

Your Ref: MS/4968/16
Our Ref: 570\CON\4407\16
Date: 06/01/2017
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
Needham Market
Ipswich
Suffolk
IP6 8DL

For the Attention of: Ruth Bishop

Dear Ruth

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/4968/16

PROPOSAL: Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development

LOCATION: Land To The Rear Of, 1 Red Houses, All Saints Road, Creeting St Mary

Notice is hereby given that the County Council as Highway Authority make the following comments:

Before permission is granted the applicant should demonstrate that access improvements can be made to demonstrate that safe and suitable access can be achieved by all (National Planning Policy Framework para32).

Visibility splays of x=2.4m by y=90m in both directions to the nearside edge of the metalled carriageway are required with no obstruction over the height of 0.6m without encroaching 3rd party land.

This is to ensure that intensifying the use of the access can be completed without having a detrimental impact to highway safety at this location. If this cannot be accomplished Suffolk County Council will be recommending the current proposal be refused under highway safety grounds.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

From: Nathan Pittam
Sent: 09 January 2017 08:24
To: Planning Admin
Subject: 4968/16/AGDW. EH - Land Contamination.

M3 : 188169

4968/16/AGDW. EH - Land Contamination.

**SH, Street Record, All Saints Road, Creeting St Mary, IPSWICH, Suffolk.
Land to the rear of 1 Red Houses. Notification for prior approval for a
proposed change of use of agricultural building to a dwellinghouse (Class C3)
and for associated operational development.**

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 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
t: 01449 724715
m: 07769 566988
e: Nathan.pittam@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Parish Clerk [mailto:clerk.csmpc@yahoo.co.uk]
Sent: 17 January 2017 14:37
To: Planning Admin
Cc: Jennie Blackburn
Subject: Re: Consultation on Planning Application 4968/16
Importance: High

Thank you for allowing the council an extension to this consultation.

Please note that at the Creeting St Mary Parish Council meeting held on Mon 16 January 2017 there was an unanimous decision to SUPPORT this application.

regards

Mrs Ann Squirrell
Acting Clerk to Creeting St Mary Parish Council
18 St Marys Road, Creeting St Mary, Suffolk IP6 8LZ
☎: 01449 721156
✉: clerk.csmpc@yahoo.co.uk

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----- Original Message -----

From: planningadmin@midsuffolk.gov.uk
To: clerk.csmpc@yahoo.co.uk
Sent: Thursday, December 22, 2016 3:40 PM
Subject: Consultation on Planning Application 4968/16

Correspondence from MSDC Planning Services.

Location: Land to the rear of 1 Red Houses, All Saints Road, Creeting St Mary

Proposal: Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development.

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

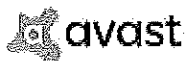
within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are GP1, NPPF, CL8, C01/03, RT12, HB13, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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Your Ref: MS/4968/16
Our Ref: 570\CON\4407\16
Date: 30/03/2017
Highways Enquiries to: kyle.porter@suffolk.gov.uk

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LOCATION: Land To The Rear Of, 1 Red Houses, All Saints Road, Creeting St Mary

Notice is hereby given that the County Council as Highways Authority recommends that permission be refused for the following reasons:

- Safe and suitable access cannot be achieved by all contrary to National Planning Policy Framework (para.32)

The proposed visibility splay is not considered to be sufficient for safe vehicular access and therefore not considered acceptable for development as at present the proposal would be detrimental to highway safety.

Achievable visibility splays to the South West are $x=2.4m$ by $y=10m$, provided the frontage within the applicant's ownership boundaries as shown on "land registry site plan" are reduced to a height of 0.6m and there is an absence in on-street parking.

Visibility splays to the North East are acceptable and Suffolk County Council have no concerns with visibility in this direction as $x=2.4m$ by $y=150m$ are obtainable. There is a National Speed Limit Zone sign situated 20m from the access in this direction so it is expected that speeds are above 30mph as the bend is not sharp and therefore does not constitute as a traffic calming measure.

However, the requirement for visibility splays is $x=2.4m$ by $y=90m$ (Design Manual for Roads and Bridges) in each direction which is not achievable to the South West without encroachment of 3rd party land therefore is not securable. Without the guarantee that appropriate visibility can be achieved there is no way the access can facilitate the proposed intensification of use that the development would create.

Suffolk County Council would welcome any proposed speed survey if the developer believes there would be any merit in obtaining measured speeds if there is belief that 85thile speeds would be low enough to justify the reduction in the visibility splay requirement. If this is to be executed the locations for the 7 day ATC speed survey would be outside the access, at the 30mph/National Speed Limit sign and 90m South East of the vehicular access.

Yours sincerely,

Kyle Porter
Development Management Technician
Strategic Development – Resource Management