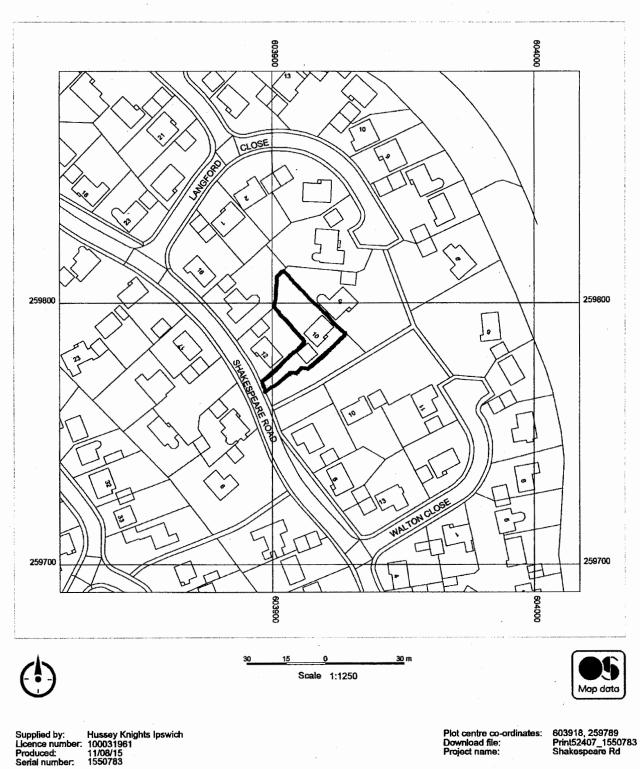


Date Printed : 22/09/2015



**OS Plan B&W** 

HUSSEYKNIGHTS

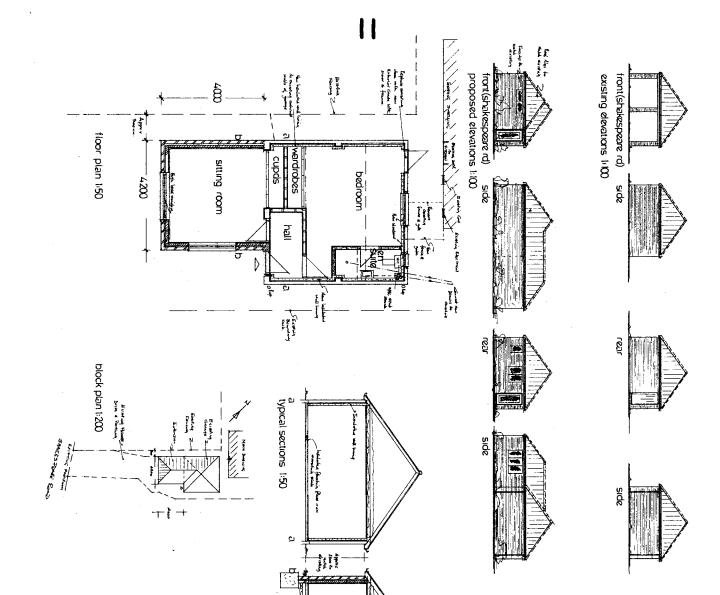


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# MEMBER REFERRAL TO COMMITTEE

See Planning Charter for principles. Paragraph references below link to Planning Charter.

	Planning application reference	2868/15
	Parish	STOWMARKET NORTH
	Member making request	GARY GREEN
	13.3 Please describe the significant policy, consistency or material	T-10 with the number of cars currently parking on the drive and with the loss of drive and garages there's a high likely hood of increased on street parking.
	considerations which make a decision on the application of more than local significance	H-16 loss of amenity to neighbour at number 12 due to the over development of the site
	13.4 Please detail the clear and substantial planning reasons for requesting a referral	This would create a dangerous precedent in what is a desirable area and would be over development. It also has an effect on number 12's amenity. With the number of cars regularly park there now any loss of driveway in this manner would create significant on street parking issues.
2017 P	13.5 Please detail the wider District and public interest in the application	Of the people who have contacted me everyone is against it
	13.6 If the application is not in your Ward please describe the very significant	
•	impacts upon your Ward which might arise from the development	
	13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	None. This is a very controversial and for the reasons stated earlier it needs to go to committee! Have spoken to another officer for advice on filling out this form as Lindsey was unavailable when I called



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	12	2868/15	
Emilia Simmons		Planning Content	
From: Subject:	Planning Admin FW: Planning applications	Received	
· · ·		- 3 SEP 2015	
From: Michelle Marshall Sent: 03 September 201 To: Planning Admin Subject: Planning applic		Acknowledged MW Date 07/09/15 Pass To LW	

Please see responses from Stowmarket Town Council regarding recent planning applications:

<ul> <li>368/15 Erection of extension to and conversion of existing Road for Mr and conversion of existing Road for Mr and Mrs Talbot.</li> <li>10 Shakespeare RESOLVED: That the Town Council recommended refusal of the planning detached double garage to Mrs Talbot.</li> <li>10 Shakespeare Resolution on the grounds that the proposed dwelling would represent overdevelopment of the site:</li> <li>10 Contrary to planning policy GP1, the proposed dwelling would represent overdevelopment;</li> <li>11 Contrary to planning policy SB2, the proposed development will not respect the scale and density of surrounding development;</li> <li>12 Contrary to planning policy SB2, the proposed development will adversely affect the character and appearance of the settlement;</li> <li>13 Planning policy SB2 states 'inappropriate forms of development will be refused';</li> <li>14 Planning policy H13, the design and layout will not respect the character of the proposed development to its surroundings;</li> <li>10 Contrary to planning policy H13, the design and layout will not be consistent with the pattern and form of development in the neighbouring area, contrary to planning policy H15, and vil) Contrary to planning policy H15, the design and layout does not respect the consistent with the pattern and form of development in the neighbouring area, contrary to planning policy H15, and vil) Contrary to planning policy H</li></ul>	ef. Ro.	Details	Site & Applicent	Connens
<ul> <li>proposal will not maintain or enhance the character and appearance of its surroundings, and will not respect the scale and density of surrounding development;</li> <li>ii) Contrary to planning policy SB2, the proposed development will adversely affect the character and appearance of the settlement;</li> <li>ii) Planning policy SB2 states 'inappropriate forms of development will be refused';</li> <li>iv) The scale of the housing development will not be consistent with protecting the character of the settlement and landscape settling of the town, contrary to planning policy H02;</li> <li>v) Contrary to planning policy H13, the design and layout will not respect the character of the proposed site and the relationship of the proposed development to its surroundings;</li> <li>vi) The proposed new housing will not be consistent with the pattern and form of development in the neighbouring area, contrary to planning policy H15; and</li> <li>vii) Contrary to planning policy ENV03, the design and layout does not respect the</li> </ul>	368/15	and conversion of existing detached double garage to form additional living	Road for Mr and	recommended refusal of the planning application on the grounds that the proposed dwelling would represent overdevelopment
<ul> <li>proposed development will adversely affect the character and appearance of the settlement;</li> <li>ii) Planning policy SB2 states 'inappropriate forms of development will be refused';</li> <li>iv) The scale of the housing development will not be consistent with protecting the character of the settlement and landscape setting of the town, contrary to planning policy H02;</li> <li>v) Contrary to planning policy H13, the design and layout will not respect the character of the proposed development to its surroundings;</li> <li>vi) The proposed new housing will not be consistent with the pattern and form of development in the neighbouring area, contrary to planning policy H15; and</li> <li>vii) Contrary to planning policy ENV03, the design and layout does not respect the</li> </ul>				proposal will not maintain or enhance the character and appearance of its surroundings, and will not respect the scale
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design and layout does not respect the	· · · · · · · · · · · · · · · · · · ·			consistent with the pattern and form of development in the neighbouring area,



characteristic of the sites and the surroundings.

The Town Council is concerned that if the proposed development were to be granted planning permission, a precedent would be set to allow for further garage conversions in the surrounding area.

Kind regards, Michelle

Michelle Marshall Deputy Town Clerk

Stowmarket Town Council Milton House I Milton Road South I Stowmarket I Suffolk I IP14 1EZ

01449 612060 I michellelm@stowmarket.org I www.stowmarket.org



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Please consider the environment - do you really need to print this email?

From: Nathan Pittam Sent: 19 August 2015 12:54 To: Planning Admin Subject: 2868 / 15 / FUL. EH - Land Contamination Issues

# 2868 / 15 / FUL. EH - Land Contamination Issues. 10 Shakespeare Road, STOWMARKET, Suffolk, IP14 1TJ. Erection of extension to and conversion of existing detached double garage to form additional living accommodation

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that I have no objections to raise with respect to land contamination at the above site. I would only request that we are contacted in the event of unexpect 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 742715 or 01473 826637 w: www.babergh.gov.uk www.midsuffolk.gov.uk

## Gemma Walker

Subject: Attachments: FW: MS/2868/15 [Email 2 of 3] 20150820\_135624.jpg; 20150820\_135632.jpg; 20150820\_135634.jpg; 20150820\_ 135658.jpg; 20150820\_135708.jpg; 20150820\_135713.jpg

From: Kyle Porter Sent: 02 September 2015 08:02 To: Lindsey Wright Subject: RE: MS/2868/15

Hi Lindsey,

3 Parking spaces for 5 bedrooms would be considered acceptable by SCC.

SCC does not wish to restrict the grant of permission for MS/2868/15

Kind regards,

#### **Kyle Porter**

Development Management Technician Economy, Skills & Environment Suffolk County Council Endeavour House, Russell Road, Ipswich IP1 2BX Ext. 5379 Your Ref: MS/2868/15 Our Ref: 570\CON\2572\15 Date: 22 September 2015 Highways Enquiries to: kyle.porter@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Lindsey Wright

# TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN MS/2868/15

PROPOSAL: Erection of extension to and conversion of existing detached double garage to form additional living accommodation.
 LOCATION: 10, Shakespeare Road, Stowmarket, Suffolk, IP14 1TJ

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

SCC requires more information to properly determine what highway impact the development would have, please submit the following:

- Total Number of bedrooms post development
- Total Number of parking spaces post development

If this information is either not submitted or is deemed insufficient SCC would have to recommend refusal under highway safety grounds.

Yours sincerely,

Mr Kyle Porter Development Management Technician Strategic Development – Resource Management From: PROW Planning Sent: 27 August 2015 13:30 To: Planning Admin Subject: RE: Consultation on Planning Application 2868/15

#### For The Attention Of: Philip Isbell

#### **Rights of Way Response**

Thank you for your consultation regarding the above planning application.

Please accept this email as confirmation that we have no comments or observations to make in respect of this application affecting any public rights of way.

Please note, there may also be public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.

Regards

# Jennifer Green Business Support Officer Part Time - Office hours Wednesdays and Thursday Rights of Way and Access Resource Management, Suffolk County Council Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

(01473) 264266 | A <u>PROWPlanning@suffolk.gov.uk</u> |
 <u>http://publicrightsofway.onesuffolk.net/</u> | <u>Report A Public Right of Way Problem Here</u>

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# 18

# **Consultee Comments for application 2868/15**

## **Application Summary**

Application Number: 2868/15 Address: 10 Shakespeare Road, Stowmarket IP14 1TJ Proposal: Erection of extension to and conversion of existing detached double garage to form additional living accommodation Case Officer: Lindsey Wright

## **Consultee Details**

Name: Mr Robert Boardman (Stowmarket Ramblers) Address: 8 Gardeners Walk, Elmswell, Bury St Edmunds IP30 9ET Email: bob@gardeners8.plus.com On Behalf Of: Ramblers Association - Bob Boardman

#### Comments

I have viewed these plans and it appears that there is no public footpath close to this location so therefore I have no comments or observations to make.