

Comments for Planning Application DC/21/02582

Application Summary

Application Number: DC/21/02582

Address: Land West Of Grange Road Wickham Skeith Suffolk

Proposal: Full Planning Application - Erection of 3No pairs of semi-detached dwellings, and garages including access.

Case Officer: Mahsa Kavyani

Customer Details

Name: Mr Huw Roberts

Address: Wickham Skeith Village Hall, The Green, Wickham Skeith Eye, Suffolk IP23 8LX

Comment Details

Commenter Type: Parish Clerk

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Conflict with District plan
- Development too high
- Drainage
- Inadequate public transport provisions
- Increased Traffic/Highways Issues
- Other - give details
- Over development of site
- Strain on existing community facilities

Comment: The revised application do not appear to take into account the discussion the council had with the applicant at the council meeting of 13th September 2021.

The objections the council raised under the previous version of the application still stand. For the details, see the Council's comments submitted by the Clerk previously under this application number. In summary, those objections are:

1. Objections raised under the outline application, including:

The application extends beyond the boundary submitted in the first phase of the Joint Local Plan Consultation, which followed consultation with residents, and may set a precedent for an increase in applications on land not included within the original submission.

2. Traffic volume and road visibility
3. Strain on infrastructure

4. Flooding risk

5. Ownership and management of hedgerows. The Council would still like clarification of who will be responsible for the maintenance of the hedges on the frontage facing the road.

The council believes six dwellings is too many, and is overdevelopment of the plot.

The original application had two 5-bedroom dwellings on the plot. Has the applicant considered if there is an opportunity to instead build two pairs of 3-bedroom dwellings on the same footprint as the original application (ie. four dwellings in total)?

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Customer Details

Name: Mr Huw Roberts

Address: Wickham Skeith Village Hall, The Green, Wickham Skeith Eye, Suffolk IP23 8LX

Comment Details

Commenter Type: Parish Clerk

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Application is lacking information
- Conflict with District plan
- Drainage
- Inadequate Access
- Inadequate public transport provisions
- Increase danger of flooding
- Increased Traffic/Highways Issues
- Other - give details
- Over development of site
- Scale
- Strain on existing community facilities

Comment: The Parish Council of Wickham Skeith do not support this application for the following reasons:

1. Previously raised objections

Objections initially raised in WSPC's response to the outline planning application (DC/019/4389) still apply, and/or are exacerbated by the additional dwellings not included in the outline plan. These objections were:

"The application extends beyond the boundary submitted in the first phase of the Joint Local Plan Consultation, which followed consultation with residents, and may set a precedent for an increase in applications on land not included within the original submission."

"The application is for outline permission and there is concern that there could be an increase in the amount of proposed dwellings should approval be given and the next stage of detailed planning be applied for."

"The accumulative effect of permission being given to the following applications, as there will be a significant increase in traffic through such a small village, now being classified as a Hamlet village:

DC/19/04338 - 1 Grange Road

DC/19/04388 - Land adjacent to Bumbledown, Grange Road

DC/19/04389 - Land opposite 14-17 Grange Road

These applications, together with the recent approval of DC/19/0223, Land south of The Grange, Grange Road, represent potentially 8 new dwellings along Grange Road."

"Wickham Skeith is recognised as a non-sustainable village and there are not enough amenities to support this number of developments at this given time. There is mention of a bus service in the supporting documents, however, this no longer exists. The condition of Grange Road is already a concern to Highways as it is breaking away in sections and, with an increase in the amount of traffic through continued development at this end of the village, the highway itself will not be able to cope."

The concern about additional dwellings was well founded as this application is for 6 dwellings not 2 as in the previous application.

2. Traffic volume and road visibility

The application includes spaces to accommodate 18 vehicles. This will greatly increase the traffic volume in the village. The road visibility at the access road is inadequate as no provision is made within the plan to maintain the hedge so that 90 m visibility is always available. The road is not suitable at this point for on-road parking. There are 4 primary-school-aged children living opposite this development.

3. Infrastructure

Local primary schools have a very high level of student roll, and will come under increasing pressure as a likely result of the wider local development necessitating families transporting children to and from school in their cars each day. School transport is for one primary school and a high school.

Local healthcare provision is under pressure and facilities locally are limited.

There is no local bus service. The village is isolated from other forms of public transport.

4. Flooding

The council does not believe that the soakaway provided in the plan is sufficient. The plan shows no outflow for excess water in the soakaway, and concerns are held as to where this will go, as Grange Road has been subject to persistent flooding in recent years (as notified to the County Council by the parish council).

5. Ownership and management of hedgerows

There is no plan for the management of the hedges east and southern side of the site, after the site is handed over. This will quickly and detrimentally affect the road visibility at the access point.

The parish council is concerned about the retention and maintenance of oak, ash, and veteran apple trees within the eastern boundary. The oak shows signs of dead branches at the higher level which could be cause for concern for safety of road users and pedestrians, and there is no obvious provision for future maintenance.

5. Missing Objections and Consultee Reports

The parish council notes there are known letters of objection from parishioners not displayed on the District Council's planning portal. There are also missing reports from consultees. The parish council have acted in good faith looking at what has been provided, but does not believe this to be the complete set of information which should be available to us.

6. Environmental Officer's Report

The parish council notes with concern that the report on land contamination report says 'the simplified Envirocheck-type report and Land Contamination Questionnaire is not considered appropriate for a development of this scale'.

Your Ref:DC/21/02582
Our Ref: SCC/CON/2054/21
Date: 21 May 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

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

For the attention of: Mahsa Kavyani

Dear Mahsa,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/21/02582

PROPOSAL: Full Planning Application - Erection of 3No pairs of semi-detached dwellings, and garages including access.

LOCATION: Land West Of, Grange Road, Wickham Skeith, 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:

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 02A 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 vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM01 and with an entrance width of 4.5m 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: Prior to the dwellings hereby permitted being first occupied, the vehicular access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

Condition: The vehicular access hereby permitted shall be a minimum width of 4.5 metres for a distance of 5 metres measures from the nearby edge of the carriageway.

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

Condition: The areas to be provided for storage of Refuse/Recycling bins as shown on Drawing No. 02A shall be provided 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.

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 02A 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 highway.

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. These works will need to be applied for and agreed with Suffolk County Council as the Local Highway Authority. Application form for minor works licence under Section 278 of the Highways Act 1980 can be found at the following webpage:

www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/

Yours sincerely,

Kyle Porter

Development Management Technician

Growth, Highways and Infrastructure

From: David Pizzey

Sent: 07 May 2021 10:55

Subject: DC/21/02582 Land West Of, Grange Road, Wickham Skeith

Hi Mahsa

I have no objection to this application. However, the line of tree protective fencing shown on the block plan should be annotated and include a specification in order for it to be effective. This should then be made subject to condition.

Kind regards

David Pizzey FArborA
Arboricultural Officer

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Sent: 11 Oct 2021 12:13:54
To:
Cc:
Subject: FW: DC/21/02582. Land Contamination
Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 11 October 2021 12:00
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Mahsa Kavyani <Mahsa.Kavyani@baberghmidsuffolk.gov.uk>
Subject: DC/21/02582. Land Contamination

EP Reference : 298676
DC/21/02582. Land Contamination
Land West Of, Grange Road, Wickham Skeith, EYE, Suffolk.
Erection of 3No pairs of semi-detached dwellings, and garages including access.

Having reviewed the application and supporting Phase I report by Geosphere Environmental (reference: 5788,DS/DESK/GF,HS/2306.21) dated 23/6/2021 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/>.

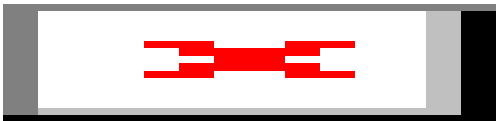
Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk
Work: 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk



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.

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

Sent: 13 July 2021 16:48

To: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>

Subject: RE: DC/21/02582 | Full Planning Application - Erection of 3No pairs of semi-detached dwellings, and garages including access. | Land West Of Grange Road Wickham Skeith Suffolk

Hi Daniel,

Thanks for sending this over,

I must have missed the agents email as I was on leave and don't recall seeing it.
I am happy with the management plan attached to the email and would be happy for the planning Officer to remove the requirement for a pre commencement condition

Regards

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk

www.babergh.gov.uk www.midsuffolk.gov.uk

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

Sent: 06 May 2021 10:59

To: Mahsa Kavyani <Mahsa.Kavyani@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: DC/21/02582

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR PLANNING PERMISSION - DC/21/02582

Proposal: Full Planning Application - Erection of 3 No pairs of semi-detached dwellings, and garages including access.

Location: Land West Of, Grange Road, Wickham Skeith, Suffolk

Thank you for the opportunity to comment on this application . Environmental Protection have no objections in principle. However, Construction activities give rise to the potential to cause disruption to the nearby amenity during the development. As such I would recommend the following conditions:

- Construction Hours

Construction activities on the hereby permitted development shall only operate between the hours of 08.00 and 18.00hrs Mondays to Fridays and between the hours of 09.00 and 16.00hrs on Saturday. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

- Prohibition on burning.

No burning shall take place on site at any stage during site clearance, demolition or construction phases of the project.

- Dust control

The development shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site has been submitted to and approved in writing by the local planning authority. The agreed scheme shall then be implemented in full before the proposed development is started, including demolition and site clearance.

- Construction Management Plan

No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of:

- Operating hours (to include hours for delivery)
- Details of the scheduled timing/phasing of the development for the overall construction period

- Means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors)
- protection measures for footpaths surrounding the site
- Loading and unloading of plant and materials
- Wheel washing facilities
- Lighting
- Location and nature of compounds, pottraloos and storage areas (including maximum storage heights) and factors to prevent wind-whipping of loose materials
- Waste storage and removal
- Temporary buildings and boundary treatments
- Dust management measures
- Noise and vibration management (to include arrangements for monitoring, and specific method statements for piling) and;
- Litter and waste management during the construction phases of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Note: the Construction Management Plan shall cover both demotion and construction phases of the above development. The applicant should have regard to BS 5228:2009 Code of Practice of Noise and Vibration Control on Construction and Open Sites in the CMP.

Reason – To minimise detriment to nearby residential amenity.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

MEMBER REFERRAL TO COMMITTEE

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

Planning application reference	DC/21/02582 Full Planning Application - Erection of 3No pairs of semi-detached dwellings, and garages including access. Land West Of Grange Road Wickham Skeith Suffolk
Parish	Wickham Skeith
Member making request	Rowland Warboys
Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>This proposed development is one the edge of the settlement adjacent to open countryside and within a conservation area. The initial outline permission for two houses allowed for considerable buffering in terms of landscaping but this new proposal for six dwellings does not have sufficient room for landscaping on the southern boundary – plot 6. Does not satisfy requirements under: NPPF 15 Conserving and Enhancing the Natural Environment, CS02 nor NPPF Achieving Well designed places.</p> <p>With regards to MSDC Design expectations – the buildings are not orientated to permit the efficient fitting of passive or active solar panels – all ridges are aligned north to south. DEVF1 section 15 Contrary to H13</p> <p>Grange Road floods regularly, the drain that runs alongside the road opposite from the proposed development is a tributary of the R. Dove – the proposed SUDS is considered inadequate to prevent the run-off of water.</p> <p>NPPF Paragraphs 77, 78 This proposal does not meet local needs, nor will it enhance the vitality of the rural community. This is a small hamlet that is without regular public transport and this scale of development will stress the capacity of the narrow road system.</p> <p>Quoting from the officer's report for TWO dwellings: The proposed dwellings by way of siting, scale, form and detailed design is considered appropriate development in the locality. The proposed design, materials, layout and scale are considered to respect the character of the area, not constitute over development of the plot and not harm local distinctiveness. The site is therefore considered to be in accordance with Policy H13 & H15 of the Mid Suffolk Local Plan. This enlargement is not in line with these</p>

	<p>There is no maintenance plan for the mature hedgerow nor the visibility splay to the front of the proposed development.</p> <p>This hedgerow contains oak, ash, and veteran apple which are considered to be of significance by the local tree warden.</p>
Please detail the clear and substantial planning reasons for requesting a referral	<p>Inaccurate statements on DEVF1</p> <p>Contrary to NPPF 12 and 15 NPPF Paragraphs 77, 78</p>
Please detail the wider District and public interest in the application	<p>This is overdevelopment in a conservation area that does not sympathetically address the fact it is on the edge of the settlement area.</p> <p>The issue of surface water drainage is of significance to the wider community.</p> <p>There has been no consultation between the developer and the Parish Council nor community of Wickham Skeith</p>
If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	
Please confirm what steps you have taken to discuss a referral to committee with the case officer	<p>I have discussed this with Mr Pateman-Gee in the absence on leave of the case officer</p>