

BACTON PARISH COUNCIL

Chairman: Councillor Richard Peaty
Clerk: Tina Newell
25 Shakespeare Road, Stowmarket,
Suffolk IP14 1TU.

email: parishclerk@bacton-pc.gov.uk
telephone: 07767 163706

Application Summary: DC/20/05572

Consultee Details:

Name: Bacton Parish Council

Address: 25 Shakespeare Road, Stowmarket, Suffolk IP14 1TU

Email: parishclerk@bacton-pc.gov.uk On Behalf Of: Bacton Parish Council

Comments:

Bacton Parish Council wish to make the following comments on the proposed development.

The building has four upstairs rooms and has a total floor area of 130 m². it should therefore be considered a four bedroom dwelling. As there is no garage, there should be space for the parking of three cars, with sufficient room to enable manoeuvring so that vehicles can exit onto the road in forward gear. Although in a 30m.p.h. zone, Church Road is busy, especially at school times and visibility will be compromised by parked cars.

The outline permission is for a 1 ½ storey building. The proposed building appears to be 2 storeys. Although the ridge height is stated as 6m. it is achieved by a very shallow pitch roof, less than 20°. This is out of character with typical Suffolk roofs which, because of the predominance of thatched roofs in the past, typically have pitches in excess of 45°. Part of the rear elevation has a pent roof so appears as a flat roof. Together with the grey cladding and the large area of paving at the front, the building has an 'industrial' appearance totally out of keeping with all other properties in the vicinity.

Despite the 2.4m² high fence at the rear, there is significant impact on the amenity of the neighbouring property Morfa Nefyn.

The property will be the first building after open farmland as one approaches Tailors Green and the Grade 1 listed Church of St. Mary and will have a serious detrimental impact on its setting.

The Parish Council urge the District Council to REFUSE the application, for the reasons stated.

Growth, Highways and Infrastructure
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich IP1 2BX

Enquiries to: Matthew Baker
Direct Line: 01284 741329
Email: Matthew.Baker@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2020_05572
Date: 5th January 2021

For the Attention of Daniel Cameron

Dear Mr Isbell

Planning Application DC/20/05572/FUL – The Bungalow, Church Road, Bacton: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER), close to the medieval Church of St Mary (BAC 014) and Taylor's Green. The site is also close to a medieval moated site (BAC 009) and a Grade II listed aisled house which dates from the late 13th or early 14th century (BAC 030; National Reference No. 1032753). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 199), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under part 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2019).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

Matthew Baker

Archaeological Officer
Suffolk County Council Archaeological Service

Growth, Highways and Infrastructure
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
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Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

Matthew Baker

Archaeological Officer
Suffolk County Council Archaeological Service

Suffolk Fire and Rescue Service

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

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

Your Ref:
Our Ref: FS/F221435
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk

Web Address: <http://www.suffolk.gov.uk>

Date: 21/12/2020

Dear Sirs

The Bungalow, Church Road, Bacton, Stowmarket IP14 4LJ
Planning Application No: DC/20/05572/FUL

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), 2019 Edition, 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, 2019 Edition.

Water Supplies

Suffolk Fire and Rescue Service records show that the nearest fire hydrant in this location is over 120m from the proposed build site and we therefore recommend that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

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

/continued

OFFICIAL

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control or appoint Approved Inspector in the first instance. 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: gary@johnsarchitects.co.uk
Enc: Sprinkler information

Your Ref:DC/20/05572
Our Ref: SCC/CON/5023/20
Date: 17 December 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: Sarah Scott

Dear Sarah,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/05572

PROPOSAL: Full Planning Application - Erection of 1 No dwelling on Plot 1 including access and creation of separate access for plot 2 forming part of a phased development approved under Outline Planning Permission DC/19/00851.

LOCATION: The Bungalow Church Road Bacton Suffolk IP14 4LJ

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: Before the access is first used visibility splays shall be provided as shown on Drawing No. 03 Rev. D with an X dimension of 2.4m and a Y dimension of 90m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM01 and with an entrance width of 3m and made available for use prior to occupation.

Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 03 Rev. D 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.

Condition: Before the development is occupied 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: 0345 6066171. 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: Andy Rutson-Edwards
Sent: 09 December 2020 10:44
To: Sarah Scott **Subject:** DC/20/05572

Environmental Health - Land Contamination
APPLICATION FOR PLANNING PERMISSION - DC/20/05572

Proposal: Full Planning Application - Erection of 1 No dwelling on Plot 1 including access and creation of separate access for plot 2 forming part of a phased development approved under Outline Planning Permission DC/19/00851.

Location: The Bungalow, Church Road, Bacton, Stowmarket Suffolk IP14 4LJ

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 phased 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

Consultation Response Pro forma

1	Application Number	DC/20/05572 The Bungalow, Church Road, Bacton	
2	Date of Response	07/01/2021	
3	Responding Officer	Name:	Thomas Pinner
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
4	Summary and Recommendation	<p>1. I consider that the proposal has the potential to cause</p> <ul style="list-style-type: none"> A low level of less than substantial harm to a designated heritage asset because the proposed dwelling would contribute to the harm previously identified at Outline Stage to the Church and the Manor House in relation to the density of development. However, there is likely limited scope for further mitigation in this regard at this stage. Separately, the proposal may also cause harm to an important view of the Church, although more information is required in this regard before this can be determined. There is likely more scope for amendment in this regard, if required. 	
5	Discussion	<p>The application proposes a Full Planning Application for the erection of one of the three dwellings approved under Outline Planning Permission DC/19/00851, which included details of access and layout, with other matters reserved. The heritage concern relates to the potential impact of the development on the setting of Tailors Cottages, a Grade II mid C16 house, now subdivided, to the south, the Grade I Listed C14-C15 Church of St Mary, to the east, and the Manor House Christian Rest Home, a Grade II* Listed c.1720-1730 red brick former manor house to the west.</p> <p>At Outline stage I identified harm arising from the proposal to the significance of the Church of St Mary and the Manor House from the scale of development, and the potential for further harm to the significance of the Church of St Mary through erosion of an important view of the church tower, although this was dependent upon Reserved Matters details. I noted that limiting the height of the new dwellings may avoid harm in this latter regard.</p> <p>My main concern at this stage is whether the proposed dwelling would further obscure/distract from the view of the church tower from the west, beyond the impact of</p>	

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		<p>the existing bungalow. The proposed dwelling would be two-storey, or at least one-and-a-half storey, but is of a similar footprint to the existing bungalow and it is stated in writing, in the Design and Access Statement (p.6), that the building would be “6m high in order to tie in with the ridge height of the existing bungalow.” This is encouraging, but I consider that this needs to be further illustrated through additional measured drawings, in the form of proposed street scenes and/or site section drawings, showing the proposed dwelling in relation to the bungalow (see further information). This should confirm whether the proposed dwelling would have any additional negative impact upon the views of the church.</p> <p>N.B. Similar drawings are likely to be requested in relation to any further applications for the other plots agreed at Outline Stage.</p> <p>In relation to the scale of development, given that the number of dwellings has already been approved, I consider there is likely only limited scope for mitigating this aspect of harm at this stage, e.g., by reducing the scale of the dwelling. Nonetheless, the additional drawings requested above may also clarify whether amendment in this regard is warranted/worthwhile.</p> <p>Given the nature of existing surrounding development, I have no issue with the proposed design or materials of the proposed dwelling in isolation. I do not consider that these details would harm the significance of any heritage assets, subject to condition.</p> <p>Due to a lack of information on the potential impact of the works, I cannot currently support the proposal. Nonetheless, following the submission of further information, I would reconsider the proposal.</p> <p><i>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</i></p>
6	Amendments, Clarification or Additional Information Required	<ul style="list-style-type: none"> - Further information on the scale of the proposed dwelling relative to the scale of the existing bungalow and the existing view of the church tower, to include proposed street scene/site section drawings, at appropriate scales.

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.

7	Recommended conditions	<p>Following the submission of suitable further information, the following condition is requested:</p> <ul style="list-style-type: none"> - Prior to the commencement of works, manufacturer's details of proposed external facing bricks (to ensure appearance of the building does not detract from the view of the church from Church Road).
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MEMBER REFERRAL TO COMMITTEE

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

Planning application reference	DC/20/05572
Parish	Bacton
Member making request	Andrew Mellen, member for Bacton ward.
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>This application is for a single detached dwelling and access following outline permission DC/19/00851. However, this is new full application not a reserved matters application and as such, this application seeks to overturn some of the conditions reasonably imposed by the outline consent.</p> <p>Policy H16 of the Mid-Suffolk 1998 Local Plan protects the privacy of adjacent dwellings from new development. Policy HB1 of the 1998 Local Plan provides that the local planning authority will pay particular attention to the protection of the setting of a listed building</p>
13.4 Please detail the clear and substantial planning reasons for requesting a referral	<ol style="list-style-type: none"> 1. This application is for a 2 storey house (albeit with a low pitched roof) whereas the outline permission conditions only a 1.5 storey house. The height and rear windows would have a negative effect on the amenity of the neighbouring property to the rear 2. The outline permission detailed a shared access driveway for this plot and the adjacent one, this application applies for a separate access for each plot which would result in insufficient space for vehicles to turn, and may result in vehicles entering the highway in reverse gear. Given that the road frontage here is used by parents at the start and end of the school day, road safety is a particularly sensitive issue here. 3. From the west, this property would be the first seen when approaching Tailors Green, and would appear directly in front of the tower of the grade 1 listed St Mary's church. It would have a significant impact on the setting of that building, particularly as the design of the proposed house would be modern, with a substantial amount of grey cladding on that west-facing elevation, inappropriate to this location.
13.5 Please detail the wider District and public interest in the application	The application had prompted a letter of objection from the residents of the neighbouring property to the rear, and has also been discussed at the parish council who have requested a refusal on various grounds..
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	
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	E-mail discussion with planning officer Daniel Cameron