

Development Control Committee 'B'

8 June 2022



Application No:
DC/22/01655

Address: **Land on the west side of Broad Road, BACTON**

Proposal: **Discharge of Condition 12**

[details of highway improvements under Plough Hill, Bacton railway bridge]

Outline planning permission reference DC/19/00646
,dated 21 December 2020



Philip Isbell – Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:
Edward Gittins & Associates
The Counting House
High Street
Cavendish
Sudbury
CO10 8AZ

Applicant:
Mr And Mrs G. J. And C. A. Abbott
C/o Agent

Date Application Received: 07-Feb-19

Application Reference: DC/19/00646

Date Registered: 15-Feb-19

Proposal & Location of Development:

Outline Planning Application (All matters reserved) Erection of up to 65No dwellings with attenuation basin.

Land on the West Side of Broad Road, Bacton, Suffolk

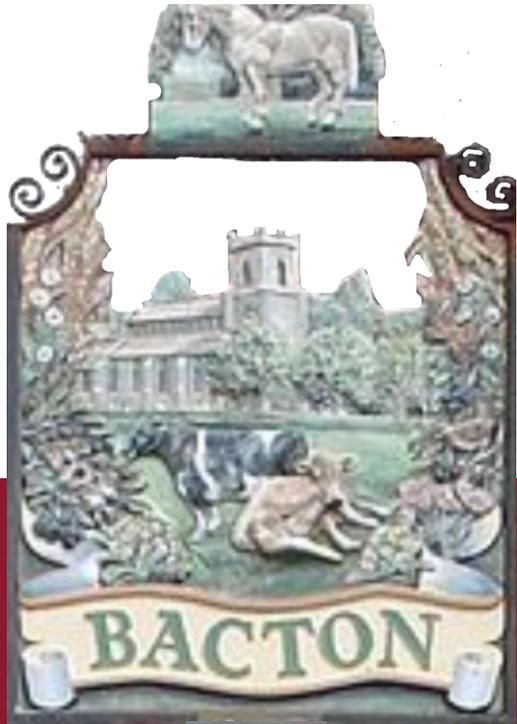
Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** subject to the following conditions:

This relates to document reference: DC/19/00646

Signed: Philip Isbell

Dated: 21st December 2020

Chief Planning Officer
Sustainable Communities





Condition 12

Notwithstanding such detail as may have been submitted to and approved by the local planning authority on drawing reference IT1527/SK/03 in respect of footway improvement works beneath the railway bridge on Pound Hill and the site's Broad Road frontage further details of the these footway improvements submitted to the local highway authority for approval under by them under appropriate highway legislation (to include layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing to the Local Planning Authority in consultation with Local Highway Authority prior to the commencement of any works (save for site clearance and technical investigations). The details as agreed shall be delivered in accordance with a timetable for improvement which shall have been submitted to and agreed in writing by the LPA concurrent with the said details. Furthermore, no dwelling shall be occupied until such time as the approved footway improvements in both locations have been completed in accordance with the agreed drawings, specification and timetable.

Reason: To ensure that design highway improvements/footways are constructed to an acceptable standard and that the benefit associated with the footway improvement works. Are available to new residents on occupation. The applicant/developer is Advised to establish early contact with Suffolk County Council as local highway authority to progress this matter and to secure such Highway Agreements as will be necessary

**Footway works
beneath the railway
bridge on Pound Hill**

**and the site's Broad
Road frontage**

**further details...
submitted to the local
highway authority
under appropriate
highway legislation**

**shall be submitted to
and agreed in writing
by the local planning
authority**



Why bring this item to Committee?

1. When the related Reserved Matters application was presented to Committee previously the issue of proposed highway improvements under the railway bridge [which were outside the reserved matters submission] figured significantly in the debate. So much so that **officers committed to ensuring that such details would be presented to Committee rather than being determined under delegated authority without members having sight of the details.** Members endorsed that.
2. Members of the Committee indicated that they wished to satisfy themselves that **the details of the improvements were demonstrably safe***, particularly in respect of cyclists following points raised by Councillor Field, Councillor Mellen and Councillor Stringer during debate on the merits of the wider Reserved Matters details

* with the benefit of advice from Suffolk County Council as local highway authority

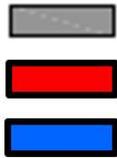
Wider Geographic Context



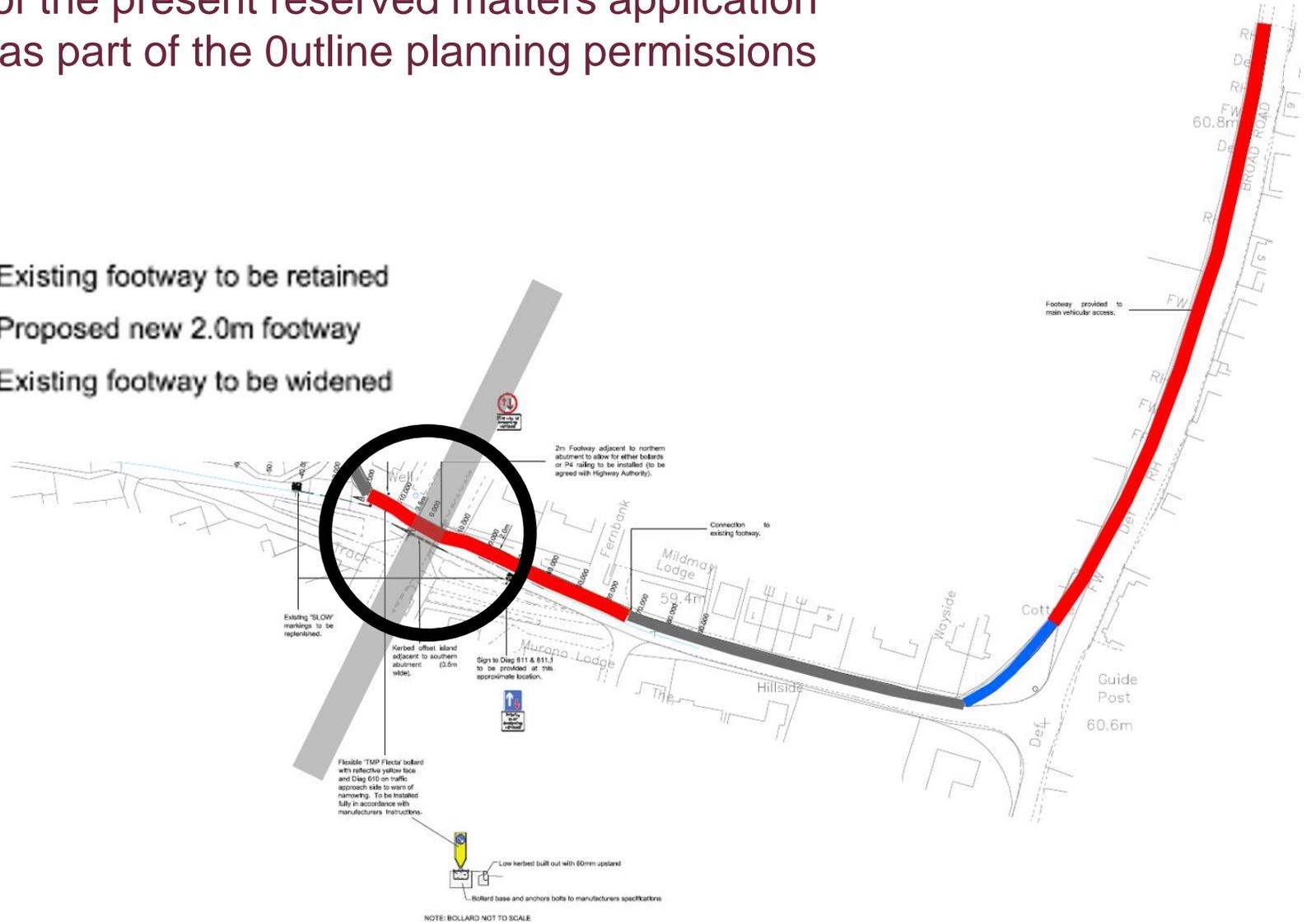
Connectivity: off-site improvements

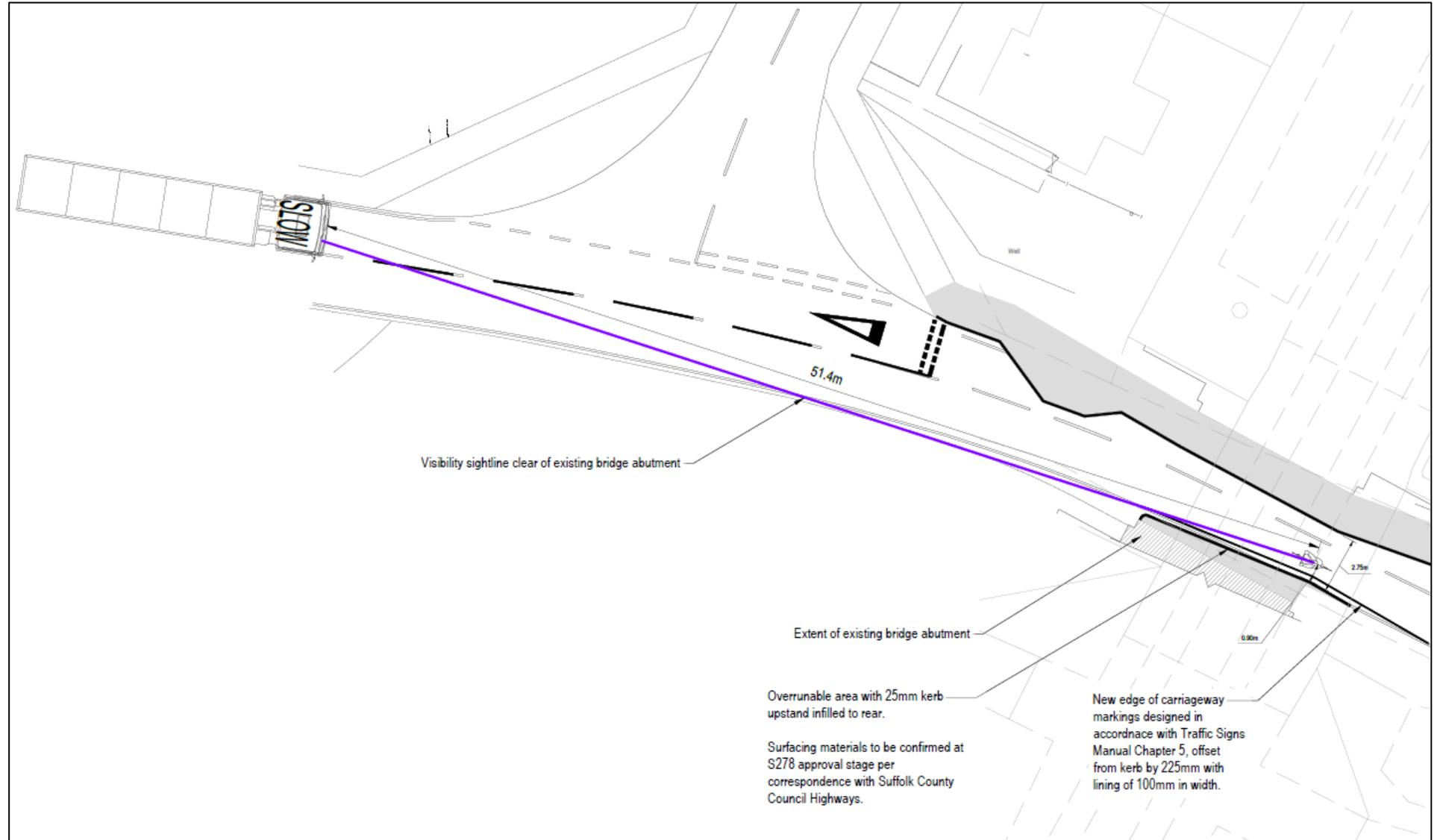
Not part of the present reserved matters application
 Secured as part of the Outline planning permissions

KEY:

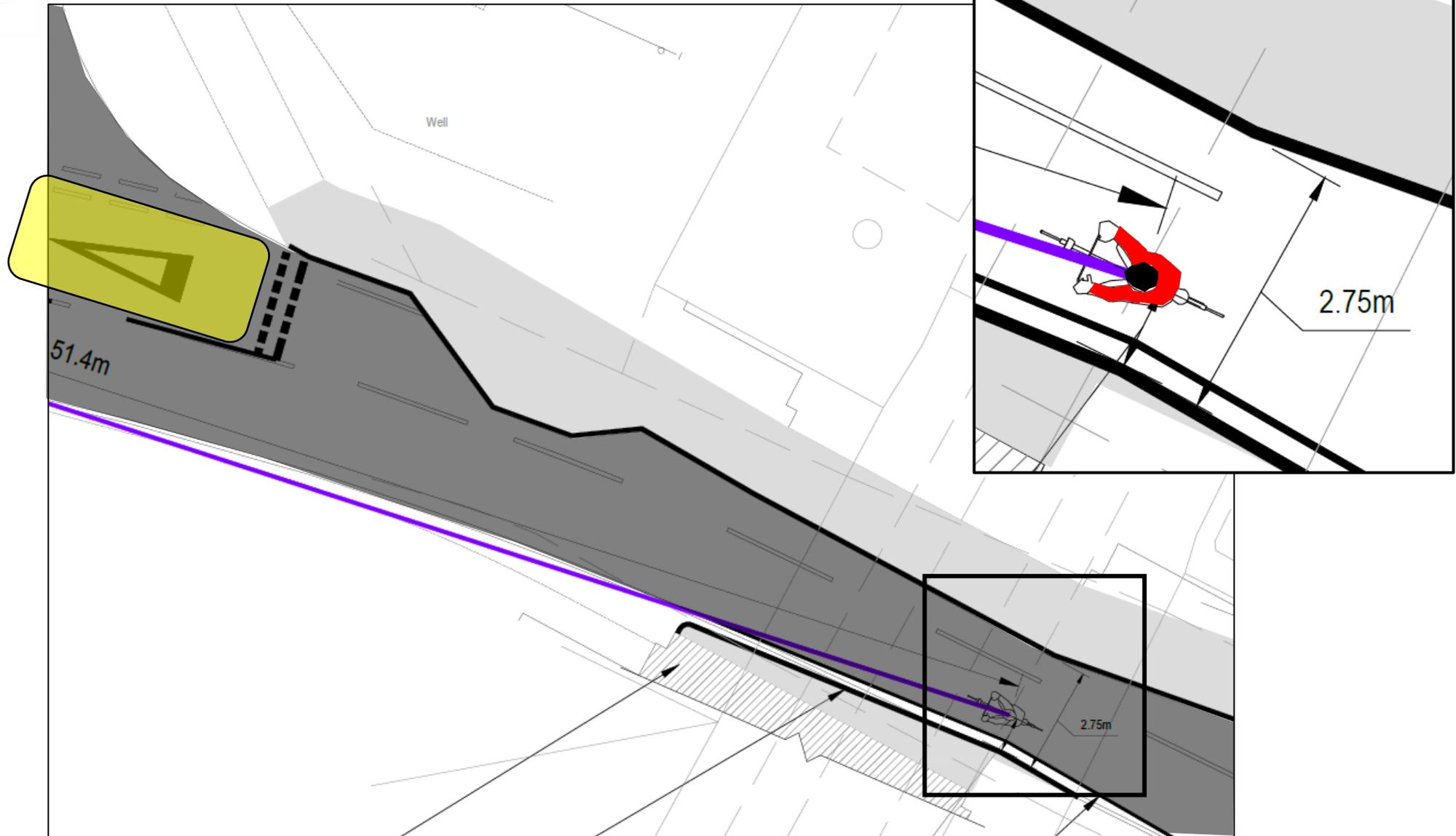


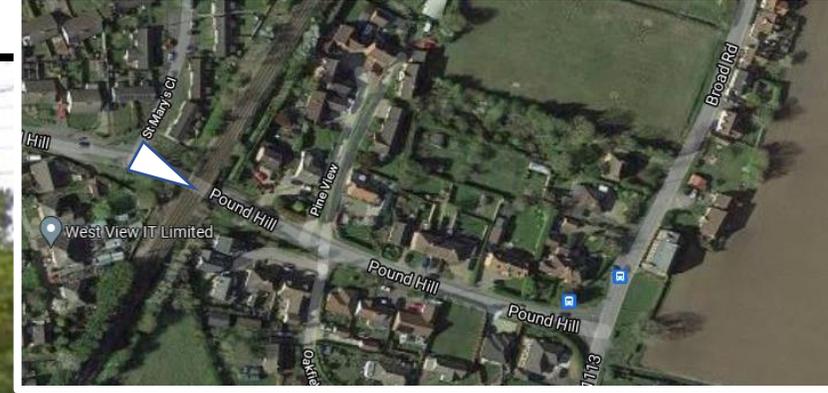
Existing footway to be retained
 Proposed new 2.0m footway
 Existing footway to be widened

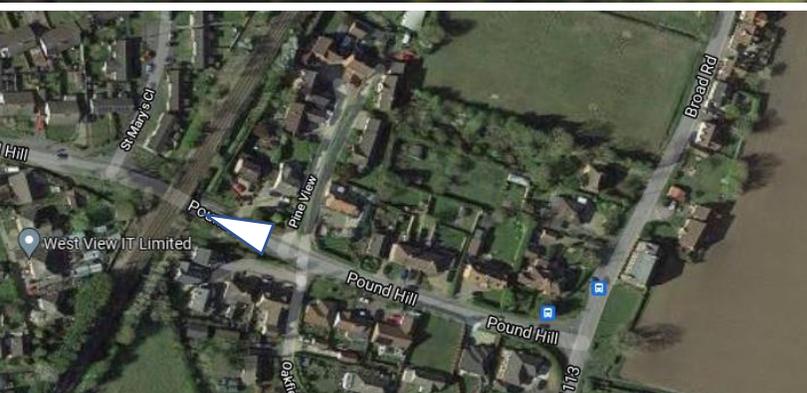




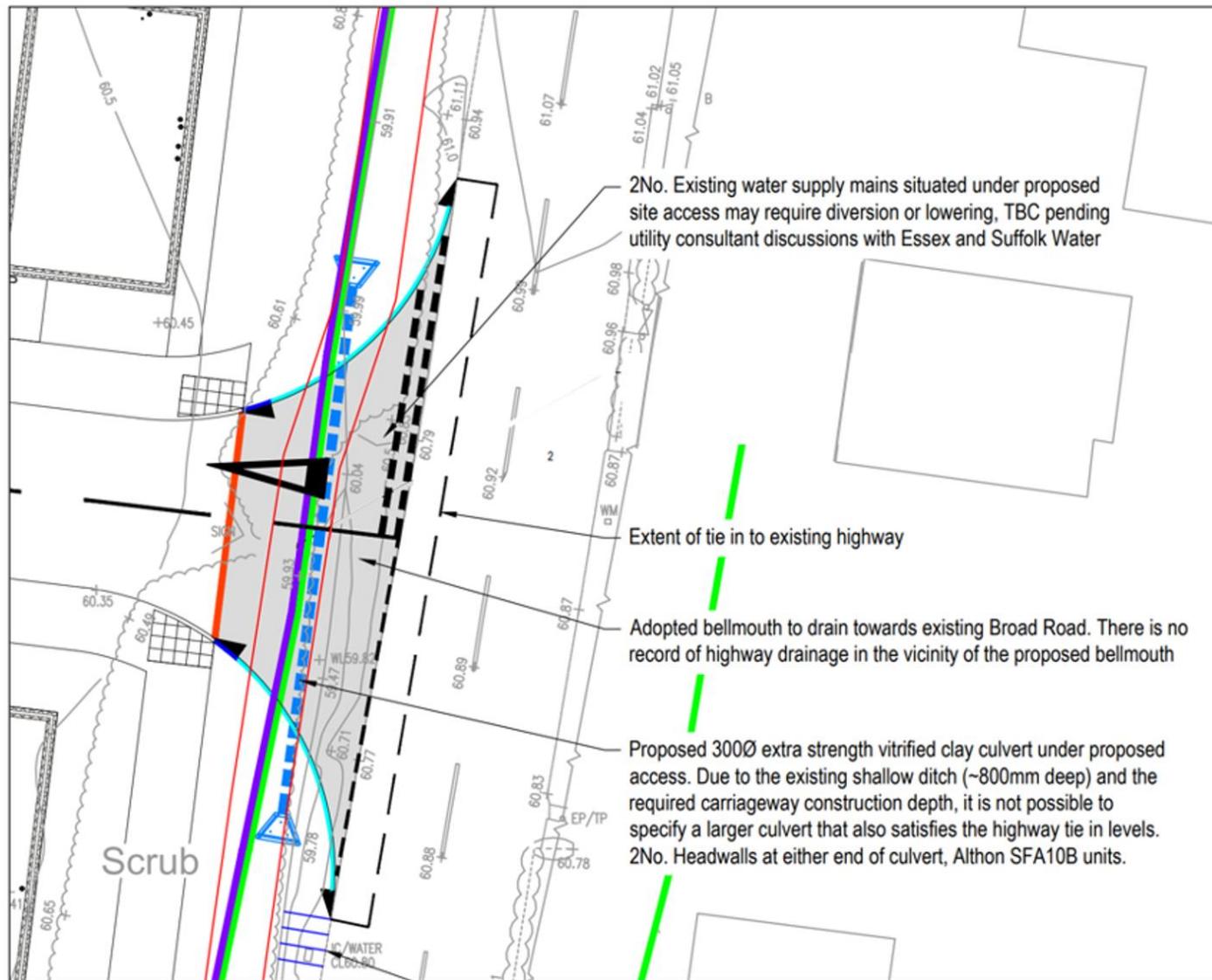
Amended 'under the bridge' works details [23 May 2022]



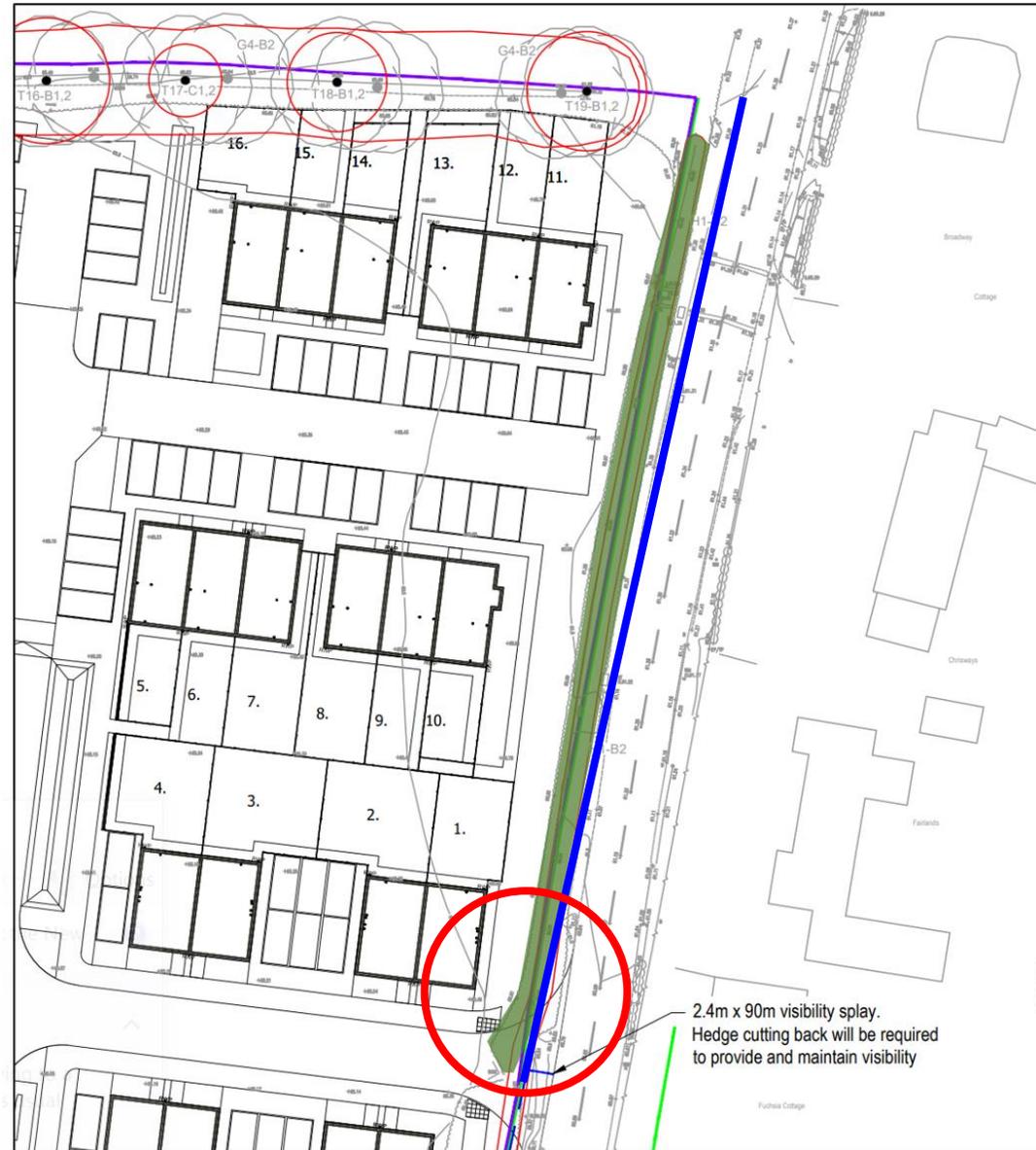




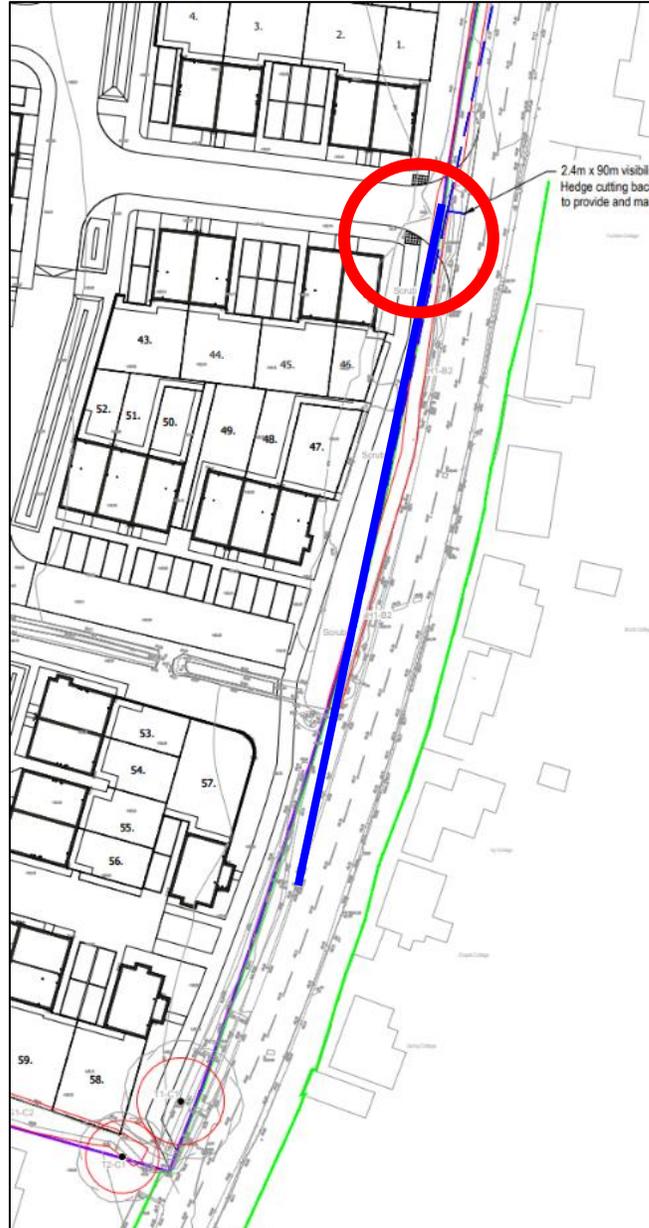
Site Access



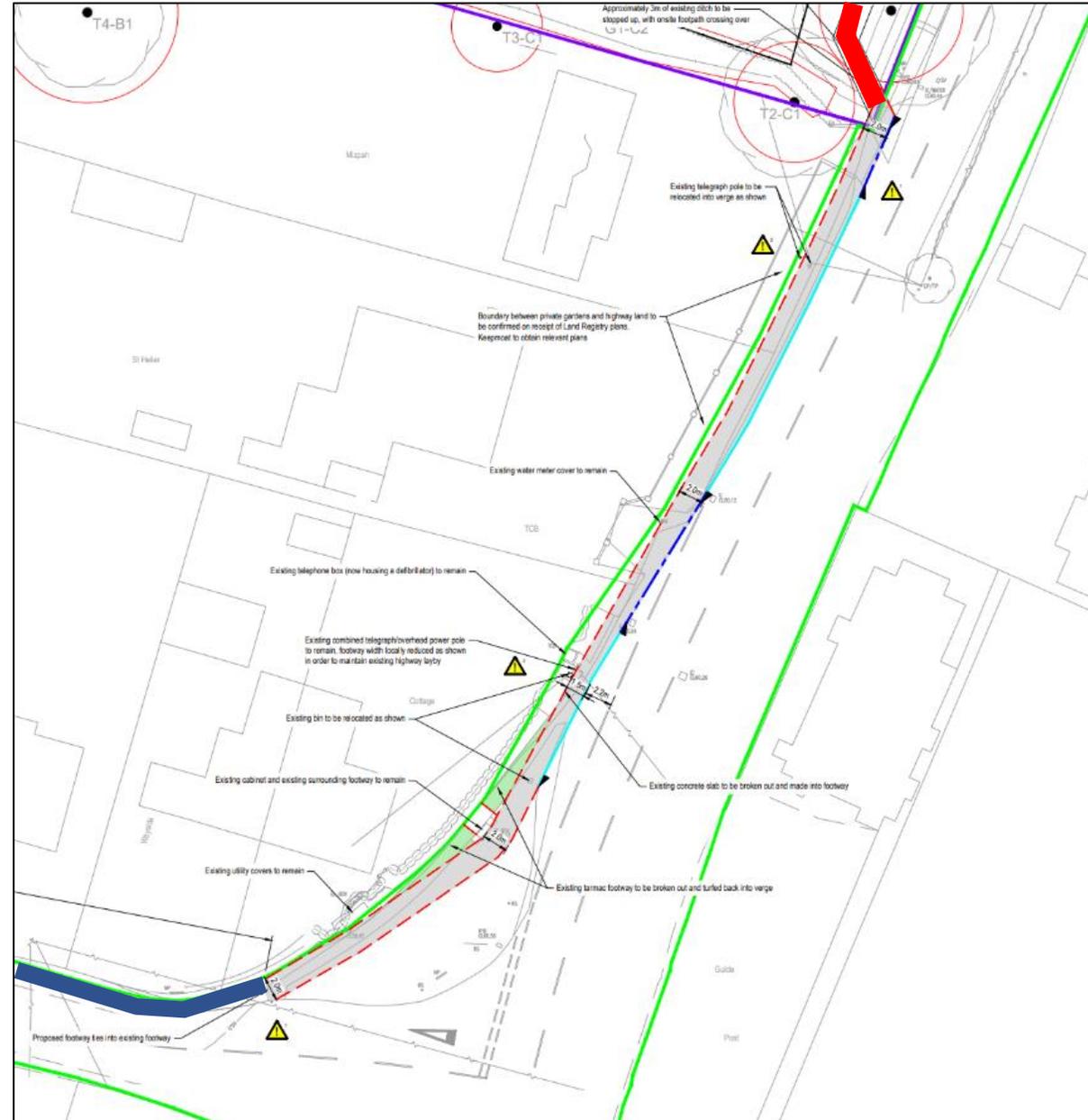
Splays north



Splays south



Footway





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RECOMMENDATION

Chief Planning Officer to Approve the details and 'Discharge' that part of condition 12 the requires the details of the improvements to be agreed in writing by the Council.

