

Title: Site Location

Reference: 3172/16

Site: Four Elms
Stonham Parva



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



SCALE 1:2000

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Title: Constraints

Reference: 3172/16

Site: Four Elms
Stonham Parva



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From: David Harrold
Sent: 10 August 2016 14:39
To: Planning Admin
Cc: Sian Bunbury
Subject: Plan ref 3172/16/FUL Four Elms, Norwich Road, Stonham Parva. EH - Land Contamination.

Thank you for consulting me on the above application.

I note the satisfactory Enviroscreen Report dated 20 July 2016 and completed contaminated land questionnaire.

I can confirm in respect of land contamination that I do not have any adverse comments and no objection to the proposed development.

I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

01449 724718

36

From: Richard Hoggett
Sent: 12 August 2016 14:37
To: Planning Admin
Subject: FAO Sian Bunbury - 3172/16 - Four Elms Farm, Stonham Parva - Archaeology

Dear Sian,

Many thanks for your letter of 8 August consulting us on the above application.

We have considered the above application and are satisfied that the submitted Heritage Asset Assessment by Leigh Alston dated June 2015 provides a sufficiently record of the buildings in their current state and that no further archaeological recording condition is required for this application.

However, we would request a condition stipulating that a PDF copy of this report and its CD of photographs be submitted to us at the address below for inclusion in the Suffolk Historic Environment Record.

Yours,

Richard

Dr Richard Hoggett MCIFA
Senior Archaeological Officer
Suffolk County Council Archaeological Service Conservation Team
Resource Management
Bury Resource Centre, Hollow Road, Bury St Edmunds, IP32 7AY
Tel.: 01284 741226
Mob.: 07540 674977
Website: <http://www.suffolk.gov.uk/HER>

Search the Suffolk HER online at <http://heritage.suffolk.gov.uk>

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From: David Pizzey
Sent: 16 August 2016 09:17
To: Sian Bunbury
Cc: Planning Admin
Subject: 3172/16 Four Elms Farm, Stonham Parva

Sian

The mature trees to the front of this site form an effective screen and I would advise making them subject to a protective fencing condition to help ensure they are not damaged during demolition and/or construction work.

Regards

David

David Pizzey
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzey@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together

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From: RM PROW Planning
Sent: 23 August 2016 14:50
To: Planning Admin
Subject: RE: Consultation on Planning Application 3172/16

For The Attention Of: Sian Bunbury

Rights of Way Response

Thank you for your consultation regarding the above planning application.

Please accept this email as confirmation that we have no comments or observations to make in respect of this application affecting public footpath 17.

Please note, there may also be public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.

Regards

Jackie Gillis
Rights of Way Support Officer
Countryside Access Development Team

Rights of Way and Access
Resource Management, Suffolk County Council
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

✉ PROWPlanning@suffolk.gov.uk

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Consultation Response Pro forma

1	Application Number	3172/16 Barns at Four Elms Farm, Stonham Parva	
2	Date of Response	13.9.16	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (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.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • no harm to a heritage asset because the asset holds minimal heritage significance and its loss is adequately mitigated by appropriate recording; the proposed house is unlikely to cause harm to the setting of the listed house opposite. 	
5	Discussion 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>The existing buildings include elements of historic farm buildings over several centuries, with some features of moderate interest, as documented in the thorough heritage statement. However, the buildings have been decaying steadily over a period of some fifteen years or more, and following a recent fire have reached a point where they possess insufficient heritage significance to merit retention. On this basis Heritage officers have in the past advised against conversion. For similar reasons we find no reason to object to removal of the buildings.</p> <p>The listed house Oak House stands opposite the site. It is two-storey and stands back from the road. The proposed house will also be quite substantial, but being set back from the road behind a well-treed frontage, is not considered likely to impose unduly on the setting of the listed house.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

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Your Ref: MS/3172/16
Our Ref: 570\CON\3150\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: Sian Bunbury

Dear Sian

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3172/16

PROPOSAL: Demolition of derelict buildings and erection of detached dwelling
LOCATION: Four Elms, Norwich Road, Stonham Parva, Stowmarket, Suffolk, IP14 5LB

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 AL 3

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM03; and with an entrance width of 3m and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

2 G1

Condition: Gates shall be set back a minimum distance of 5 metres from the edge of the carriageway and shall open only into the site and not over any area of the highway.

Reason: In the interests of road safety.

3 AL 8

Condition: Prior to the dwelling hereby permitted being first occupied, the vehicular access onto the public highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

4 V 6

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) no means of frontage enclosure shall exceed 0.6 metres in height above the level of the carriageway of the adjacent highway.

Reason: In the interests of highway safety in order to maintain intervisibility between highway users.

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5 NOTE 02

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.

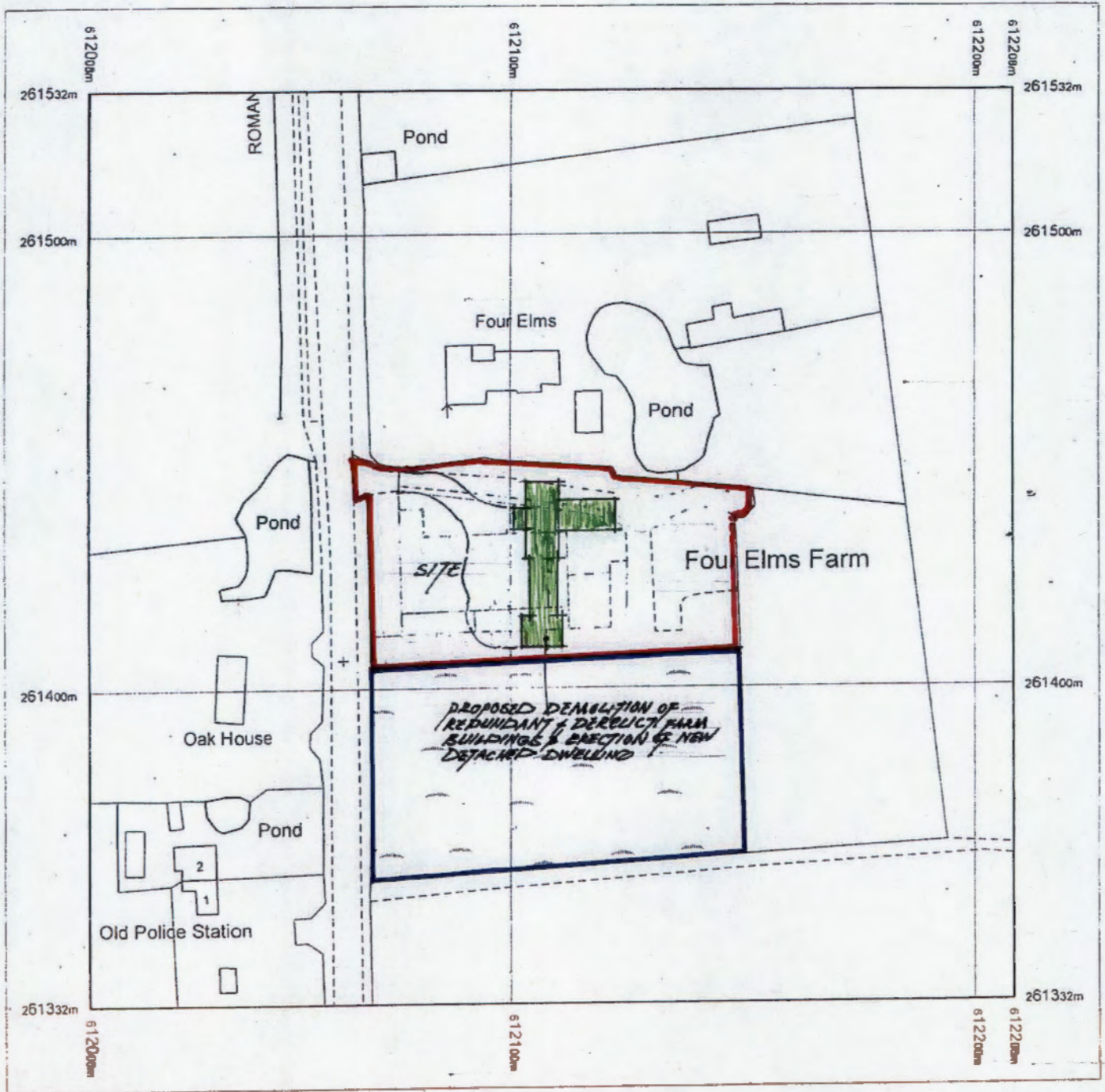
Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

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,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management



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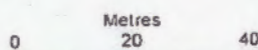
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Part or all of this OS Sitemap is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500, 1:10000.



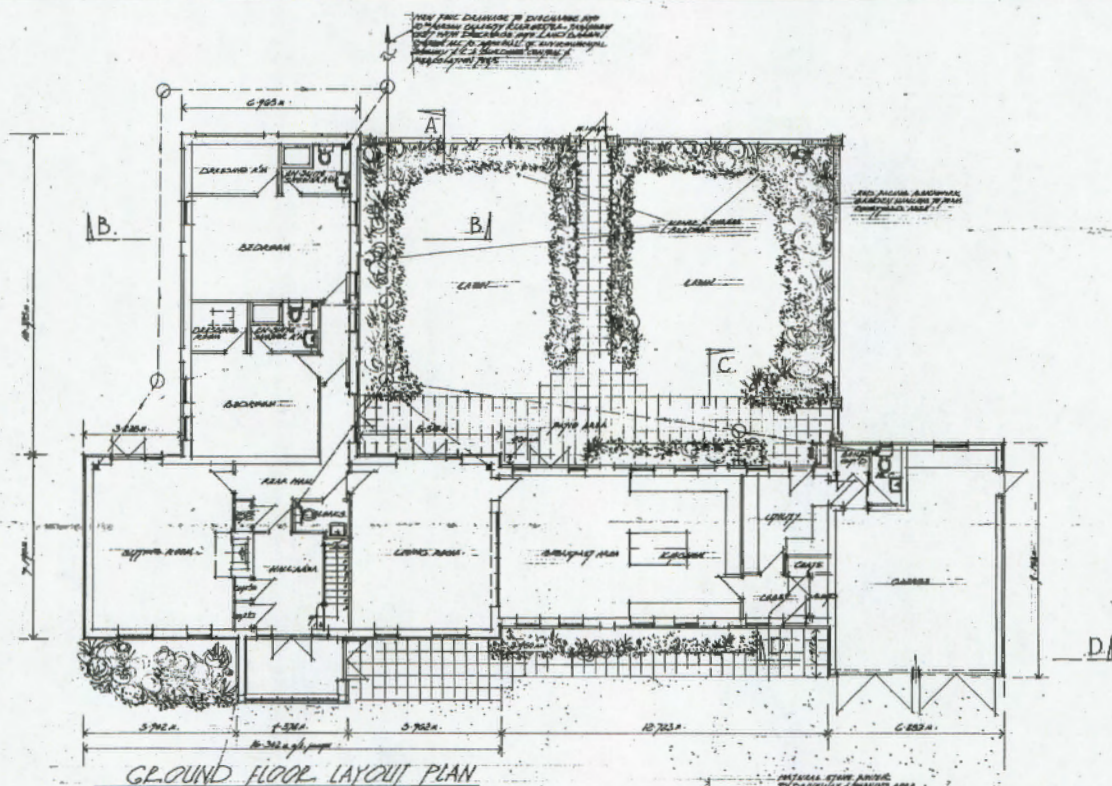
Scale 1:1250

Supplied by: Hussey and Greaves
Serial number: 00082800
Centre coordinates: 612108.5 261431.5

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
20 JUL 2010
ACKNOWLEDGED
DATE
PAGE 10

3172/16



ARMOURED POLICE
PLANNING CONTROL
RECEIVED
28 JUN 2016
ACQUITTANCE
DATE
OFFICE

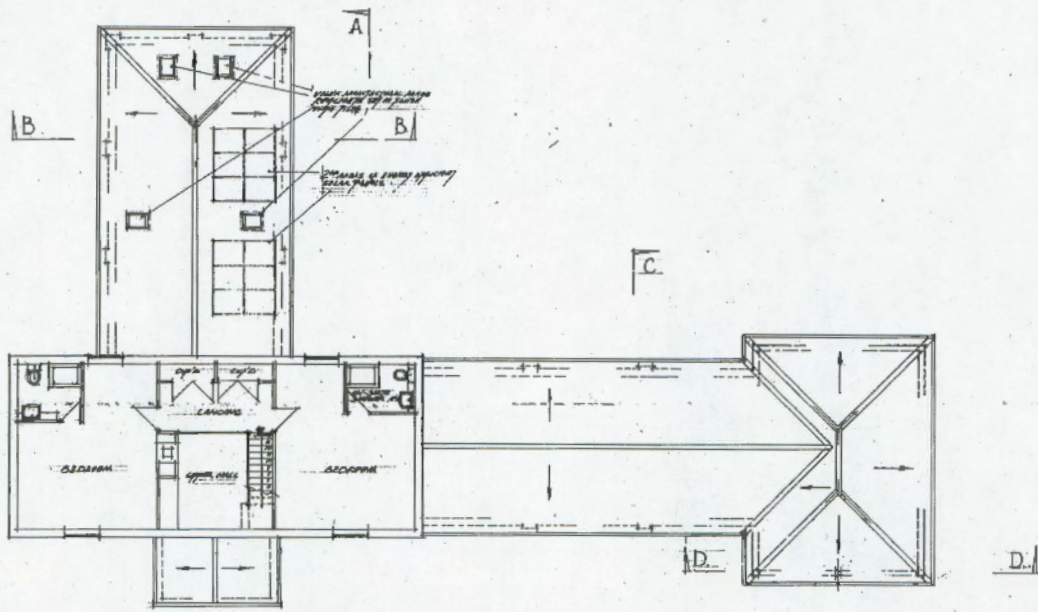
GROUND FLOOR LAYOUT PLAN

V. E. J. TRICE, P.
 THE ARCHITECTS - MALDEN ROAD - WILLOWHURST - DUBLIN 18
 PROPOSED DEMOLITION OF REDUNDANT / DETACHED
 FAHA BUILDINGS AND ERECTION OF NEW DETACHED
 DWELLING TOGETHER WITH DRIVEWAY & TERNING
 AREA USING EXISTING PERPENDICULAR ENTRANCE
 AT 1002 22A'S MALDEN ROAD - DUBLIN 18 - SUFFRAGE
 1002 MR. P. WATSON
 GROUND FLOOR LAYOUT PLAN
 JOB NO: G
 DRAWN: P
 REVIEWED: [signature]
 SCALE: 1/100

44

3172/16

MO. BUREAU OF ARCHITECTURE
 PLANS RECEIVED
 28 JUL 23
 ARCHITECT
 DATE
 PRICE



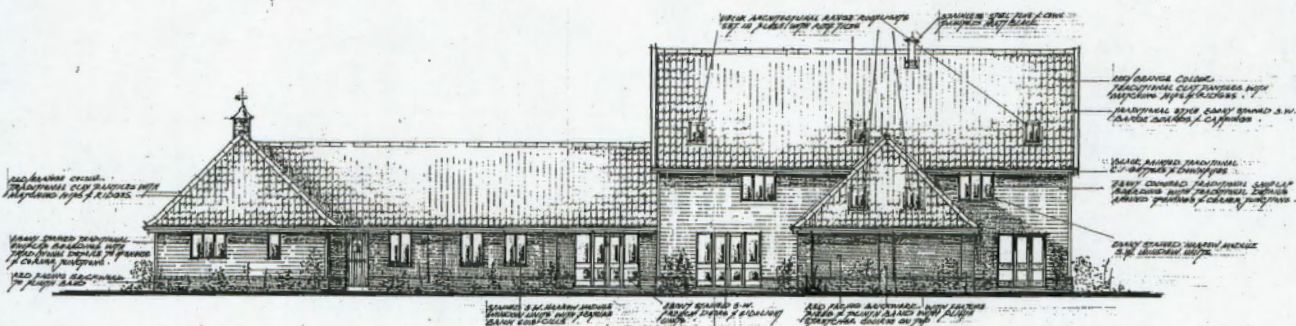
FIRST FLOOR LAYOUT AND ROOF PLANS

V.E. TRICKLE
 THE ARCHITECT - DANIELSON CO. ARCHITECTS - DENVER - COLORADO
 PROPOSED DEMOLITION OF REDUNDANT DANIELSON
 BUILDINGS & ERECTION OF NEW DANIELSON BUILDING
 VERTICAL ENTRANCE TO FOUR STORIES - AMERICAN
 STANDARD - DENVER - FOR MR. P. WATSON
 FIRST FLOOR LAYOUT / ROOF PLANS
 SHEET NO. 6
 DATE 11-3
 DRAWING
 DATE 11/16
 SCALE 1:100

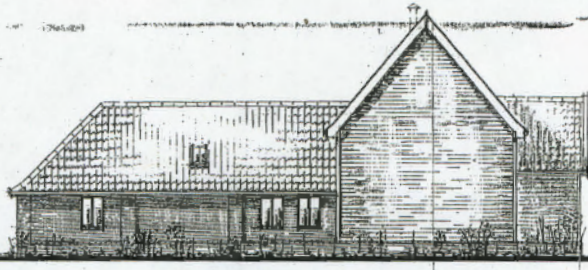
45

3172/16

MUNICIPAL ENGINEERING
 PLANNING DIVISION
 RECEIVED
 28 JUN 2016
 ACKNOWLEDGED
 DATE
 POST TO



EAST ELEVATION



NORTH ELEVATION

V. E. J. TRICKEY
 THE SACRAL - SHERMAN AND MERRICK - SUFFOLK
 TEL. NO. 9773-5573

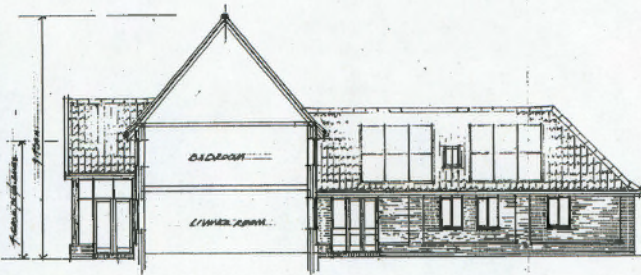
PROPOSED DEMOLITION OF REDUNDANT DEBRIS
 FROM BUILDINGS AND SECTION OF THE DESIGNATED
 DWELLING TOGETHER WITH DRIVEWAY & RUNWAYS
 AREA USING EXISTING VEHICULAR ENTRANCE
 AT FOUR ELMS TANN - MAIN ROAD - SHERMAN - SUFFOLK
 THE MR. P. WILSON

ELEVATIONS
 JAN 16
 DRAW 5
 DRAWING

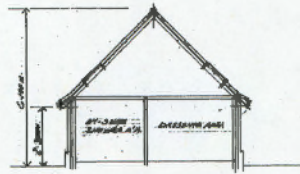
24/6/16
 SCALE 1/100

3172-116

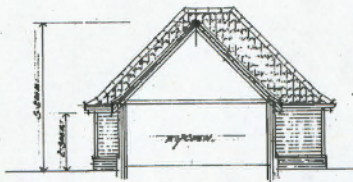
NO OFFICIAL DESIGNATION
 PLANNING BOARD
 RECEIVED
 28 JUN 2015
 APPROVED: _____
 DATE _____
 PAID TO _____



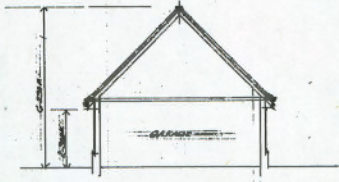
SECTIONAL ELEVATION A-A



SECTION B-B



SECTIONAL ELEVATION C-C



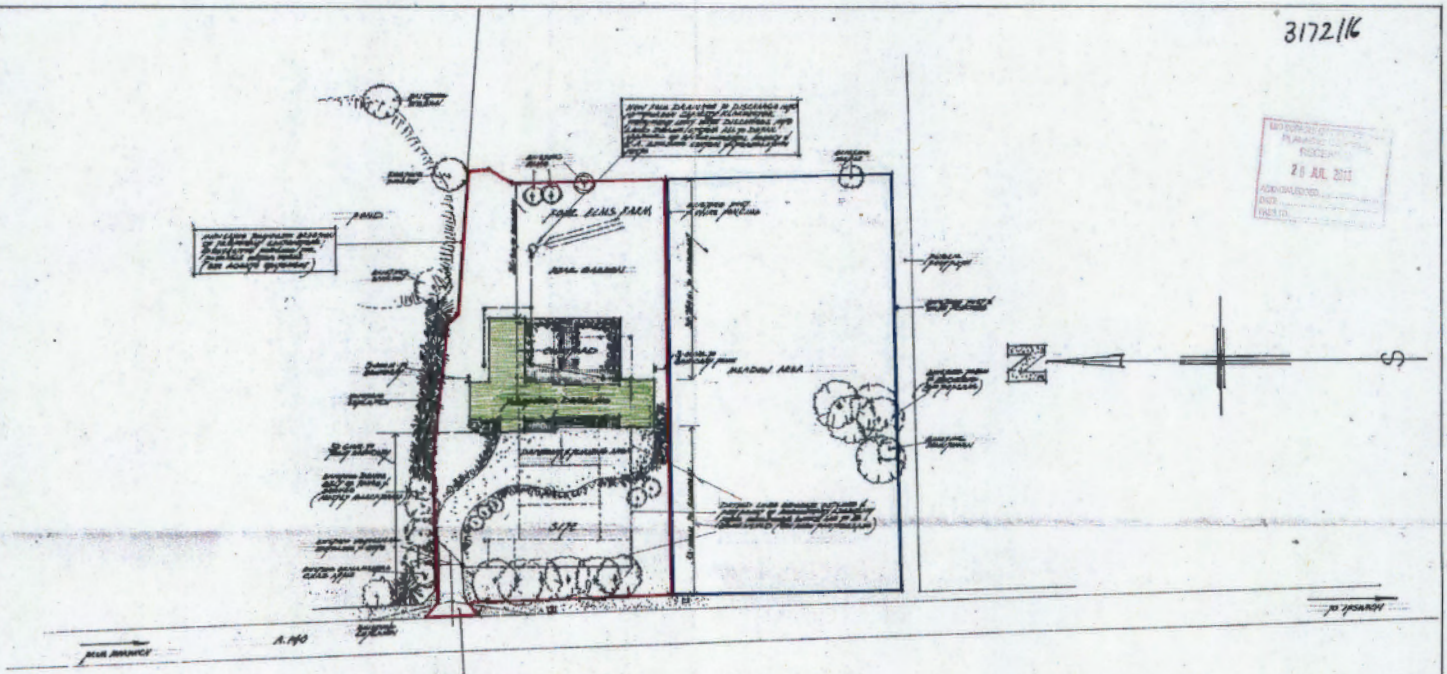
SECTION D-D

V.E.J. TRICKEE
 THE ARCHITECT - SUITE 101 - 1000 W. 10TH AVE. - DENVER, CO. 80202-1571
 PROPOSED DEMOLITION OF REDUNDANT & DEFUNCT
 FRAME BUILDINGS IN SECTION OF NEW DESIGN
 DEVELOPING TOGETHER WITH DRIVEWAY TURNING AREA
 LEAVING EXISTING UNUSUAL DISTANCE
 TO FOUR BLK TANK - MAIN ROAD - SPANNA - SUPPLY
 FOR ART WATSON
SECTIONS & SECTIONAL ELEVATIONS
 V.E.J. G. DATE: 6/28/15
 D.M. G. SCALE: 1/8" = 1'-0"
 BROWN

47

3172/16

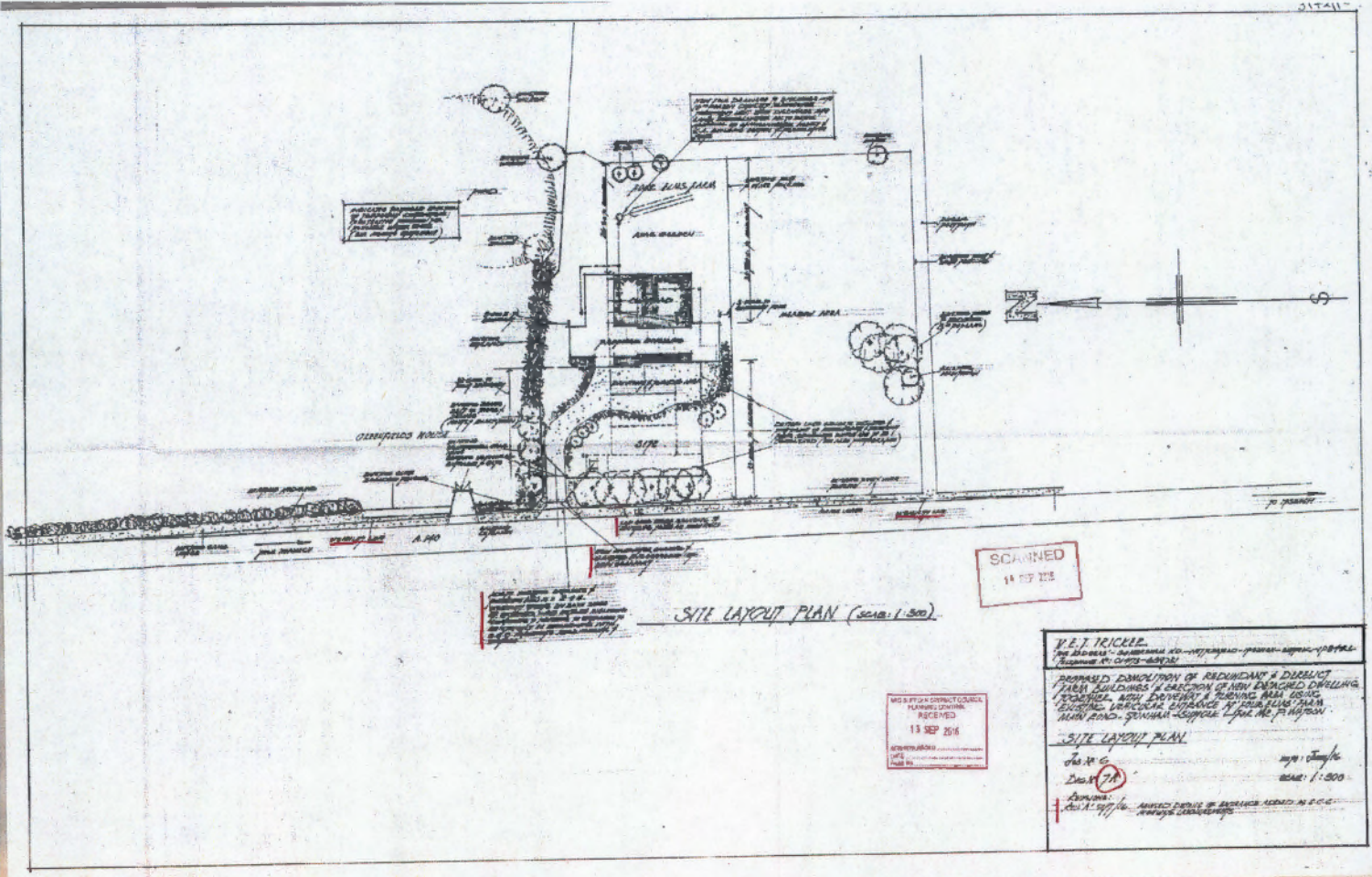
MUNICIPAL ENGINEER
 PLANNING DEPARTMENT
 RECEIVED
 26 APR 2011
 ADDRESS: ...
 DISTRICT: ...
 OFFICE NO.: ...



SITE LAYOUT PLAN (SCALE: 1:500)

V.E.J. TRICER
 THE ENGINEER
 REGISTRATION NO. 01973-60924
 PROPOSED DEMOLITION OF REDUNDANT & DERELICT FARM BUILDINGS & ERECTION OF NEW DESIGNER DWELLING TOGETHER WITH DRIVEWAY & TURNING AREA USING EXISTING LANDSCAPE ENTRANCE AT TRAIL ENDS TALK MAIN ROAD - DENHAM - SUDBURY - LOCAL F. HAYDON
 SITE LAYOUT PLAN
 JOB NO. 6
 DATE: 7
 DRAWN: J. TRICER
 SCALE: 1:500

48



Notes:
 1. All dimensions are in meters.
 2. All areas are to be finished to the level of the existing ground.
 3. All areas are to be finished to the level of the existing ground.
 4. All areas are to be finished to the level of the existing ground.
 5. All areas are to be finished to the level of the existing ground.

SITE LAYOUT PLAN (SCALE: 1:300)

SCANNED
14 SEP 2014

M.C. P. & A. ARCHITECTS
 PLANNING DIVISION
 RECEIVED
 13 SEP 2014

M.E.T. TRICELLE
 The Engineer: Queensland Civil and Planning Authority
 License No. 12073-00021
 PROPOSED DEMOLITION OF RESIDENTIAL & DURELUX
 FLAT BUILDINGS & CONSTRUCTION OF NEW ENLARGED DWELLING
 (TWO-STORY, WITH SWIMMING & SUNNING AREA USING
 EXISTING TERRACE) ENTRANCE TO FOUR FLATS FROM
 MAIN ROAD, SPRINGWOOD - QUEENSLAND
 SITE LAYOUT PLAN
 Date: 14/09/14
 Drawn: M.E.T. TRICELLE
 Checked: M.E.T. TRICELLE
 Scale: 1:300