

Consultee Comments for Planning Application DC/22/03006

Application Summary

Application Number: DC/22/03006

Address: Land To The South Of Main Road Somersham Suffolk

Proposal: Full Planning Application - Change of Use of two arable fields to provide secure dog walking and exercise. Erection of fencing, shelter, creation of parking area, signage and re-position security gate.

Case Officer: Alex Breadman

Consultee Details

Name: Mrs Jennie Blackburn

Address: 1 All Saints Road, Creeting St Mary, Suffolk IP6 8NF

Email: Not Available

On Behalf Of: Somersham Parish Clerk

Comments

The Parish Council has no objections to the application.

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Case Officer: Alex Breadman

Consultee Details

Name: Mrs Jennie Blackburn

Address: 1 All Saints Road, Creeting St Mary, Suffolk IP6 8NF

Email: Not Available

On Behalf Of: Little Blakenham Parish Clerk

Comments

The Parish Council has no objections to the application.

Date: 22 June 2022
Our ref: 396873
Your ref: DC/22/03006



Mid Suffolk District Council
planningyellow@babberghmidsuffolk.gov.uk

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Sir/Madam,

Planning consultation: Change of Use of two arable fields to provide secure dog walking and exercise. Erection of fencing, shelter, creation of parking area, signage and re-position security gate.

Location: Land To The South Of Main Road Somersham Suffolk

Thank you for your consultation on the above dated 16 June 2022 which was received by Natural England on 16 June 2022

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours faithfully,

Joshua Turner
Consultations Team

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

Sent: 08 Jul 2022 09:38:21

To:

Cc:

Subject: FW: DC/22/03006 - Consultation Response Required

Attachments:

From: RM Archaeology Mailbox

Sent: 08 July 2022 08:52

To: BMSDC Planning Area Team Yellow

Subject: RE: DC/22/03006 - Consultation Response Required

Good morning Megan,

Thank you for your email,

DC/22/03006: Land To The South Of Main Road Somersham

We had seen this on the planning lists and looked at the proposal. In our opinion there would be no significant impact on known archaeological sites or areas with archaeological potential. We have no objection to the development and do not believe any archaeological mitigation is required.

Best regards

Lisa

Lisamaria De Pasquale

Assistant Archaeological Officer (Technical Support)

Suffolk County Council Archaeological Service

Bury Resource Centre

Hollow Road

Bury St Edmunds

Suffolk IP32 7AY

Tel.:

M:

Email:

Website: <http://www.suffolk.gov.uk/archaeology>

Suffolk Heritage Explorer: <https://heritage.suffolk.gov.uk>

Follow us on Twitter: [@SCCArchaeology](https://twitter.com/SCCArchaeology)

Like us on Facebook: [@SCCArchaeologicalService](https://www.facebook.com/SCCArchaeologicalService)

Follow us on Instagram: [@SCCArchaeology](https://www.instagram.com/SCCArchaeology)

Good morning Megan,

Thank you for your email,

We had seen this on the planning lists.

From: BMSDC Planning Area Team Yellow

Sent: 07 July 2022 18:42

Subject: DC/22/03006 - Consultation Response Required

Good afternoon,

We would have sent yourself a consultation request for the above application on 16.06.2022. Your consultation request is due to expire on 07.07.2022.

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Kind Regards,

Megan Thomson
Admin Support Officer

Sustainable Communities
Babergh and Mid Suffolk District Councils - Working Together
Tel: Option 5 Option 3 for Planning
Email:
Website: www.babergh.gov.uk www.midsuffolk.gov.uk

For our latest Coronavirus response please visit our Website or click the following link-
<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>

Your Ref: DC/22/03006
Our Ref: SCC/CON/2421/22
Date: 28 June 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: Daniel Cameron

Dear Daniel,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/03006

PROPOSAL: Full Planning Application - Change of Use of two arable fields to provide secure dog walking and exercise. Erection of fencing, shelter, creation of parking area, signage and re-position security gate.

LOCATION: Land to the South Of, Main Road, Somersham, Suffolk, IP8 4PJ

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

Condition: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) any means of frontage enclosure shall be set back 2.4 metres from the nearside edge of the carriageway of the public highway. No obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high above the adjacent level of the carriageway between the enclosure and the adjacent highway.

Reason: To ensure that no obstructions are constructed or planted within the splays, which would obstruct the visibility of on-coming traffic and/or pedestrians as it may have an impact on highway safety.

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. LBW-DWF-03 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 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.

Condition: Before the development is commenced, details of at least three secure, lit and covered cycle spaces and a minimum of one electric vehicle charging point 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: 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.

Yours sincerely,

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

From: Sana Shaikh <Sana.Shaikh@suffolk.gov.uk>

Sent: 27 June 2022 09:53

To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Subject: 2022-06-07 SS Reply Land To The South Of, Main Road, Somersham Ref DC/22/03006

Dear Daniel Cameron,

Subject: **DC/22/03006 Full Planning Application - Change of Use of two arable fields to provide secure dog walking and exercise. Erection of fencing, shelter, creation of parking area, signage and re-position security gate. Location: Land To The South Of, Main Road, Somersham, Suffolk**

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/22/03006

We have reviewed the following submitted document[s] and we have no objections to this application.

1. Design and Access Statement dated June 2022
2. Access and Parking ref: LBW -DWF- 03
3. Site Plan

Kind regards,

Sana Shaikh

Flood and Water Engineer

Flood and Water Management

Growth, Highways and Infrastructure Directorate

Suffolk County Council

Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

My working days are Monday – Wednesday.

NB: As of April 2021, pre app advice for planning applications within the West Suffolk Area is now chargeable. Further details are available at www.suffolk.gov.uk.



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Case Officer: Alex Breadman

Consultee Details

Name: Ms Hannah Bridges

Address: Mid Suffolk District Council Depot, Creting Road West, Stowmarket, Suffolk IP14 5AT

Email: Not Available

On Behalf Of: MSDC - Waste Manager (Major Developments)

Comments

Thank you for consulting with Waste Services. We have no objection or comments to make on this planning application.

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

Sent: 27 Jun 2022 12:02:52

To:

Cc:

Subject: FW: WK308805 DC2203006

Attachments:

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

Sent: 24 June 2022 12:26

To: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Subject: WK308805 DC2203006

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR PLANNING PERMISSION - DC/22/03006

Proposal: Full Planning Application - Change of Use of two arable fields to provide secure dog walking and exercise. Erection of fencing, shelter, creation of parking area, signage and re-position security gate.

Location: Land To The South Of, Main Road, Somersham, Suffolk

Thank you for consulting me on this application. Having reviewed the supporting documentation, I have no objections in principle.

However, as alluded to in the planning statement the number of dogs on site at any one time will be managed to prevent noise nuisance.

It is important to note that Dog barking is amongst the most common complaints we receive and mainly an issue of impact on daytime amenity (external garden space). Any use of the site should consider these aspects and not simply the internal noise level for noise sensitive receptors (NSRs).

I would suggest that a management plan is submitted or the plan within the planning statement is expanded detailing the total number of dogs to be allowed on site and whether these are to be from one household or several at the same time (for example where there are dogs from the same litter albeit from different households that still play together) The reason for this is that they do tend to follow pack mentality and when one barks the rest join in and increase the volume accordingly. I would think that no more than 5 would be an appropriate number providing the dogs are attended at all times and not left to roam.

The drop off and pick up procedure looks to be suitable with no overlap of people and dogs potentially giving rise to adverse noise.

I am satisfied that the composting dog bin provision is adequate providing that any excessive amount flies are controlled.

Please ask the applicant to specify the details requested and re consult me.

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

-----Original Message-----

From: BMSDC Public Realm Consultation Mailbox

Sent: 23 June 2022 15:35

Subject: RE: MSDC Planning Consultation Request - DC/22/03006 - FUL

Good afternoon

Thank you for consulting us on the above application. Public Realm officers have no comments to make.

Regards

Nick Elliott

Public Realm Officer – Community Infrastructure Babergh and Mid Suffolk District Councils –
Working Together