

Consultee Comments for application 3845/16

Application Summary

Application Number: 3845/16

Address: Land adjacent Green Farm Cottage, The Green, Redgrave, IP22 1RR

Proposal: Erection of detached dwelling and garage.

Case Officer: Ruth Bishop

Consultee Details

Name: Mrs Leeann Jackson-Eve

Address: Wayside Cherry Tree Lane, Botesdale, Diss IP22 1DL

Email: redgrave_pc@btopenworld.com

On Behalf Of: Redgrave Parish Clerk

Comments

There was no objection to the design itself but there were concerns about the possible damage and obstruction of the single track lane by construction vehicles, flooding issues from the pond which it was felt made the site unsuitable for building on and the loss of a significant number of trees.



Consultation Response Pro forma

1	Application Number	3845/16 Green Farm Cottage, Redgrave	
2	Date of Response	10.11.16	
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"> • less than substantial harm to a designated heritage asset because it fails to properly assess the significance of heritage assets affected, and would erode the character of the historic green, a key feature of the Conservation Area, and would harm the setting of the adjacent listed building, without providing appropriate justification. 2. Since any built development at this site would involve similar harm, the Heritage Team can only recommend refusal.	
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 site is within the Redgrave Conservation and is in the setting of three listed buildings: Sunny View to the south, and The Pightle and The Cottage to the north west. The unlisted building Green Cottage to the west, and the former green itself should also be considered heritage assets.</p> <p>The statutory duties in ss66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 make avoiding harm to the designated assets presumptively desirable. Recent High Court and Appeal Court rulings have confirmed that this has the effect of a strong presumption against harm, and that harm is a consideration to be given great or considerable weight in decision making. Similarly, the NPPF expects great weight, its highest category of weight, to be given to conserving designated heritage assets. Harm should require clear and convincing justification, which may include public benefits which outweigh the harm.</p> <p>The Redgrave Conservation Area focusses on the historic buildings which line the former green and the street leading from its northern end. As is noted in the Suffolk Historic Landscape Character survey, surviving and former greens, particularly in the ancient plateau claylands of the northern part of the Mid Suffolk area, represent a highly distinctive pattern of development giving clear evidence of the evolution of land ownership</p>	

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.

		<p>and farming practice over many centuries.</p> <p>At Redgrave the Conservation Area Appraisal notes among the green's important features that development is mostly one plot deep, the area is secluded with private unmade roads serving a scatter of dwellings, and that two footpaths along the site to E and S allow public appreciation of the special character of the Conservation Area.</p> <p>The three listed buildings and Green Cottage were built to take advantage of the common land to their front and their associated farm land to the rear. It is striking that this relationship survives so clearly at this point, making the location and extent of the green readily visible, and making an important contribution to the setting and significance of the listed buildings. Built development at this site would completely eradicate this important distinction, preventing appreciation of the original relationship of the four houses with their surroundings.</p> <p>The proposal would conflict with the prevailing and historic linear pattern noted in the Appraisal, would intrude in historically undeveloped land, would prevent appreciation of key characteristic of Conservation Area. It would also involve loss of one oak tree, one walnut tree, and two maple trees; Heritage share the concern of the Parish Council and would ask that the Tree Officer should explicitly comment on the contribution of these native trees to the character of the Conservation Area.</p> <p>The level of harm is considered serious but short of the category of substantial. The application includes no adequate assessment of the setting of the listed buildings or the conservation area, and the impact of the proposal on their significance. In this respect the application fails NPPF paragraph 128. The public benefit of a single dwelling in this location would not outweigh the harm to the designated heritage assets.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	Recommended conditions	

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From: David Harrold
Sent: 10 October 2016 14:45
To: Planning Admin
Cc: Ruth Bishop
Subject: Plan Ref 3845/16/FUL Land adj Green Farm Cottage, The Green Redgrave. EH - Land Contamination

Thank you for consulting me on the above application.

I note the satisfactory Enviroscreen Report dated 11 September 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

From: David Pizzey
Sent: 12 October 2016 09:46
To: Ruth Bishop
Cc: Planning Admin
Subject: 3845/16 Land adjacent Green farm Cottage, Redgrave.

Ruth

I have no objection to this proposal as it does not appear to affect any trees of significant amenity value.

Regards

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

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 07 October 2016 09:40
To: David Pizzey
Subject: Consultation on Planning Application 3845/16

Correspondence from MSDC Planning Services.

Location: Land adjacent Green Farm Cottage, The Green, Redgrave, IP22 1RR

Proposal: Erection of detached dwelling and garage.

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are HB8, HB9, HB1, CL8, NPPF, GP1, RT12, HB13, which can

be found in detail in the Mid Suffolk Local Plan.

From: Greg McSorley
Sent: 13 October 2016 14:18
To: Planning Admin
Subject: Re 3845/16 Land adjacent Green Farm Cottage

Good afternoon,

Thank you for consulting us on this proposal. In my opinion there would be no significant impact on known archaeological sites or areas with archaeological potential. I have no objection to the development and do not believe any archaeological mitigation is required.
Best wishes

Greg McSorley
Business Support Officer
Suffolk County Council Archaeological Service
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk IP32 7AY
Tel.: 01284 741230
Email: greg.mcsorley@suffolk.gov.uk

Website: <http://www.suffolk.gov.uk/archaeology>
Search the Suffolk HER online at: <http://heritage.suffolk.gov.uk>
Follow us on Twitter at: <https://twitter.com/SCCArchaeology>

Your Ref: MS/3845/16
Our Ref: 570\CON\3399\16
Date: 26/10/2016
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: Ruth Bishop

Dear Ruth

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3845/16

PROPOSAL: Erection of detached dwelling and garage

LOCATION: Land Adjacent Green Farm House, The Green, Redgrave

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.

2 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drg No. 10 A for the purposes of [LOADING, UNLOADING,] 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 in order 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.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management