

Your Ref: MS/4832/16
Our Ref: 570\CON\4354\16
Date: 03/01/2017
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: Samantha Summers

Dear

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4832/16

PROPOSAL: Erection of detached single storey dwelling
LOCATION: 3, All Saints Road, Creeting St Mary, Ipswich, Suffolk, IP6 8NF
ROAD CLASS:

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

From: RM PROW Planning
Sent: 06 January 2017 10:12
To: Planning Admin
Cc: philipcobbold@btinternet.com
Subject: RE: Consultation on Planning Application 4832/16

Our Ref: E208/005A/ROW905/16

For The Attention of: Samantha Summers

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Government guidance considers that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected.

Public Footpath 5A is recorded adjacent to the proposed development area.

We do not have **any objection** to this proposal.

Informative Notes:

Please note that the granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way.

Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any new path. In order to avoid delays with the application this should be considered at an early opportunity.

The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team.

Nothing in this decision notice shall be taken as granting consent for alterations to Public Rights of Way without the due legal process being followed. Details of the process can be obtained from the Rights of Way & Access Team.

“Public Rights of Way Planning Application Response - Applicant Responsibility” is attached for the applicant.

Regards

Jackie Gillis
Green Access Officer
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

From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]

Sent: 19 December 2016 10:50

Consultation Response Pro forma

1	Application Number	4832/16 3 All Saints Road, Creeting St Mary	
2	Date of Response	10/01/2017	
3	Responding Officer	Name:	Rebecca Styles
		Job Title:	Heritage 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 designated heritage asset because although the footprint of the proposed dwelling would exceed that of the historic core of 3 All Saints Road, the proposed dwelling would be erected on land which was not historically associated with the listed building, would be of sufficient distance and of subservient height not to harm the setting of the listed asset. 2. The Heritage Team recommends conditions as per section 7.	
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.	3 All Saints Road is a Grade II listed C18th traditional Suffolk timber framed, thatched farmhouse, located in Creeting St Mary. This application seeks planning permission for the erection of a single storey, detached dwelling which would be located to the NE of the listed building. The dwelling would be constructed using pantiles, brick and timber boarding, of the design of a converted outbuilding. The land on which the dwelling is proposed was not historically associated with the Grade II listed dwelling, and was formerly used as allotments before being used as domestic garden associated with 3 All Saints Road. The erection of a dwelling on this land would not therefore divide the building's historic curtilage, and would be of considerable distance from the historic core of the site. The footprint of the proposed dwelling is large when compared to the size of the historic core of 3 All Saints Road. However, the single storey and relatively utilitarian design of the proposed dwelling would not dominate the Grade II listed building. This proposal would not harm the setting of the designated heritage asset and the Heritage team does not object to this proposal.	
6	Amendments,		

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.

	Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	-Sample of roof tile to be submitted to LPA for agreement prior to commencement of development - Sample of brick to be used for external facing to be submitted to LPA prior to commencement of development -Finish of timber boarding to be agreed prior to commencement of development.

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Sent: 17 January 2017 14:24
To: Planning Admin; Samantha Summers
Cc: jennie Blackburn
Subject: Consultation on Planning Application 4832/16
Importance: High

Samantha - Many thanks for allowing an extension to this consultation. Please note the following comments from the Creeting St Mary Parish Council Meeting held Mon 16 January 2017.

Support to the above planning application was approved provided the following conditions were met.

1. Code gp1: That the dwelling was single storey
2. Code hb1&h16: The driveway to the proposed new dwelling wraps around the existing Grade 2 cottage and is deemed inappropriate and potentially damaging to this property.
3. Assuming the existing barns are to be demolished then investigation must be made as to any asbestos in the structures.
4. What plans are proposed for repairs to the existing thatched cottage (No. 3 All Saints Road)?

thank you

Marys Road, Creeting St Mary, Suffolk IP6 8LZ
☎: 01449 721156
✉: clerk.csmpc@yahoo.co.uk

From: Nathan Pittam
Sent: 21 December 2016 11:05
To: Planning Admin
Subject: 4832/16/FUL. EH - Land Contamination.

M3 ; 187984
4832/16/FUL. EH - Land Contamination.
3 All Saints Road, Creeting St Mary, IPSWICH, Suffolk, IP6 8NF.
Erection of detached single storey dwelling.

Many thanks for your request for comments in relation to the above application. I have reviewed the application and am happy to confirm that I have no objections to the proposed development from the perspective of land contamination. 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
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