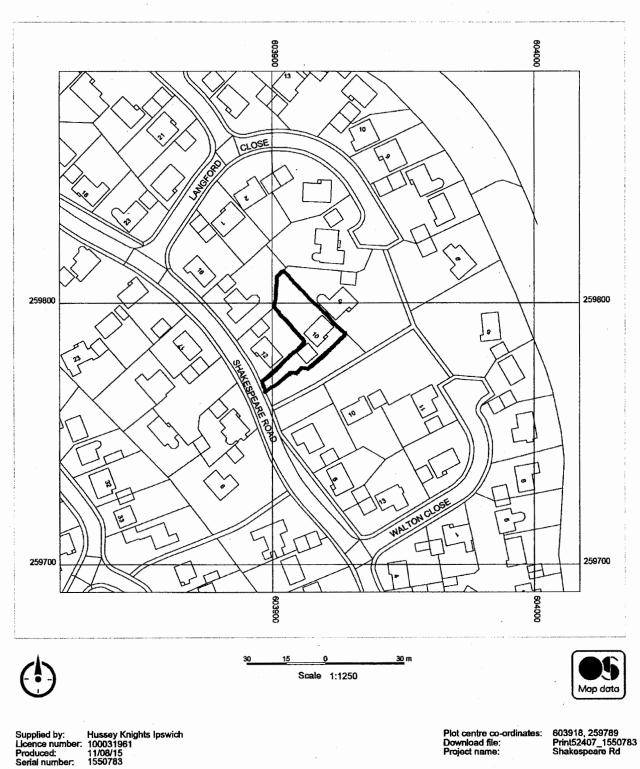


Date Printed : 22/09/2015



OS Plan B&W

HUSSEYKNIGHTS

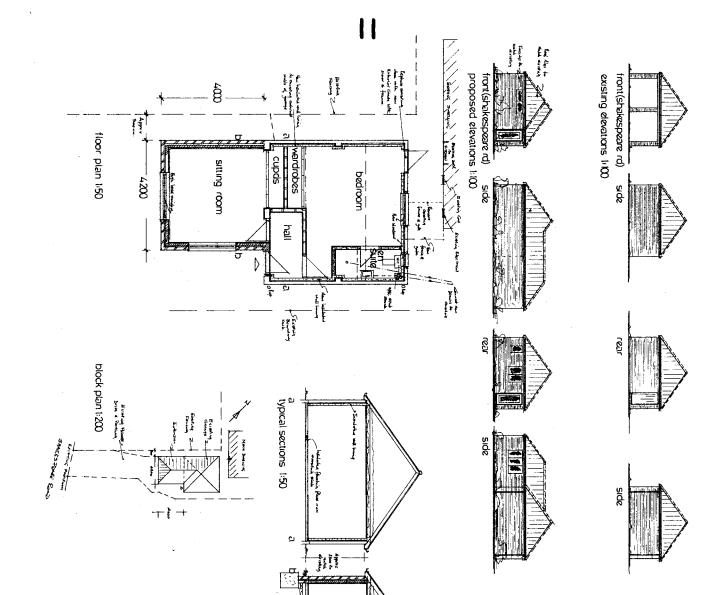


Produced from the Ordnance Survey National Geographic Database and incorporating survey revisions available at this date. Crown copyright 2015. Reproduction in whole or in part is prohibited without prior permission of the Ordnance Survey. Ordnance Survey and the OS symbol are trade marks. The representation of a road, track or path is no evidence of a right of way. The representation of features as line is no evidence of a property boundary.

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



an 1.22 km20 The provide the second floor are 1.200 provides 1244 second status at print and chronic to 1.200 provides 1244 second status at print and 2.200 print and the print at print at print at print at 2.200 print and print a social prior to the second status at print at 2.200 print at print a social prior to the second status at print at pr Scales: sen i <u>Construction Moine for Single Stores Estantion to and Convention of</u> <u>Hino Double Generae to form Additional Lyino Accommodation</u> are na based and and the start and a second and the second starts for the start of the second start and the second and a second and the second starts of the second to set a second and the second and a set a source of a form Starts Color / Parts Address Clients Drawing Titte: Job Title: Drawing Number: • year-baile migd verifieter was non 1/20th loof area of noo is and influence parties will be webby gaining whom no floor lived is of flee verificers and floor tamwa to be possible and at is of flee verificers and floor tamwa to be of hom the outsets lacal of far cavely of hom the outsets lacal of far cavely a Au miller 1.4 Mini2 of Mini2 new of the Company B000 kill min charget-proof new man to extern matter sy wan 1902/2014 Load for Ray sy wan 1902/2014 load for Ray to extern a first seven to the count of pre-extern a sector to prove or analysis of the seven to both of load tweed or ty analysis (first sevel to bit of load tweed or ty analysis). generation (1994) et al. (1994)
 generation (1994) et al. (1994) All debits nger and size is gailing. Is all heads eccess in location to be decide out verdebon and provide as measurery. eg. and Salve California (Characher) eg. and Salveddow, Gorwand et al. Corrychyst and The Article California (Correction) and Salved and perceivations. Bioscolar Law Anti, and and the perfect biosoft (Correction) and and and the perfect biosoft (Correction) and an and and the perfect biosoft (Correction) and an an a relation of the Article Correct and Article and Article Correction of the Article Article Conference of the Article Correction of the Article Conference of the Article Correction of the Article Article Conference of the Article Correction of the Article Article Conference of the Article Correction of the Article Article Conference of the Article Correction of the Article Article Conference of the Article Correction of the Article Article Conference of the Article Correction of the Article Article Conference of the Article Correction of the Article Article Conference of the Article A U mike A.(A WinZig. al 190mm brick willie (U lyske 9.301thm20) membrane spikest file will is with 24mm/ approp al 40mm cantros looks P1.4000 GD+12 Jamm is the boo of the D Desired and with supply synthe b paintede contend with since skining to match the of the conversed gamps hop B 2: Consider Arms (1) 1994 0.22 VBm201, 191 carrients (1949) 490009 M nats (1909) 1916 to reary with DPC 1946 to reary with DPC 1946 00 <u>Exhibiting George</u> ang george chors and turnes and recen Die e a type to be a prime to the book of the time.
 a type to be a set of instead by taping and synta type & prime meaned to create the VCI (binding is seave that maketon is ful Comm Capping GA4000 insulation, com mist as VCL and Zomm TAG chapters An quil brown fil along pi depoind in fil seamon no moved to measure of new shores and a vecure with gain which it men 1800m the real lines and we assure for more and to be checked and rests ting of Burning with As Shown @ A1 10 Bhakapaan Roed, Brownarkal IP14 112 Sangh Skowy Estimation to and Commission of an Eshibing Detached Double Gampe to Provide Additional Uving Accommodation 2015.47 Floor Plan, Elevations, Block Plan and Sections Mr R and Mrs L A Talbot vitied. It has been produced solvy for the surpose of subwitting to the local Authority to be checked and varified on size BEFORE commoncement, DO NOT SCALE Build to Plans Pattnership Ltd 19 Autom Gudens, Summare, Suffik 1914 295 suppore Summare, (0.1819 1972/072403774 E-mail: pud@builtoplan.co.uk oopright of Paul R Luikn and may na sa award, photographed, cipped or reproduced in any low whoch his provimitien commen Priprisa 150mm neujugun quit bitrean Sarcaining paus and 200mm over al ught angles rais propriatiny per continuos ware (Outerviai) with equivalent m air caps to provide nod variations to all new nod areas que (Onen claar air space for Strough variation) (species) and consistence to be provide a management to be provide a management to the provide a management to the provide a management to the provided a management of the provided a managem and is essence designed watche watche are manary diversities and are analysis for more are moduling more take the for sciences and sections and possible of taken and more above for weat. The taken around watch to more taken reproducing watch to more taken Supports provide harders & wanter sharing warry in relations 1. Tracial from and a supervision contrasts (a) the dyname and the lay menufactures of excitantly or main transmost main with the provided in the families [1] majoritary for provide the transmost and the family in the provided the dynamic transmost and the family in the provided the dynamic transmost and the family in the provided in the supervision for descript addressments, controls on. aligns to be connected to working an to be carried out by composers. Left transmit, quadred to a popularize with supply commands to the setting supply are more with supply commands to the setting supply are more within a population of the rest set-supply values. chanacal versitation to new thir state wetwom in diversity analy an at a mail of 15 literatives re to be underseen by an naiser registerid under e brus all-conductor straine, or attendonely by a selec person with a centralite of complexical produced on to building Control on completion of the works bian de of the new extension with here plenetyficants on data https://www.extension.org/and/org/ Indicated and/org/and/org/and/org/and/org/and/org/and/org/and/org/and/org/and/org/and/org/and/org/and/org/and/or PROVINSIONAL ANALASI'S IO ANRYSI'S Survey of fax analog but not avines sume descept match and spee stands wer Rusting Proposity Index Survey error principany to brokening to be indeped with concreate table in biorgens tables in biorgens tables of biologic pre-tables of biologic pre-tables payed by the set tables of community planes payed by the tables of community planes payed by the tables of community planes payed by tables of tables tables of tables of tables of tables of tables of tables tables of tab ai von a b te daegned, naulied, nepetied and tence vah 657871 (/E E: Vinng Regulature Vive • Sund a possible with the new independent faring each rise and double fairing to all very set over or high tool dgs: to serving galler and with the endows. L DO NOT SCALE Data: 12th August 2015

4 pro ...

े ज

-4

	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:

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



This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. The sender does not accept liability for any errors or omissions in the contents of this message, which arise as a result of email transmission.

2

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>

For great ideas on visiting Suffolk's countryside visit www.discoversuffolk.org.uk

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.