

From: Philippa Stroud
Sent: 31 January 2017 10:16
To: Planning Admin
Cc: Ruth Bishop
Subject: 0118/17/FUL Ye Old Smithy, Elmswell Rd. Wetherden - Land Contamination

WK/189439

Ref: 0118/17/FUL EH – Land Contamination
Location: Ye Old Smithy, Elmswell Road, Wetherden, IP14 3LL
Proposal: Erection of detached one and a half storey dwelling and detached double garage.

Thank you for your request for comments regarding the above application.

I note that a Landmark Homecheck Environmental Report, dated 14 December 2016, has been submitted. I would, however, request that the applicant submits the required land contamination questionnaire as soon as possible and we be re-consulted when this information becomes available.

Regards,

Philippa Stroud
Senior Environmental Protection Officer
Babergh and Mid Suffolk District Councils - Working Together

Telephone: 01449 724724

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Professional Lead - Planning For attention of: Ruth Bishop
FROM: Philippa Stroud, Environmental Protection Team DATE: 31.01.2017
YOUR REF: 0118/17/FUL

SUBJECT: Ye Old Smithy, Elmswell Road, Wetherden, IP14 3LL
Proposal: Erection of detached one and a half storey dwelling and detached double garage.

Please find below my comments regarding 'Environmental Health – Land contamination' only.

Thank you for your consultation on the above application.

I acknowledge the Landmark Homecheck Environmental Report, reference 108149403_1_1, dated 14 December 2016 and land contamination questionnaire. In light of previous smithy activities on site, there is a low risk of contamination and I recommend the following Planning Condition be attached to any planning permission:

Proposed Condition: Standard Contaminated Land Condition (CL01)

No development shall take place until:

- 1. A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.*
- 2. Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.*
- 3. A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.*
- 4. Any remediation work shall be carried out in accordance with the approved Remediation Scheme.*
- 5. Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.*

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.

It is important that the following advisory comments are included in any notes accompanying the Decision Notice:

"There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- *Local Planning Authority*
- *Environmental Services*
- *Building Inspector*
- *Environment Agency*

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team."

Regards,

Philippa Stroud
Senior Environmental Protection Officer

From: Jen Larner [mailto:wetherdenparishclerk@gmail.com]
Sent: 14 February 2017 12:24
To: Planning Admin
Subject: Application 0118/17, Ye old Smithy, Elmswell Rd, Wetherden

Dear planning

At its meeting last night Councillors instructed me to write and make a comment on the above application.

While not objecting to the proposed plan, concern was expressed regarding the filling in of the pond in the front of the building, which we understand cannot be done without planning permission, and we were wondering if this had been obtained, as we have seen nothing about it.

Kind regards

Jen

Jen Larner
Wetherden Parish Clerk

Your Ref: MS/0118/17
Our Ref: 570\CON\0347\17
Date: 15/02/2017
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: Ruth Bishop

Dear Ruth

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0118/17

PROPOSAL: Erection of detached one and a half storey dwelling and detached double garage.

LOCATION: Ye Old Smithy, Elmswell Road, Wetherden, Stowmarket, Suffolk, IP14 3LL

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 Drawing Number: 32816 - PL 02 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

From: Sue Hooton, Principal Consultant Ecologist [<mailto:Sue.Hooton@essex.gov.uk>]
Sent: 13 March 2017 13:45
To: Ruth Bishop
Subject: RE: Application 0118/17 New House Elmswell/Wetherden

Hi Ruth

I downloaded the ecology report submitted for this application and it recommends further surveys for Protected species so this is currently insufficient for determination.

I have not received the formal consultation email yet but will be submitting a holding objection as the Gt crested newt and bats surveys are not likely to have been completed for several months yet.

I could still visit the site tomorrow but I think this is not urgent now that it could only go to Committee as a recommendation for refusal at present.

I will wait for the consultation email to provide formal ecology comments but I wanted to give you a heads up on this issue as I know you were aiming at March Committee.....

I'm in Needham all day tomorrow if you want more information.

Best wishes
Sue