

**MID SUFFOLK DISTRICT COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE B MEETING 3 JANUARY 2018**

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<b><u>ITEM</u></b>	<b><u>REF. NO</u></b>	<b><u>Representation From</u></b>	<b><u>Summary/Comments</u></b>	<b><u>Case Officer</u></b>	<b><u>PAGE NO</u></b>
7c and 7d	DC/17/ 04484	Heritage	None	RB	1
7a	1884/16	SCC Flood and Water Management Team	No objection subject to conditions (see attached document)	JAWI	1-3
	1884/16	Consultees	BMSDC Heritage have been consulted, however were not listed in the original consultee list contained within the Officer Report. The Heritage comments are considered as set out in the Report.  Environment Agency comments (see attached document)	JAWI	1-3
	1884/16	Officer	Recommendation of approval remains unchanged, subject to amended conditions as set out (see attached document)	JAWI	1-3





FAO: Planning Department,  
Babergh & Mid Suffolk District Councils

Ref: DC/17/04484  
Date: 20/12/2017

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

### **The Newsagent, Bell Hill Cottage, The Street, Rickinghall Inferior, IP22 1BN**

The application is for insertion of internal extraction equipment with external flue, internal sound proofing and fire-proofing partitions and new internal door. Bell Hill cottage is a Grade II listed building (List Entry ID: 1064779).

The proposal includes the fireproofing/soundproofing of the front room of the building. It is understood an acoustic solution will obscure the original internal wall which includes exposed timbers. This will cause some harm to the aesthetic value of the building.

The soundproofing of the ceiling has potential to cause harm. Not enough information has been provided by the applicant pertaining to the date of the ceiling fabric or the manner in which the proposed suspended ceiling would be attached. As such I am unable to assess the level of harm to the fabric.

The principal of the application and change of use is acceptable. I would however recommend investigations are undertaken to ascertain the age/significance of the ceiling fabric and also find if less intrusive acoustic/soundproofing solutions are available.

Yours Sincerely,

Tim Murphy  
Historic Environment Manager  
Place Services

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

## SCC Flood and Water Management Team Comments

“Suffolk County Council, Flood and Water Management have reviewed application ref 1884/16

We have reviewed the following submitted documents and we recommend approval of this application subject to conditions:

1. Flood Risk Assessment ref SP786, 30 April 2017
2. Location plan
3. Indicative Layout 4115/01

We propose the following condition in relation to surface water drainage for this application.

### Outline Application

1. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:

- a. Dimensioned plans and drawings of the surface water drainage scheme;
- b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
- c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to  $Q_{bar}$  or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
- f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;

2. The scheme shall be fully implemented as approved.

*Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.*

3. Concurrent with the first reserved matters application(s) details of the implementation, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

*Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.*

4. The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

*Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act.*

5. No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

*Reason: To ensure the development does not cause increased pollution of the watercourse in line with the River Basin Management Plan.*

#### Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be subject to payment of a surface water developer Contribution”.

#### Consultees

Environment Agency comments:

“We have assessed the submitted information and we **object** to the planning application. In regard to the proposed cemetery extension, we have not been provided with any information regarding the suitability of the site for burial or estimated numbers of burials per year. Although, the existing cemetery has not caused any known pollution, this is not in itself adequate evidence to rule out the proposed cemetery extension causing pollution. For cemetery extensions we require a basic Tier 1: risk screening assessment. Further guidance can be found within the Environment Agency (EA) publication ‘Assessing the Groundwater Pollution of Cemetery Developments’, which is a free to download from the GOV.UK website.

The Tier 1 assessment is primarily a desk study and should include amongst other requirements, published information regarding the geology and hydrogeology (groundwater levels across the site including seasonality). An assessment of the hazard(s) should be made, potential pathways and receptors should be identified and reviewed, and a qualitative assessment undertaken of the significance of the risks posed, for example, high, intermediate or low. Generally the EA require the following basic controls:

- 250m minimum distance from potable groundwater supply source;
- 30m minimum distance from watercourse or spring;
- 10m minimum distance from field drains;
- no burials into standing water, with a minimum of 1m unsaturated ground below the base of the coffin (including seasonal fluctuation).

We ask to be re-consulted with the results of the Tier 1 assessment. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate assessment has been submitted.”

#### Officer Recommendation

1. That the Corporate Manager – Growth & Sustainable Planning be authorised to secure a planning obligation under Section 106 of the Town and Country Planning Act, 1990, to provide:-
  - 35% Affordable Housing
  - The use of the car park by a planning obligation.
2. And that such permission be subject to conditions including: -
  - Time limit for commencement (standard)
  - Approved plans
  - Reserved matters
  - Details of external facing materials
  - Proposed levels and finished floor levels details
  - Landscape Maintenance Plan
  - Scheme of Contamination Investigation
  - Hours restriction for noise intrusive works
  - Programme of archaeological investigation and post investigation assessment
  - Development to be completed in accordance with Ecology Report recommendations
  - Lighting design scheme
  - Gradient of vehicular access
  - Details of estate roads and footpaths
  - Construction of carriageways and footways
  - Formation of estate roads
  - Provision of parking and manoeuvring areas
  - Provision of visibility splays
  - Fire Hydrants
  - Environment Agency Tier 1 Risk Screening Assessment
3. That, in the event of the Planning Obligation referred to in Resolution (1) above not being secured the Corporate Manager – Growth & Sustainable Planning be authorised to refuse Planning Permission, for reason(s) including:-
  - Inadequate provision of affordable housing contribution which would fail to provide compensatory benefits to the sustainability of the development and its wider impacts, contrary to the development plan and national planning policy.