

Consultee Comments for Planning Application DC/22/04127

Application Summary

Application Number: DC/22/04127

Address: Land To Front Of 16, 18, 20 And 22 Eastern Way Elmswell IP30 9DP

Proposal: Planning Application - Change of use of land for highway vehicular access and hard standing including Deed of Easement.

Case Officer: Helen Noble

Consultee Details

Name: Mr Peter Dow

Address: Blackbourne Community Centre, Blackbourne Road, Elmswell, Suffolk IP30 9UH

Email: Not Available

On Behalf Of: Elmswell Parish Clerk

Comments

Elmswell Parish Council supports this application.

Peter Dow

Clerk to EPC

Your Ref: DC/22/04127
Our Ref: SCC/CON/4037/22
Date: 17 October 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
Babergh MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Helen Noble

Dear Helen,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/04127

PROPOSAL: Planning Application - Change of use of land for highway vehicular access and hard standing including Deed of Easement. (Addition of 18 Eastern Way to the Site Address)

LOCATION: Land to Front of 16, 18, 20 and 22 Eastern Way, Elmswell, Suffolk, IP30 9DP

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

Following the submission of additional information, the following conditions would be recommended on any approval given for this proposal.

Condition: Before the access is first used, vehicular visibility splays shall be provided as shown on Drawing No's. PPS21-2520-VP16 and PPS21-2520-VP22 with an X dimension of 2.4 metres and a Y dimension of 43 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: Before the access is first used pedestrian visibility splays shall be provided within 2 metre by 2 metre triangular areas each side of the access, in accordance with Suffolk County Council's standard access drawing DM03. 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. The visibility splay shall thereafter be retained.

Reason: For the safety of people using the highway by enabling drivers of vehicles entering the highway to see and give way to pedestrians and for pedestrians to 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 accesses has been laid out and completed in all respects in accordance with Suffolk County

Council's standard access drawing DM03; with an entrance width of 4.5 metres for a shared 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 accesses onto the highway shall be properly surfaced with a bound material, specifically over the existing footways as shown in SCC Estate Road Specification (6mm dense surface course macadam, 20mm thick, 20mm dense binder course macadam, 60mm thick and granular Sub-base Type 1, 225mm thick).

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: The gradient of the vehicular access shall not be steeper than 1 in 20 for the first five metres measured from the nearside edge of the highway.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

Condition: The gradient of the access driveway shall not be steeper than 1 in 12 measured from the nearside of the edge of the highway.

Reason: To avoid unacceptable safety risk from skidding vehicles and provide for pedestrian and cycling access.

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 is a pre-commencement condition because insufficient details have been submitted at planning stage.

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

Your Ref: DC/22/04127
Our Ref: SCC/CON/3543/22
Date: 23 September 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
Babergh MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Helen Noble

Dear Helen,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/04127

PROPOSAL: Planning Application - Change of use of land for highway vehicular access and hard standing including Deed of Easement. (Addition of 18 Eastern Way to the Site Address)

LOCATION: Land to Front of 16, 18, 20 and 22 Eastern Way, Elmswell, Suffolk, IP30 9DP

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

For Suffolk County Council to assess the application, further information will be required to advise whether the proposal would be deemed acceptable or not. Please see the comments below that needs to be addressed. Please note that the below points will need to be illustrated within the revised plan.

1. Vehicular visibility splays details should be provided to determine the level of visibility the proposed accesses 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 measured 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 road with a nominal speed limit of 30 mph, a Y Value of 43 metres is expected.

Pedestrian visibility splays measured by 2 metres x 2 metres should also be provided on either side of the access entrance to ensure greater intervisibility between highway users when the access is in use.

2. The proposed vehicular accesses will need to be designed in accordance with Suffolk County Council's standard access drawing DM03, with a minimum entrance width of 4.5 metres for a shared access.

3. It is acknowledged that a Deed of Easement Title plan (SK303809) has been provided for outside No's. 16 and 18. However, this plan does not reflect an agreement to allow the proposed vehicular access for outside No's. 20 and 22 to be constructed over third-party land.

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

Yours sincerely,

Mohammedur Rashid-Miah
Transport Planning Engineer

Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX
www.suffolk.gov.uk

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/F311103
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 13/09/2022

Dear Sirs

Land to front of 16, 20 and 22 Eastern Way, Elmswell IP30 9DP
Planning Application No: DC/22/04127

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.

Please be advised that we have a fire hydrant installed at this site.

We strongly recommend that this is identified and protected whilst construction is being carried out and is accessible for inspection and work after work is complete. Failure to protect the fire hydrant could incur repair or replacement costs.

/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: jason@parkerplanningservices.co.uk

OFFICIAL

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

Sent: 13 Sep 2022 04:53:25

To:

Cc:

Subject: FW: WK312329 DC2204127

Attachments:

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

Sent: 13 September 2022 16:52

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

Subject: WK312329 DC2204127

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR PLANNING PERMISSION - DC/22/04127

Proposal: Planning Application - Change of use of land for highway vehicular access and hard standing including Deed of Easement. (Addition of 18 Eastern Way to the Site Address)

Location: Land To Front Of 16, 18, 20 And 22 Eastern Way , Elmswell , IP30 9DP

Thank you for re consulting me on this application.

I have no further comments to add to those I have already submitted.

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

Sent: 12 Sep 2022 11:54:30

To:

Cc:

Subject: FW: WK312010 DC2204127

Attachments:

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

Sent: 12 September 2022 11:45

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

Subject: WK312010 DC2204127

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR PLANNING PERMISSION - DC/22/04127

Proposal: Planning Application - Change of use of land for highway vehicular access and hard standing including Deed of Easement

Location: Land To Front Of 16, 20 And 22 Eastern Way , Elmswell , IP30 9DP

Thank you for consulting me on this application.

I have no objections in principle. However, due to the potential of noisy work effecting the nearby amenity I would ask that the hours of work are restricted to 0800-1800- Monday to Friday, 0900-1300 Saturdays only, with no work on public/bank holidays or Sundays.

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