

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 04 May 2022 04:38:20

To:

Cc:

Subject: FW: Comment URGENT

Attachments:

-----Original Message----- From: Tina Newell Sent: 04 May 2022 11:11 To: BMSDC Planning Mailbox Subject: Comment URGENT Good morning Please would you upload the following comment on to application DC/22/01535. Councillors considered this application and after discussion agreed to recommend REFUSAL for the following reasons: CS2 identifies the Countryside as the least preferable location for development, with development permitted only in exceptional circumstances subject to a proven justifiable need - the Parish Council undertook a consultation recently which confirms and justifies the need for cheap houses for younger families and properties for current residents to down-size into; CS2 also states countryside development will be restricted to defined categories in accordance with other Core Strategies none of which are relevant to this application; further to a local consultation, five years ago, residents offer strong support to development on Blacksmiths Road on a brownfield site; this application being considered is outside the settlement boundary and would cause harm to the character of the Countryside and the openness of the Countryside in this location; the District Council have a proven five year housing land supply; development should retain and support the character of Cotton as a rural village. In accordance with the NPPF this application offers no economic, social or environmental role to the Parish of Cotton Many thanks Best wishes Tina Tina Newell Parish Clerk Cotton

Your Ref: DC/22/01535
Our Ref: SCC/CON/1651/22
Date: 27 April 2022
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/22/01535

PROPOSAL: Application for Outline Planning Permission (All Matters Reserved) Town and Country Planning Act 1990 - Erection of 1 No. self-built detached dwelling with garage.

LOCATION: Land At, Blacksmith Road, Cotton, Suffolk, IP14 4QN

Notice is hereby given that the County Council as Highway Authority make the following comments:

Condition: Before the access is first used, vehicular visibility splays shall be provided as shown on Drawing Ref. 'Visibility splays' with an X dimension of 2.4 metres and a Y dimension of 59 metres to the nearside edge of the carriageway and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

Condition: No other part of the development hereby permitted shall be commenced until the new vehicular access has been laid out and completed in all respects in accordance with Suffolk County Council's standard access drawing DM01, with a minimum entrance width of 3 metres for a single access. Thereafter it shall be retained in its approved form.

Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway. This needs to be a pre-commencement condition because access for general construction traffic is not otherwise achievable safely.

Condition: Prior to the development hereby permitted being first occupied, the new vehicular access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.

Condition: Before the development is commenced, details of the areas and infrastructure to be provided for the loading, unloading, manoeuvring and parking of vehicles including powered two-wheeled vehicles and electric vehicle charging points 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 and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles in accordance with the current Suffolk Guidance for Parking (2019) where on-street parking and or loading, unloading and manoeuvring would be detrimental to highway safety. This is a pre-commencement condition because it must be demonstrated that the development can accommodate sufficient parking spaces before construction works may make this prohibitive and in the interests of ensuring highway safety.

Condition: Before the development is commenced, details of secure, lit and covered cycle storage and electric vehicle charging infrastructure 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 and used for no other purpose.

Reason: To ensure the provision of cycle storage and charging infrastructure for electric vehicles in accordance with Suffolk Guidance for Parking (2019).

Note: As per Suffolk Guidance for Parking (2019), ducting and a suitable consumer unit to allow for the installation of one EV charging unit should be provided per Class C3 dwelling.

Condition: Before the development is commenced, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway. This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the development if, given the limitations on areas available, a suitable scheme cannot be retrospectively designed and built.

Condition: Before the development is commenced, details of the areas to be provided for the storage and presentation for collection/emptying of refuse and 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 space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using 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. Unless otherwise agreed in writing all works within the public highway shall be carried out by Suffolk County Council or its agents at the applicant's expense.

Suffolk County Council must be contacted on Tel: 0345 606 6171.

For further information go to:

<https://www.suffolk.gov.uk/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb/>

or;

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

Suffolk County Council drawings DM01 - DM14 are available from:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standard-drawings/>

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.

Note: Suffolk County Council's highway apparatus appears to be affected by this proposal. The applicant must contact Suffolk County Council, telephone 0345 606 6067 to agree any necessary alterations to be carried out at the expense of the developer.

Yours sincerely,

Mohammedur Rashid-Miah
Transport Planning Engineer
Growth, Highways and Infrastructure

Your Ref: DC/22/01535
Our Ref: SCC/CON/1107/22
Date: 4 April 2022
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
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IP1 2BX

For the attention of: Mahsa Kavyani

Dear Mahsa,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/01535

PROPOSAL: Application for Outline Planning Permission (All Matters Reserved) Town and Country Planning Act 1990 - Erection of 1 No. self-built detached dwelling with garage.

LOCATION: Land At, Blacksmith Road, Cotton, Suffolk, IP14 4QN

Notice is hereby given that the County Council as Highway Authority make the following comments:

For Suffolk County Council to assess the application, vehicular visibility splays should be provided to determine the level of visibility this access would be able to achieve. The splays are to be measured 2.4 metres back from the edge of the carriageway at the centre of the access (X Value) and drawn to the nearside edge of the carriageway, in both directions, without encroaching third party land (Y Value). Nothing above the height of 0.6 metres should be situated within the visibility splays.

It should be recognised that for a Class U carriageway with a nominal speed limit of 30mph, a Y Value of 59 metres is expected. This should be illustrated within the revised plan as outlined above.

In addition to the above, the new vehicular access will need to be designed in accordance with Suffolk County Council's standard access drawing DM01, with a minimum entrance width of 3 metres for a single access.

Until the above concerns have been addressed, a holding objection to the proposal will be maintained.

Yours sincerely,

Mohammedur Rashid-Miah
Transport Planning Engineer
Growth, Highways and Infrastructure

Babergh 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/F221598
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 04/04/2022

Dear Sirs

Land at Blacksmith Road, Cotton IP14 4QN
Planning Application No: DC/22/01535/OUT

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

No additional water supply for fire fighting purposes is required in respect of this planning application.

/continued

OFFICIAL

Suffolk Fire and Rescue Service recommends 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.

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: info@philcobboldplanning.co.uk
Enc: Sprinkler information

From: Andy Rutson-Edwards
Sent: 24 March 2022 07:33
Subject: WK305230 DC2201535

Environmental Health - Land Contamination
23rd March 2022
Dear Sir/Madam

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/22/01535

Proposal: Application for Outline Planning Permission (All Matters Reserved) Town and Country

Planning Act 1990 - Erection of 1No self build detached dwelling with garage.

Location: Land At, Blacksmith Road, Cotton, IP14 4QN

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 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

Tel: 01449 724727

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

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

From: David Pizzey
Sent: 31 March 2022 15:10
Subject: DC/22/01535 - OUT Land At, Blacksmith Road, Cotton

Mahsa

This proposal would seemingly require the removal of a number of trees from site although such information has not been included with the application. Until we have these details it will not be possible to properly consider the implications and effects of this development. If a layout design is not yet available, then a Tree Survey and draft retention/removal plan can be provided with possible additional information required as part of reserved matters.

Kind regards

David Pizzey FArborA
Arboricultural Officer