

Title: Site Location Plan

Reference: 3931/16

Site:



MID SUFFOLK DISTRICT COUNCIL

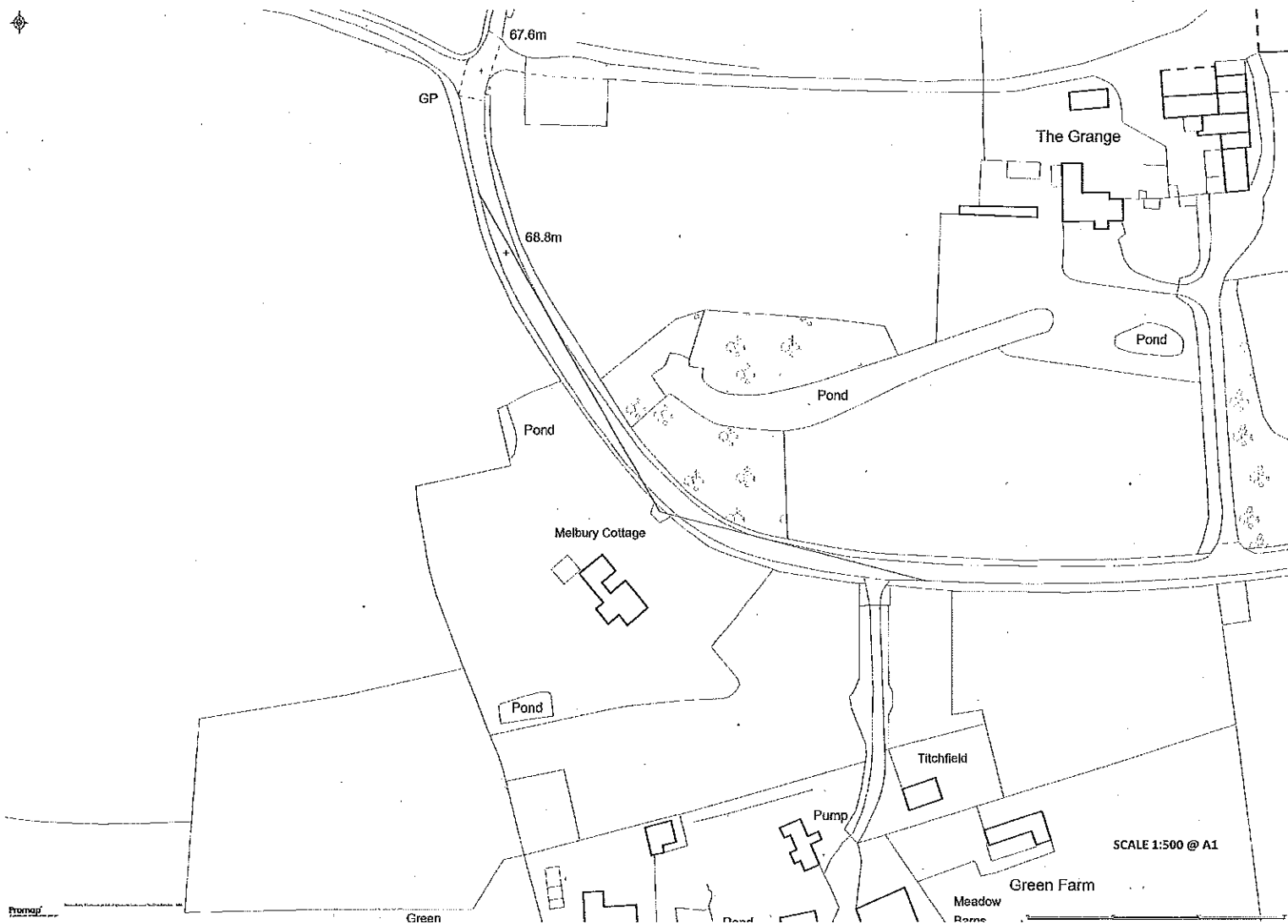
131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk

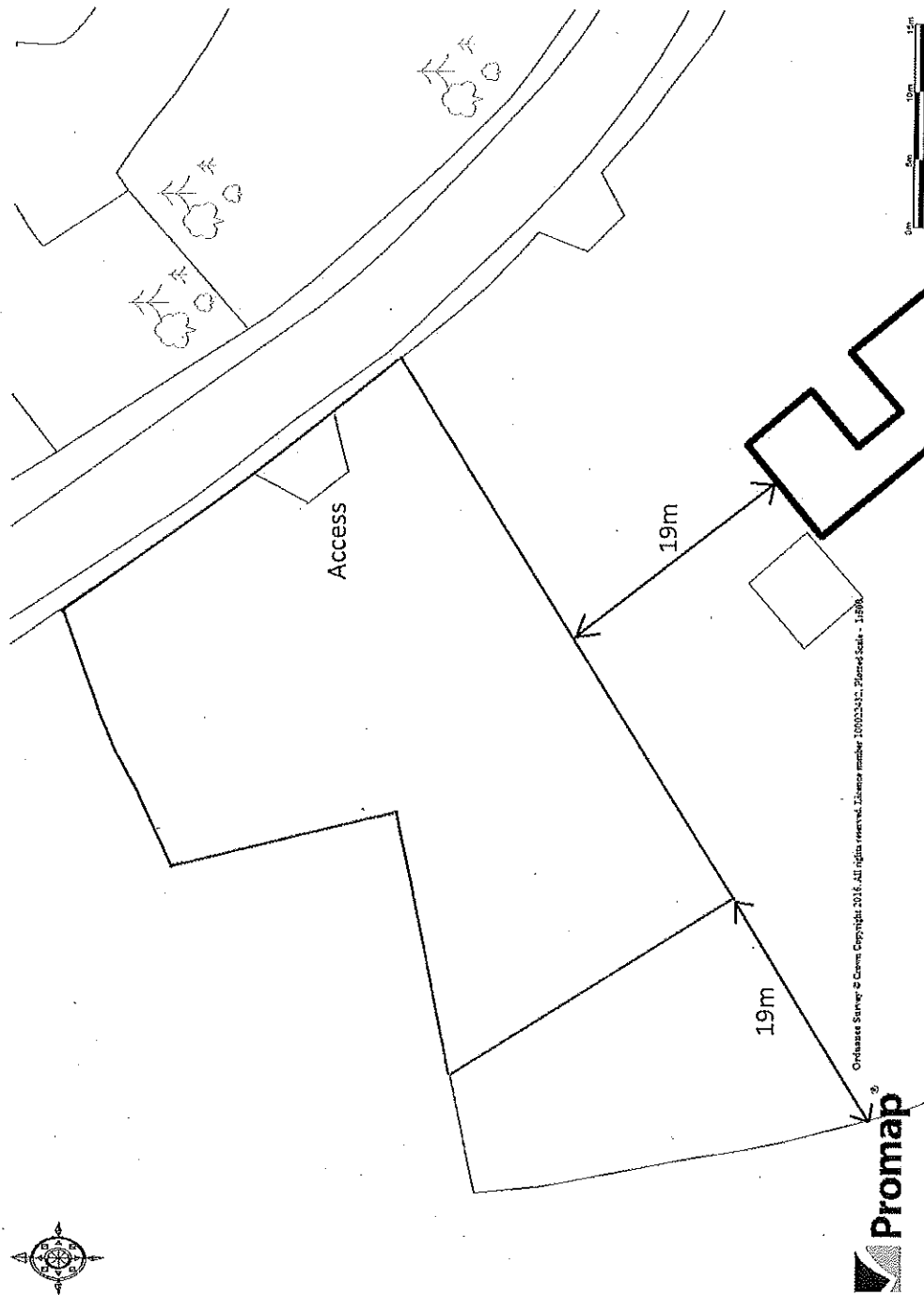


SCALE 1:1249

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ERECTION OF DETACHED DWELLING
MELBURY, GREEN ROAD, WOOLPIT GREEN.
Block Plan - Scale 1:500

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Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner

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ERECTION OF DETACHED DWELLING
MELBURY, GREEN ROAD, WOOLPIT GREEN.
Location Plan – Scale 1:10,000.



Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner

PARISH COUNCIL

Comments from: Woolpit Parish Council

Planning Officer: Rebecca Biggs

Application number 3931/16

Proposal: Outline permission sought for the erection of one detached dwelling
(Amended site location plan)

Location: Melbury, Green Road, Woolpit IP30 9RG

PLEASE SET OUT ANY COMMENTS AND OBSERVATIONS OF YOUR COUNCIL WITH REGARD TO THE ABOVE, BEARING IN MIND THE POLICIES MENTIONED IN THE ACCOMPANYING LETTER.

Councillors object to the proposal. Any dwelling on the indicated site would necessitate the removal of trees, shrubs and hedgerows to the detriment of this wooded area which is an open aspect coming from the main area of the village. Without further details of where the dwelling would be sited within the defined marked area, Cllrs continue to object to the proposal. The site is outside the current settlement boundary. Contrary to policies GP1, SB1, SB3 and CL8 of Mid Suffolk Local Plan.

Support

Object

☒

No Comments

☐

SIGNED.....*P A Fuller*.....on behalf of.....Woolpit.....parish council

DATED.....20 December 2016

From: David Pizze
Sent: 03 November 2016 13:46
To: Rebecca Biggs
Cc: Planning Admin
Subject: 3931/16 Melbury, Woolpit.

Rebecca

Without a layout plan it is difficult to ascertain which trees are required for removal as part of this application. If the numbers given (2) are correct and relate only to existing ornamental garden trees then it is unlikely they are of particular importance. However, trees/hedges along the northern boundary will be valuable in screening any development. Clarification should also be sought regarding possible removal requirements to accommodate highway visibility splays.

Regards

David

David Pizze

Arboricultural Officer

Hadleigh office: 01473 826662

Needham Market office: 01449 724555

david.pizze@baberghmidsuffolk.gov.uk

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

Babergh and Mid Suffolk District Councils - Working Together

From: Nathan Pittam
Sent: 29 September 2016 10:06
To: Planning Admin
Subject: 3931/16/OUT. EH - Land Contamination.

M3 : 184479
3931/16/OUT. EH - Land Contamination.
Melbury, Green Road, Woolpit, BURY ST EDMUNDS, Suffolk, IP30 9RG.
Outline permission sought for the erection of 1 No. detached dwelling.

Many thanks for your request for comments in relation to the above application.
Having reviewed the application I am happy to confirm that I have 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.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

Your Ref: MS/3931/16
Our Ref: 570\CON\4218\16
Date: 21/12/2016
Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

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

For the Attention of: Rebecca Biggs

Dear Rebecca

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3931/16

PROPOSAL: Outline permission sought for the erection of 1 No. detached dwelling.
(Amended site location plan)

LOCATION: Melbury, Green Road, Woolpit, IP30 9RG

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:

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. amended plan detailing visibility splays with an X dimension of 2.4m and a Y dimension of 90m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

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