.uk

On Behalf Of: Elmswell Parish Clerk

## Comments

Elmswell Parish Council objects to this application and urges refusal on the following grounds:

The site is in the countryside outside of the Settlement Boundary within which new development will properly take place.

With regard to the strong policy imperatives aimed at protecting the existing character and appearance of the countryside, this proposal offers no justification for exceptional treatment and does not present a case for special consideration under categories identified and defined in the Local Plan, the Core Strategy or the National Planning Policy Framework.

The extant Permission under DC/18/02553 for 2 bungalows within the same holding and in immediate proximity to the host dwelling, Hedgerows, has not yet resulted in any application for Reserved Matters, leaving in doubt the ultimate outcome of the proposal for, in effect, a development of 4 dwellings. This Application seeks to add an inappropriate extension to that development to the rear of Hedgerows and well beyond the building line of both Hedgerows and of Half Acre, adjacent, presenting a clear and unwelcome incursion into the immediate rural setting.

The use of the existing access, now seeking to serve 5 dwellings, proposes an unsafe result, and Councillors have sympathy with the existing heavy haulage operators using Grove Lane as their sole access that it is a single-track country lane unsuited to the extra traffic loading resulting from this proposal.

In reaching these conclusions, Councillors had reference to Local Plan policies SB1, H7 & T10, Core Strategy Policies CS1 & CS2 and National Planning Policy Framework para.55.

Peter Dow CiLCA  
Clerk to Elmswell Parish Council  
21.05.2019

Ref. DC/19/01876 Hedgerows, Grove Lane

Your Ref:DC/19/01876  
Our Ref: SCC/CON/1586/19  
Date: 2 May 2019



**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/19/01876**

**PROPOSAL:** Outline Planning Application - Erection of 2no. detached single storey dwellings and vehicular access

**LOCATION:** Hedgerows Grove Lane Elmswell Bury St. Edmunds IP30 9HN

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: No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DM01; and with an entrance width of 4.5m. Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

Condition: Gates shall be set back a minimum distance of 5 metres from the edge of the carriageway and shall open only into the site and not over any area of the highway.

Reason: In the interests of road safety.

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) any means of frontage enclosure shall be set back 2.4 metres from the edge of the carriageway of the adjacent highway and tapered accordingly to provide visibility splays of  $x=2.4m$  by  $y=90m$ .

Reason: In the interests of highway safety, to avoid obstruction of the highway, maximise visibility splays and provide a refuge for pedestrians.

Condition: Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

Condition: Before the development is commenced details of the areas to be provided for storage and presentation of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

Note: 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: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

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,

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

**From:** Lisa De Pasquale <Lisa.DePasquale@suffolk.gov.uk>  
**Sent:** 29 April 2019 11:12  
**To:** BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>  
**Subject:** Re: DC\_19\_01876 Hedgerows Grove Lane Elmswell Bury St Edmunds

Good morning,

Thank you for consulting us on this proposal. In my opinion there would be no significant impact on known archaeological sites or areas with archaeological potential. I have no objection to the development and do not believe any archaeological mitigation is required.

Best wishes,

Lisa

**Lisamaria De Pasquale**

Assistant Archaeological Officer (Technical Support)  
Suffolk County Council Archaeological Service  
Bury Resource Centre  
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Search the Suffolk HER online at: <http://heritage.suffolk.gov.uk>  
Follow us on Twitter at: <https://twitter.com/SCCArchaeology>

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

**Sent:** 17 April 2019 13:07

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

**Subject:** DC/19/01876

DC/19/01876 - Proposal: Outline Planning Application - Erection of 2no. detached single storey dwellings and vehicular access. Hedgerows, Grove Lane, Elmswell, Bury St Edmunds Suffolk IP30 9HN

Many thanks for your request for comments in relation to the above outline 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.

**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.*

*Andy*

**Andy Rutson-Edwards**, MCIEH AMIOA  
Senior Environmental Protection Officer

**Babergh and Mid Suffolk District Council - Working Together**

Tel: 01449 724727

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