

**MID SUFFOLK DISTRICT COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE A – 20<sup>TH</sup> SEPTEMBER 2017**

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6 September 2017

Alex Scott  
Mid Suffolk District  
Council Council  
Offices  
131 High Street  
Needham Market  
Ipswich  
IP6 8DL

By email only

Dear Alex

**Application: 0408/17**

**Location: By-Pass Nurseries, Bramford Road, Bramford**

**Proposal: Application for Outline Planning Permission - Change of use of land from commercial nursery to land for residential development (indicative layout shows 18 no. dwellings proposed), following demolition of existing nursery buildings. Alterations to existing vehicular access and creation of pedestrian foot way.**

Thank you for re-consulting Place Services on the above application. Please find below my revised comments.

**No objection subject to securing ecological mitigation and enhancements**

There is now sufficient information to understand the impacts of development on bats and reptiles, both Protected species.

The submitted Extended Phase 1 Habitat survey report (March 2016) and Reptile Survey report (July 2017) both Practical Ecology Ltd, now provide sufficient ecological information to understand the likely impacts of development for determination of the planning application.

Although a narrow area to the west of the site is currently proposed for ecological enhancements as green corridor, it will not be sufficient as a long term habitat for the medium population of common lizards and low population of slow-worms. By moving the reptiles from the site at a suitable time of year and using approved methods to a chosen and prepared receptor site elsewhere, it will be possible to conserve and protect the populations for the future. It is likely that a legal obligation will be needed to secure the necessary long term management and reptile population monitoring unless the applicant has suitable land under their control.

**Recommendations**

The mitigation measures identified in the ecological reports (Practical Ecology, May and July 2017) should be secured and implemented in full. This is necessary to conserve and enhance Protected and Priority Species particularly bats, reptiles, hedgehogs and breeding birds.

Impacts will be minimized such that the proposal is acceptable subject to the above conditions based on BS42020:2013. In terms of biodiversity net gain, the enhancements proposed will contribute to this aim.

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Submission for approval and implementation of the details below should be a condition of any planning consent.

**I. CONCURRENT WITH RESERVED MATTERS: COMPLIANCE WITH ECOLOGICAL APPRASAL RECOMMENDATIONS**

*"All ecological mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological reports (Practical Ecology, May & July 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination."*

**Reason:** To allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

**II. CURRENT WITH RESERVED MATTERS: DETAILED REPTILE MITIGATION STRATEGY AND LONG TERM MANAGEMENT PLAN**

*"No development shall take place (including any demolition, ground works, site clearance) until a detailed reptile mitigation strategy to avoid killing of or injury to reptiles as set out in the Reptile Survey Report (Practical Ecology, July 2017), has been submitted to and approved in writing by the local planning authority. The details for translocation to a viable reptile receptor site and its long term management shall also be set out and implemented in full for a minimum period of 10 years. The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter with post construction monitoring of reptiles."*

**Reason:** To allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

**III. PRIOR TO OCCUPATION: LIGHTING DESIGN SCHEME**

*"Prior to occupation, a lighting design scheme for biodiversity" shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."*

I have made these recommendations in order to minimize the impact of the proposal on ecology, and having due regard for the NPPF, as well as the statutory obligations of the LPA. Please contact me with any queries.  
Best wishes

**Sue Hooton CEnv MCIEEM BSc  
(Hons)**  
Principal Ecological Consultant  
Place Services at Essex County Council  
[sue.hooton@essex.gov.uk](mailto:sue.hooton@essex.gov.uk)

**Place Services provide ecological advice on behalf of Babergh and Mid Suffolk District Councils**

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

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**From:** anthony bryant

**Sent:** 18 September 2017 10:01

**To:** Sian Bunbury; Parish - Brundish

**Subject:** Brundish parish council's submission to the planning committee following the publication of the committee report 4592/16

Brundish Parish Council's submission to the planning committee, following the publication of the committee report 4592/16

The Recommendations at the end of the report does address many of our concerns, but there are two issues concerning the campsite that we would ask the committee to further consider.

A)While we welcome the recommendation "occupation of the camp site only in association with event." This would allow for example, a wedding reception, held on a weekend, for the camp site be occupied on Friday and Saturday as part of one event; over a bank holiday would allow occupation for three days. The recommendation of 30 events could result in the campsite being occupied for 60 + days during a year.

B)The report makes no recommendation as to the number of people that would be allowed to occupy the campsite at any one time; at the moment, this could result in 100 + guests, occupying the campsite before and after an event. It is inevitable there would be a considerable amount uncontrollable human noise .

Please would you consider:

A) Stipulating the maximum number of days the camp site can be occupied and B)the number of people who can occupy the camp site at any one time.

Anthony Bryant

Chairman of Brundish Parish Council

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4592/16 Tannington Hall. Change of use of land and buildings as a wedding and events venue with erection of marquees and carpark.

Officer update

The application has been amended by receipt of the following documents:

**Agents e-mail dated 15/09/17, amended site plan, block plan and Management Plan clarifying that the camp site is no longer part of the application.**

Following the publication of the committee report officers have continued to discuss the application with the applicant's agent, noting the strong local opinion in respect of the camp site element of the proposal.

Subsequently the applicant has withdrawn this element from the application and has provided amended details in the light of this. This includes removing all references to the camp site from the Management Plan and submitting amended plans that clearly exclude the 'camp site' land from the application.

Consequently the officer's recommendation remains as in the committee papers on page 104 however with the exclusion of any reference to the camp site.