

**Title:** 3570/16

**Reference:**

**Site:**



**MID SUFFOLK DISTRICT COUNCIL**

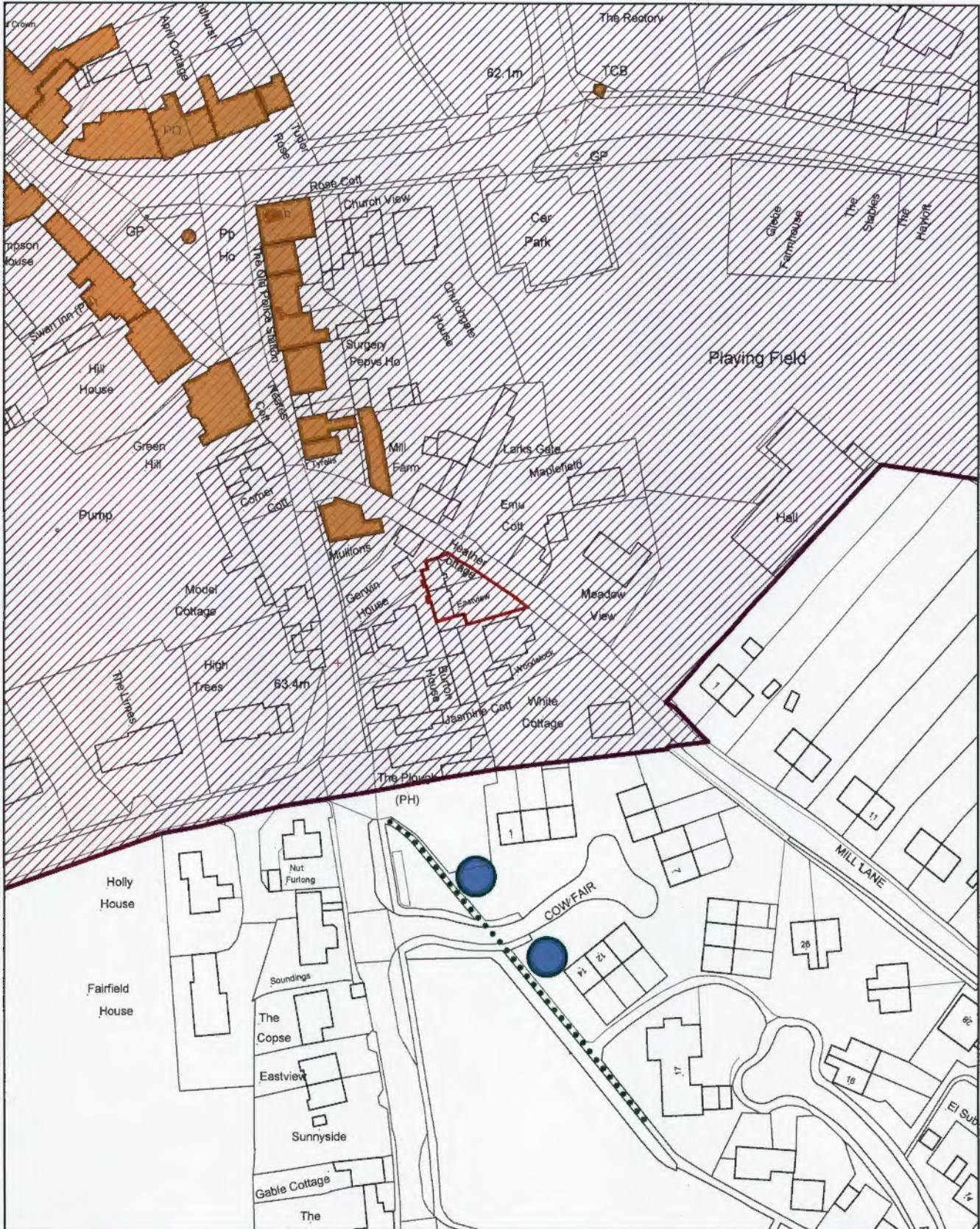
131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500  
 email: customerservice@csduk.com  
 www.midsuffolk.gov.uk



**SCALE 1:1250**

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**Title:** Constraints  
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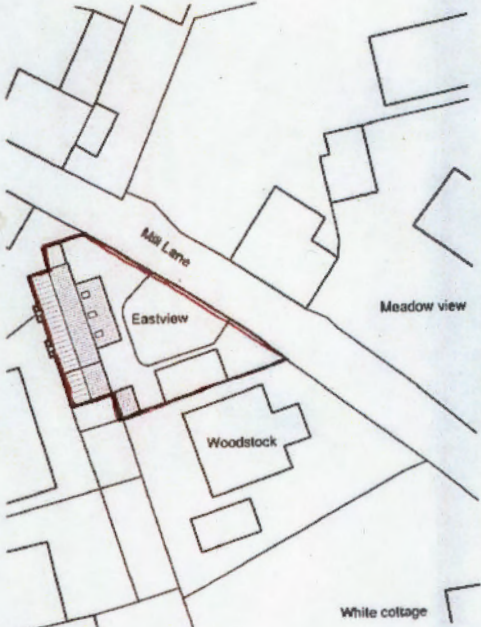


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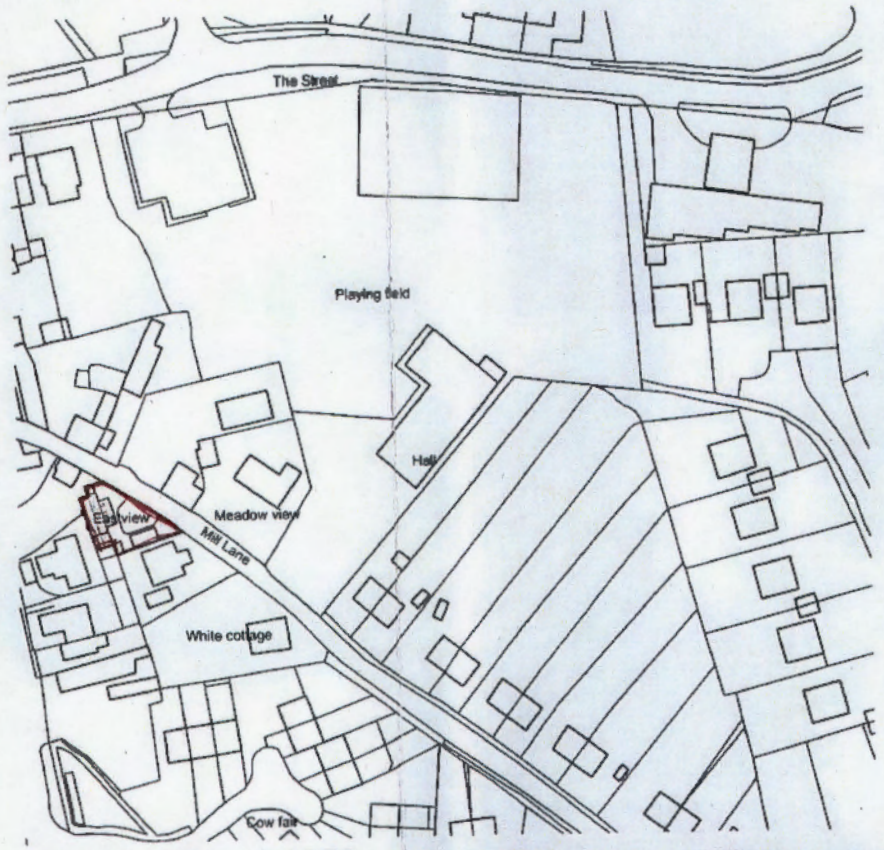
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MID-SUFFOLK DISTRICT COUNCIL  
PLANNING DEPARTMENT  
RECEIVED  
09 SEP 2016  
ACKNOWLEDGED  
DATE  
PAGE 01



1:500

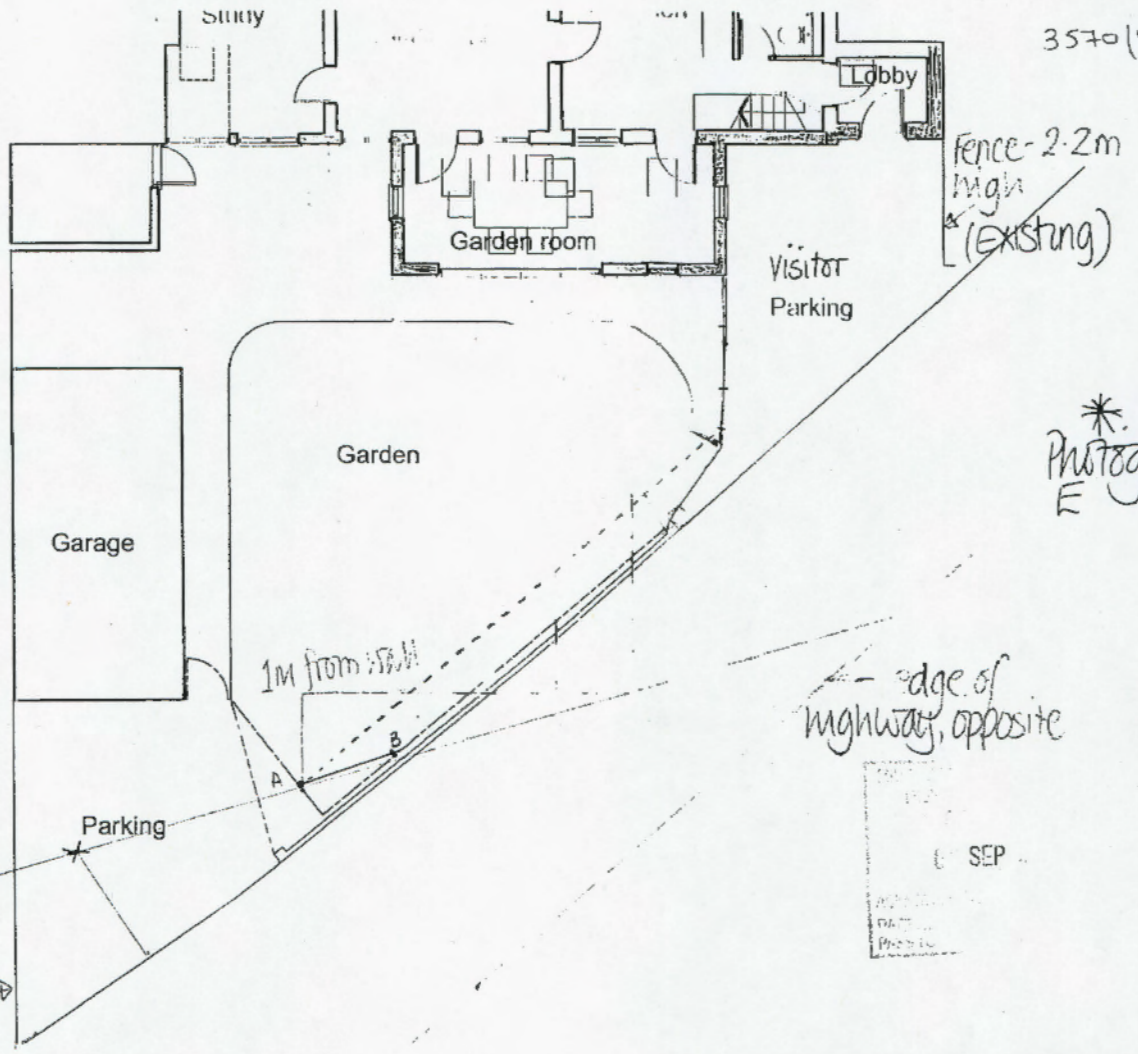


Location Plan 1:1250

**EASTVIEW, IP30 9QX**  
**3570/16**



3570/16



Photograph E

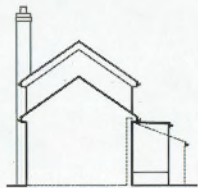
edge of highway, opposite

right line from (2.4m) to 1m from wall

Fence - 2.0m high (Existing)

SEP

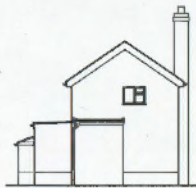




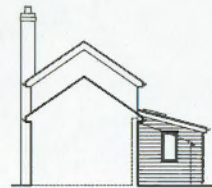
Existing South Elevation



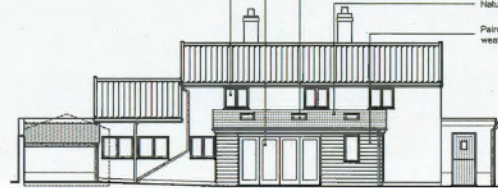
Existing East Elevation



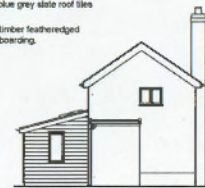
Existing North Elevation



Proposed South Elevation

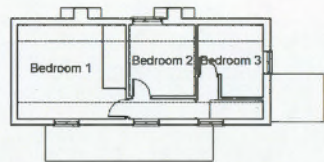


Proposed East Elevation

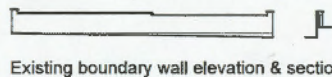


Proposed North Elevation

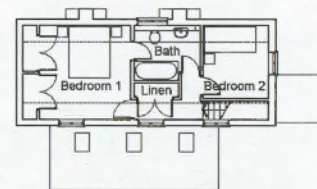
- New & replacement painted timber double glazed windows and doors
- Conservation Rooflight
- Natural blue grey slate roof tiles
- Painted timber featheredged weatherboarding.



Existing First Floor Plan



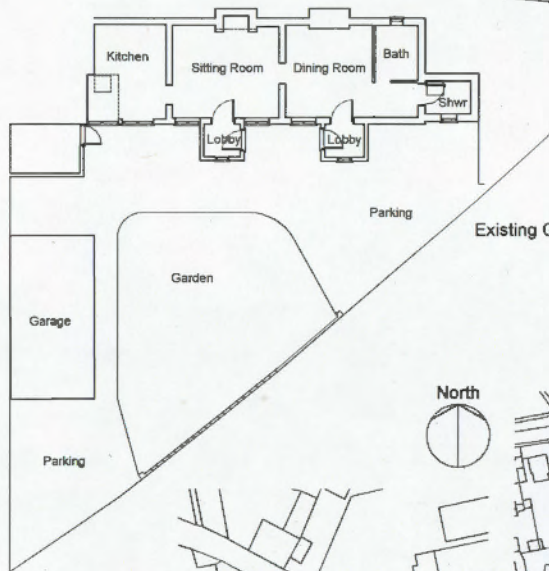
Existing boundary wall elevation & section



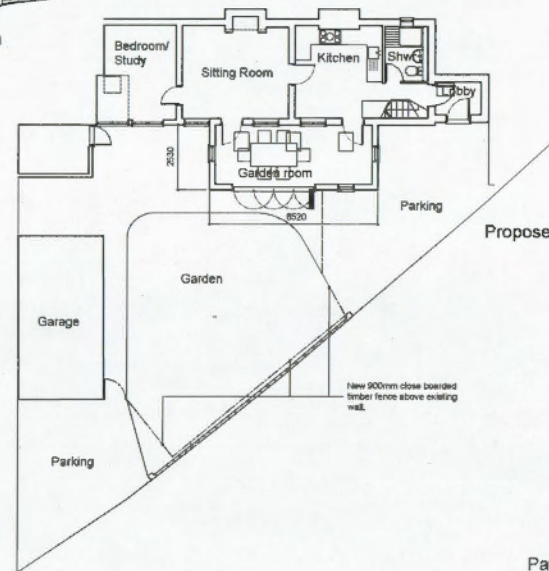
Proposed First Floor Plan



Proposed boundary wall elevations & section



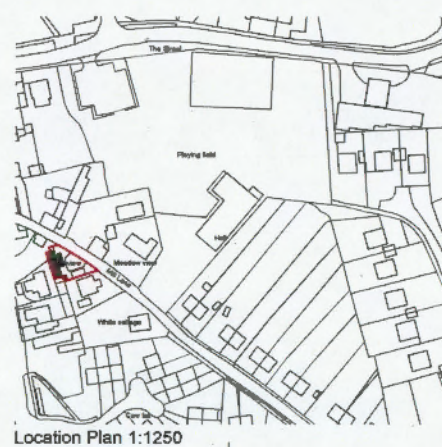
Existing Ground Floor Plan



Proposed Ground Floor Plan



Block Plan 1:500



Location Plan 1:1250

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Patrick Stephenson Architects  
 122 horringer road, bury st. edmunds, suffolk, ip332ea  
 tel 01753 228944  
 e-mail patrick.stephenson@sky.com

Project  
 Alterations & Extension to  
 Eastview, Mill Lane, Woolpit,  
 for Ms Jane Storey

Title  
 Existing & Proposed

Scale:	Date	Drawn	Checked
1:100 @ A1	Feb 15	pat	-

Drawing No **1112-01** Rev **D**



## Consultee Comments for application 3570/16

### Application Summary

Application Number: 3570/16

Address: Eastview, Mill Lane, Woolpit, IP30 9QX

Proposal: Retention of existing close boarded fence. Erection of amended fence line at 1.58m high (following partial removal of existing fence)

Case Officer: Samantha Summers

### Consultee Details

Name: Mrs Peggy Fuller

Address: 86 Forest Road, Onehouse, Stowmarket IP14 3HJ

Email: peggy.woolpitpc@btinternet.com

On Behalf Of: Woolpit Parish Clerk

### Comments

Councillors support the application as the applicant is realigning the fence to comply with previous issues.



## Consultation Response Pro forma

1	<b>Application Number</b>	3570/16 Eastview, Mill Lane, Woolpit	
2	<b>Date of Response</b>	21/10/2016	
3	<b>Responding Officer</b>	Name:	Rebecca Styles
		Job Title:	Heritage Officer
		Responding on behalf of...	Heritage
4	<b>Summary and Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> <li>The Heritage Team considers that the proposal would cause           <ul style="list-style-type: none"> <li>Less than substantial harm to a designated heritage asset because the erection of close boarded fencing is an incongruous, suburban feature which is inappropriate for the Woolpit Conservation Area.</li> </ul> </li> <li>The Heritage Team recommends that the scheme is revised to remove the close boarded fencing and utilise a more 'open' form of boundary treatment, such as railings or hedging.</li> </ol>	
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Eastview, Mill Lane, Woolpit is located within the Woolpit Conservation Area. The property is an unlisted rendered dwellinghouse and can be identified on historic OS maps dating from 1904.</p> <p>This proposal seeks planning permission for the retention of close boarded fencing, 1.58 metres high, which is partially fixed to a low boundary wall. This is a revised scheme to 4033/15 which was refused on 05 January 2016. The reasons for refusal cited in the decision notice include the proposal being contrary to local policies HB1 (protection of historic buildings) and HB8 (safeguarding character of Conservation Areas). It appears that this proposal has been revised to attempt to overcome the Highways concerns, however this scheme has not addressed the Heritage implications of the development. Although a response was not provided by the Heritage team for the former application, the Planning Officer handling the application did identify the harm to the Woolpit Conservation Area caused by the erection of the close boarded fencing.</p> <p>This scheme does not appear to have addressed these concerns, and the close boarded fencing remains an incongruous, suburban feature which is out of character to the Woolpit Conservation Area. Properties within the Conservation Area along The Street are generally built adjacent to the highway and thus do not feature boundary treatments to their frontages. Where properties are set back from the road, they are usually bounded by landscaping or walls of either brick or flint. There are some dwellings within the Conservation Area which have close boarded or picket fences, however these are</p>	



		<p>uncommon and have an enclosed and solid appearance and are considered harmful to the Conservation Area – we therefore see no virtue in repeating this here.</p> <p>The Heritage Team consider this scheme to be contrary to national and local policy which seeks to protect the character of Conservation Areas – LBCAA 72, NPPF 134, Local Plan HB8.</p>
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p>A balance between privacy/security and the character of the Conservation Area needs to be found. Increasing the height of the brick wall; raising brick pillars and installing railing; or planting hedging/landscaping would be more sensitive to the character of the Conservation Area whilst still achieving the increased privacy/security desired. The Heritage team would be happy to review an alternative scheme.</p>
7	<b>Recommended conditions</b>	

Kind regards,

**Rebecca Styles BA MA**

Heritage and Design Officer

**Babergh and Mid Suffolk District Councils - Working Together**

Tel: 01449 724852

Email: [Rebecca.Styles@babberghmidsuffolk.gov.uk](mailto:Rebecca.Styles@babberghmidsuffolk.gov.uk)

[www.babergh.gov.uk](http://www.babergh.gov.uk) & [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

**\*\*\* Community Infrastructure Levy (CIL) is now adopted in Mid Suffolk and Babergh. Charging starts on 11th April 2016. See our websites for the latest information here: [CIL in Babergh](#) and [CIL in Mid Suffolk](#) \*\*\*\***

**IMPORTANT SERVICE DOWNTIME ANNOUNCEMENT**



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Your Ref: MS/3570/16  
Our Ref: 570\CON\3148\16  
Date: 07/10/2016  
Highways Enquiries to: kyle.porter@suffolk.gov.uk

**All planning enquiries should be sent to the Local Planning Authority.**  
Email: planningadmin@babberghmidsuffolk.gov.uk

The Planning Officer  
Mid Suffolk District Council  
Council Offices  
131 High Street  
Ipswich  
Suffolk  
IP6 8DL

**For the Attention of: Samantha Summers**

Dear Samantha

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3570/16**

**PROPOSAL:** Retention of existing close boarded fence. Erection of amended fence line at 1.58m high (following partial removal of existing fence)  
**LOCATION:** Eastview, Mill Lane, Woolpit, IP30 9QX

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:

1 V 7

Condition: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (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 edge of the carriageway of the adjacent highway.

Reason: In the interests of highway safety, to avoid obstruction of the highway and provide a refuge for pedestrians.

Yours sincerely,

**Mr Kyle Porter**  
**Development Management Technician**  
Strategic Development – Resource Management



**Mid Suffolk District Council Planning Control Department  
131 High Street Needham Market IP6 8DL**

**REFUSAL OF PLANNING PERMISSION  
Town and Country Planning Act 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

Date of Application: 12 November 2015 REFERENCE: 4033 / 15  
Date Registered: 13 November 2015

Documents to which this decision relates: Application form dated 11 November 2015; drawing JCS1 (block plan and location plan); drawing JCS2 (details of boundary wall/fence); documents JCS3 and JCS4.

<b>CORRESPONDENCE ADDRESS:</b>	<b>NAME AND ADDRESS OF APPLICANT:</b>
Mrs J Storey Eastview Mill Lane Woolpit Bury St Edmunds IP30 9QX	Mrs J Storey Eastview Mill Lane Woolpit Bury St Edmunds IP30 9QX

**PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:**

Erection of close boarded timber fence to existing brick wall on highway boundary (retrospective application for development already carried out)  
- Eastview, Mill Lane, Woolpit IP30 9QX

The Council, as local planning authority, hereby give notice that **PLANNING PERMISSION HAS BEEN REFUSED** for the development proposed in the application in accordance with the particulars and plans submitted for the following reasons:

1. Development Plan Policy T10 states, *inter alia*, that the District Planning Authority will have regard to the provision of safe access to and egress from the site. Notwithstanding the existence of other sub-standard vehicular accesses in the locality of the site, and the fact that the two vehicular accesses within the site boundaries already have limited visibility as a result of existing obstructions, the close-boarded fence the subject of the application has reduced the overall visibility splays to the further detriment of highway safety. On that basis the works fail to meet the objectives of policy T10 of the Mid Suffolk Local Plan 1998.

**SUMMARY OF POLICIES AND PROPOSALS WHICH ARE RELEVANT TO THE DECISION:**



1. This permission has been refused having regard to policy(ies)

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

COR5 - CS5 MID SUFFOLKS ENVIRONMENT

of the Mid Suffolk Core Strategy Document, and to all other material considerations.

2. This permission has been refused having regard to policy(ies)

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS

HB1 - PROTECTION OF HISTORIC BUILDINGS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

of the Mid Suffolk Local Plan, and to all other material considerations.

3. This permission has been refused having regard to policy(ies)

NPPF - NATIONAL PLANNING POLICY FRAMEWORK

of the Planning Policy Statement, and to all other material considerations.

#### NOTES:

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF):**

The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant discussed the proposal with Council officers with a view to establishing how to resolve a breach of planning control. All such discussions are entered into on a without prejudice basis, and in this case officers were unable to make a favourable recommendation for the reasons set out in the report to Committee. The opportunity to discuss a proposal prior to making an application nevertheless allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.



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This relates to document reference: 4033 / 15

**Signed: Philip Isbell**

**Dated: 05 January 2016**

**Corporate Manager  
Development Management**

**MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET,  
IPSWICH IP6 8DL**



JCS 4

48

4033/15

RE: EastView, Mill Lane, Woolpit

SCANNED  
12 NOV 2015

Nick Ward

Thu 23/07/2015 11:15

To: Simon Bailey <Simon.Bailey@babberghmidsuffolk.gov.uk>; Jane Storey <Jane.Storey@midsuffolk.gov.uk>;

Simon

I met Jane Storey on site this morning to see the fence and how it sits within Mill Lane.

In view of the way in which the property is arranged and the need to keep the pet dogs contained the current fencing arrangements represent the most practical solution. I have therefore advised that a planning application is submitted to 'regularise' the current position. The fence would however benefit from being stained dark brown/black to correspond with similar fences on the back edge of the highway nearby.

It will not be possible to achieve the required pedestrian visibility splays if the fence is retained. Trying to engineer a splay to accommodate them would erode the sense of enclosure that exists within Mill Lane and this part of the conservation area. In other words they could have a detrimental visual effect.

Regards

Nick

Planning Control  
Received  
12 NOV 2015

en