

## FELSHAM PARISH COUNCIL RESPONSE TO PLANNING APPLICATION DC/21/02924

The Parish council wishes to point out that this application would represent a loss in valuable public amenity land (where significant village events are held, photographs attached, and with more events planned including a Village Family Fun Day on 26<sup>th</sup> June 21. The access/exit to the proposed development remains a concern with lack of appropriate sight lines & an access that is too narrow to be easily accessible. The proposal would also create a further reduction in available car parking within the village. The proposal would put at risk the 'heritage' nature of that part of the village with the Church, pub & surrounding cottages all creating an historic view – a new development would not enhance this. The Parish Council also raises concerns over the height of the proposed dwellings which will be visible throughout much of the Conservation area



Mark Bloomfield (Parish Clerk & RFO)

22<sup>nd</sup> June 2021



Historic England

Mr John Pateman-Gee  
Babergh and Mid Suffolk District Councils  
Endeavor House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

Direct Dial: -

Our ref: **W:** P01430192

7 June 2021

Dear Mr Pateman-Gee

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND REAR OF THE SIX BELLS, CHURCH ROAD, FELSHAM, SUFFOLK  
Application No. DC/21/02924**

Thank you for your letter of 3 June 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

**Hannah Blackmore**  
Business Officer  
E-mail: [Hannah.Blackmore@historicengland.org.uk](mailto:Hannah.Blackmore@historicengland.org.uk)



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



*Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.*

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/F305917  
Enquiries to: Water Officer  
Direct Line: 01473 260588  
E-mail: [Fire.BusinessSupport@suffolk.gov.uk](mailto:Fire.BusinessSupport@suffolk.gov.uk)  
Web Address: <http://www.suffolk.gov.uk>

Date: 07/06/2021

Dear Sirs,

**Land Rear Of The Six Bells, Church Road, Felsham, Suffolk, IP30 0PJ**  
**Planning Application No: DC/21/02924**

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 115 metres 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: [jake@cpcplanningconsultants.co.uk](mailto:jake@cpcplanningconsultants.co.uk)

Enc: Sprinkler Letter

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

Philip Isbell  
Chief Planning Officer  
Planning Services  
Babergh and Mid Suffolk District Councils  
Endeavour House  
8 Russell Road  
Ipswich IP1 2BX

Enquiries to: Hannah Cutler  
Direct Line: 01284 741229  
Email: [Hannah.Cutler@suffolk.gov.uk](mailto:Hannah.Cutler@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Our Ref: 2021\_02924  
Date: 18/06/2021

For the Attention of John Pateman-Gee

Dear Mr Isbell

**Planning Application DC/21/02924- Land Rear of the Six Bells, Church Road, Felsham: Archaeology**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER) situated within the historic village core and to the immediate north of medieval Church of St Peter (HER reference FHM 012 and grade II\* listed building) and Felsham Castle, 'A mansion, called the Castle, the seat of the Reynolds family, was pulled down about the end of the 18th century, and a farm house erected on the site' (present 'Mausoleum House') (FHM 016). The proposed development area is also in close proximity to a number of listed buildings and also medieval/post medieval artefact findspots (for example, FHM 014 and FHM 015). 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, Conservation Team.*

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of 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,

Hannah Cutler

Archaeological Officer  
Conservation Team

Your Ref:DC/21/02924  
Our Ref: SCC/CON/2572/21  
Date: 21 June 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: John Pateman-Gee

Dear John,

**TOWN AND COUNTRY PLANNING ACT 1990**

**CONSULTATION RETURN: DC/21/02924**

**PROPOSAL:** Planning Application - Erection of 2No detached dwellings, associated parking and landscaping.

**LOCATION:** Land Rear Of The Six Bells, Church Road, Felsham, 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:

Note: Whilst the splays to the West fall short of MfS guidance for a 30mph road by 3m (x=2.4m by y=40m) SCC's perception is that the intensification of use the current proposal would create is adequately mitigated by the improvements to an existing access which already generates a steady volume of vehicular movements. Therefore, SCC does not wish to raise an objection to DC/21/02924 under highway safety grounds.

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 for the development visibility splays of 2.4m and a Y dimension of 40m and 43m shall be provided 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 use shall not commence until the area(s) within the site shown on Drawing No. 10.07 A for the purposes of [LOADING, UNLOADING,] 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

Condition: The access driveway hereby permitted shall be a minimum width of 4.5 metres in its entirety from the nearby edge of the carriageway.

Reason: To ensure vehicles can enter and leave the site in a safe manner.

Yours sincerely,

**Kyle Porter**

**Development Management Technician**

Growth, Highways and Infrastructure



**From:** BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>  
**Sent:** 14 Jun 2021 10:42:26  
**To:**  
**Cc:**  
**Subject:** FW: DC/21/02924. Land Contamination  
**Attachments:**

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**From:** Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>  
**Sent:** 14 June 2021 08:17  
**To:** BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>  
**Cc:** John Pateman-Gee <John.pateman-Gee@baberghmidsuffolk.gov.uk>  
**Subject:** DC/21/02924. Land Contamination

**EP Reference 293837**  
**DC/21/02924. Land Contamination**  
**Land Rear Of The Six Bells, Church Road, Felsham, BURY ST EDMUNDS, Suffolk.**  
**Erection of 2No detached dwellings, associated parking and landscaping.**

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.

Please could the applicant be made aware that we have updated our Land Contamination Questionnaire and advise them that the updated template is available to download from our website at <https://www.babergh.gov.uk/environment/contaminated-land/land-contamination-and-the-planning-system/>.

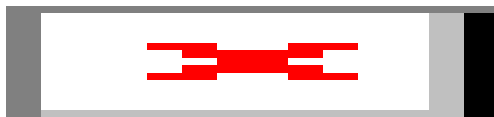
Kind regards

Nathan

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

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

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



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**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.*



22 June 2021

John Pateman-Gee  
Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich IP1 2BX

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*Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.*

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**Application:** DC/21/02924  
**Location:** Land Rear Of The Six Bells Church Road Felsham Suffolk  
**Proposal:** Planning Application - Erection of 2No detached dwellings, associated parking and landscaping

Dear John,

Thank you for consulting Place Services on the above application.

**Holding objection due to insufficient ecological information on European Protected Species (Bats)**

**Summary**

We have reviewed the documents supplied with the application, including the Arboricultural Implications Assessment and Method Statement (October 2020) and the Planning, Design & Access Statement (May 2021).

We are not satisfied that there is sufficient ecological information available for determination of this application, as we note that no information has been provided to assess the likely impacts on ecological features, particularly upon roosting bats from the proposals to remove the indicated trees.

As a result, we recommend that a Preliminary Roost Assessment for bats should be undertaken by a suitably qualified ecologist and the results provided to the LPA along with any recommendations for further surveys. Please note that this type of inspection can be undertaken at any time of year and should be submitted Prior to determination.

This is required prior to determination because the Local Planning Authority must consider the guidance under paragraph 99 of the ODPM Circular 06/2005. This advises that the presence or otherwise of protected species, and the extent to which they might be affected by the proposed development, must be established before planning permission is granted. Therefore, if there is a



reasonable likelihood of protected species being present and affected by the development, the surveys should be completed and any necessary measures to protect the species should be in place before the permission is granted.

Alternatively, further photographs could be provided of the site, which include the proposals trees to be removed. This may be suitable to justify that this proposed survey is not required for this application, if the trees are clearly not suitable for roosting bats.

This further information will be required to provide the LPA with certainty of impacts on legally protected species and enable it to demonstrate compliance with its statutory duties, including its biodiversity duty under s40 NERC Act 2006.

We look forward to working with the LPA and the applicant to receive the additional information required to overcome our holding objection.

Please contact us with any queries.

Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**

Ecological Consultant

[placeservicesecology@essex.gov.uk](mailto:placeservicesecology@essex.gov.uk)

**Place Services provide ecological advice on behalf of Mid Suffolk District Council**

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

**From:** Thomas Pinner

**Sent:** 14 June 2021 16:13

**Subject:** DC/21/02924 Land Rear of The Six Bells, Church Road, Felsham

Hi John,

I consider that the current proposal would not result in any harm to any heritage assets, subject to conditions, as below. Areas of heritage concern raised in previous applications on the site have been addressed in the current application.

Requested conditions

- Prior to works above slab level, manufacturer's details of proposed external facing bricks and roof covering materials on dwellings and carports.
- Removal of any Permitted Development Rights for boundary treatments and new structures forward of the front elevation of the new properties, given close visual relationship with the listed pub.

Kind Regards,

**Thomas Pinner BA(Hons), MA, MA**

Heritage and Design Officer

Babergh and Mid Suffolk District Councils

## MEMBER REFERRAL TO COMMITTEE

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

Planning application reference	DC/21/02924
Parish	FELSHAM
Member making request	PENNY OTTON
Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	Policy HB1, H13, HB2 DESIGN AND RESIDENTIAL AMENITY Should respond to and safeguard the existing character. The loss of public open space Be compatible to its location in terms of scale. Mass, form and siting. Protect and retain natural features such as trees or hedgerows.

<p>Please detail the clear and substantial planning reasons for requesting a referral</p>	<p>A previous application was refused by Mid Suffolk planning committee.</p> <p>This application in an attempt to overcome those objections now results in 2 massive dwellings totally at odds with the scale of the surrounding cottages.</p> <p>It is obvious that this location is completely unsuitable for development.</p> <p>Other applications have been refused by Mid Suffolk under delegated powers and by the planning inspector.</p> <p>To be “sympathetic to the neighbouring listed buildings and in the interest of visual amenity and the character and appearance of the area”</p> <p>Felsham is a conservation area, and adjacent to Grade 1 listed buildings.</p> <p>POLICY HB1, HB8,H13 support development principles that contribute to local distinctiveness and scale of the heritage asset, through the use of appropriate design and materials .I feel that this design is at odds with that and will have a detrimental effect on the surrounding listed buildings and does not therefore comply</p> <p>POLICY T10. There will be a significant increase in water run off on to the highway against flood risk; there is already a problem here which will be exacerbated.</p>
<p>Please detail the wider District and public interest in the application</p>	<p>This application will have a detrimental effect on the viability of the public house despite the council wishing to support local businesses and community facilities, including the open space used by the community.</p> <p>Construction vehicles will also be a detriment to the viability of the public house and there is insufficient turning space in the car park for refuse and emergency vehicles.</p> <p>Despite Suffolk highways opinion that the visibility is safe I and the local community continue to reject that.</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 have spoken in depth to the planning officer</p>
	<p>Penny Otton</p>