

# Consultee Comments for Planning Application DC/21/03629

## Application Summary

Application Number: DC/21/03629

Address: 6 Cross Street Eye Suffolk IP23 7AB

Proposal: Full Planning Application - Change of Use office building to Parish Meeting Room, erection of front entrance canopy, construction of solar PV panels with associated landscaping and parking.

Case Officer: Alex Scott

## Consultee Details

Name: Mrs Wendy Alcock

Address: The Common Room, Tacon Close, Suffolk IP23 7AU

Email: Not Available

On Behalf Of: Eye Town Clerk

## Comments

For reference the address for this property is 8 Cross Street (according to google maps) not 6 Cross Street as stated on the application which is the Library.

Note: the deadline for comments from ETC to BMSDC is 16th July on the consultation request. This is before both ETCs Planning Committee meeting (19th July) and full council (21st July) and so this comment is not a council resolution but the view of members of the Planning Committee.

Members of the Eye Town Council planning committee consider that the design proposals will significantly enhance the appearance of this unfortunately prominent building in the Eye Conservation Area, very close to a number of listed buildings including the grade 2\* Eye Town Hall. The Planning Committee notes and supports energy initiatives incorporated within the design including the attention to energy supply via PV panels and an air source heat pump and reduced energy demand through enhanced insulation and use of LED lighting throughout.

The inclusion of electronic charging points in accordance with Policy Eye 25 of the, now formally adopted Eye Neighbourhood Plan, is also welcome. It is likely that some additional demand on parking will be generated once the building is fully operational. This increases the importance of the development of Community Aspiration 1 of the ENP and the committee urge that this should be treated as an immediate priority by BMSDC

The Planning Committee would like to be consulted, and will extend this consultation to full council and the wider community of Eye, on the final appearance and specification for the elevations as ideas for these are fully developed.

Your Ref:DC/21/03629  
Our Ref: SCC/CON/2964/21  
Date: 15 July 2021  
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: Alex Scott

Dear Alex,

**TOWN AND COUNTRY PLANNING ACT 1990**

**CONSULTATION RETURN: DC/21/03629**

**PROPOSAL:** Full Planning Application - Change of Use office building to Parish Meeting Room, erection of front entrance canopy, construction of solar PV panels with associated landscaping and parking.

**LOCATION:** 6 Cross Street, Eye, Suffolk, IP23 7AB

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. 2159 DE 10-002 Rev. A 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

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Case Officer: Alex Scott

## Consultee Details

Name: Mrs Linda Hoggarth

Address: 26 Gipping Way, Bramford, Ipswich, Suffolk IP8 4HP

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

## Comments

The Mid Suffolk Disability Forum recognises that this is a redevelopment of an existing building and that the first floor will not be accessible to wheelchair users and those with mobility difficulties. It would not be considered reasonable to put in lift access to the first floor.

Whilst it is good to note the intention to make the ground floor accessible to wheelchair users, including an accessible toilet and kitchenette, it would appear that wheelchair users do not have direct access from the lobby to the accessible work space or the accessible toilet but have to reach these via the Town Council Office and the Shared Meeting Room. It would be better if there was direct access from the lobby to the accessible work space both in terms of ease of access and ease of exit particularly in the event of an emergency.

The external ramps do not appear to have handrails and are marked by timber bollards. The ramps should be built to current building regulations and be non slip and of sufficient width to accommodate wheelchairs.

The dropped kerb must be absolutely level with the road to provide good access.

The two parking spaces are not specifically marked for wheelchair users. Consideration should be given to ensuring these spaces are of sufficient width in order to allow for the possibility of them being required for wheelchair users.

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Case Officer: Alex Scott

## Consultee Details

Name: Mr Thomas Pinner

Address: BMSDC, Endeavour House, Ipswich IP1 2BX

Email: Not Available

On Behalf Of: Heritage Team

## Comments

Hi Alex,

DC/21/03629

I consider that the application would cause a very low level of less than substantial harm to the character and appearance of Eye Conservation Area. The proposed solar panels would likely be a highly reflective feature of considerable extent in a fairly prominent location close to the Conservation Area, and as such would stand out within the part of the Conservation Area adjacent as an untraditional and out-of-keeping feature. I consider that the other proposed works would not cause any harm.

The less than substantial harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposal as per para.196 of the NPPF.

If the LPA are minded to approve this application, a condition is requested for manufacturers details of the proposed solar panels, to control their appearance as far as possible.

Kind Regards,

Thomas Pinner BA(Hons), MA, MA  
Heritage and Design Officer  
Babergh and Mid Suffolk District Councils  
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For our latest Coronavirus response please visit click the following link-

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