



Title: Committee Siteplan

Reference: 4244/15

Site: Antler Ridge

Main Road Willisham IP8 4SP



MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk



SCALE 1:1250

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PHIL COBBOLD

PLANNING LTD

42 BEATRICE AVENUE FELIXSTOWE IP119HB Tel: 07775962514 Email: philipcobbold@btinternet.com



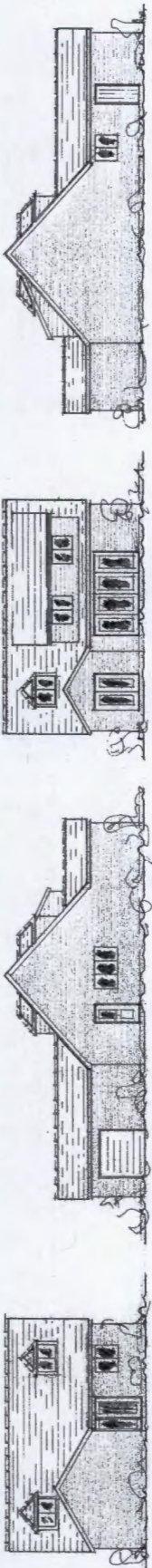
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ERECTION OF A DETACHED DWELLING AND GARAGE ANTLER RIDGE, MAIN ROAD, WILLISHAM.

Location Plan Scale 1:2500

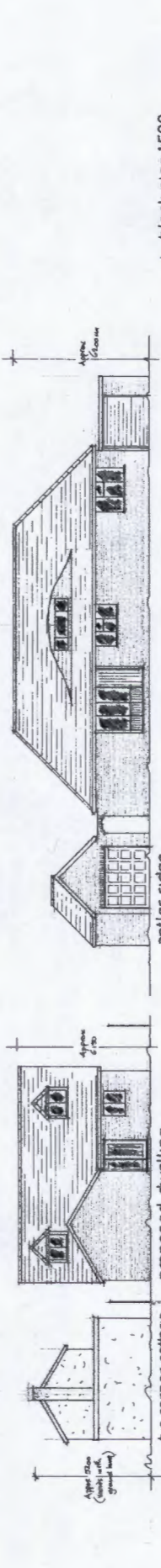


Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner

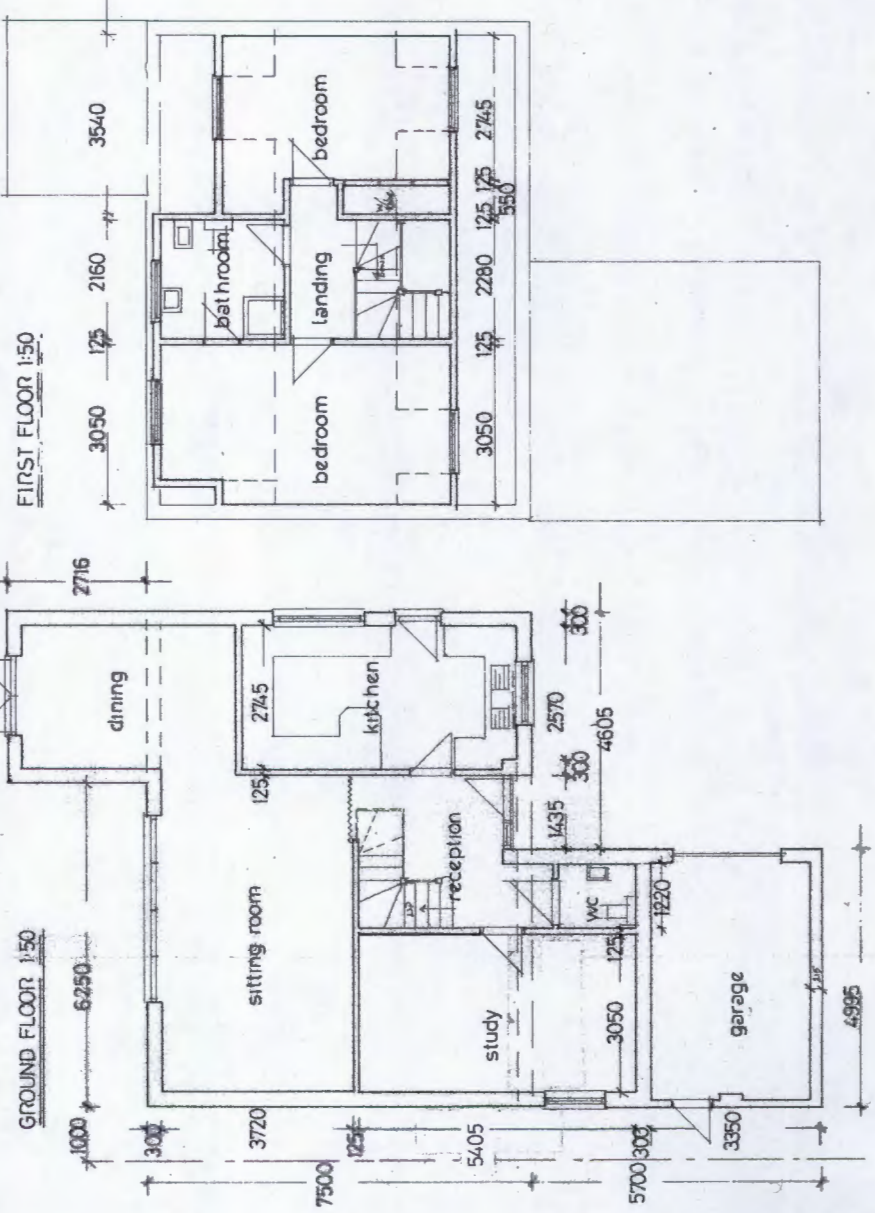


FRONT
 SIDE (facing Antler Ridge)
 REAR
 SIDE

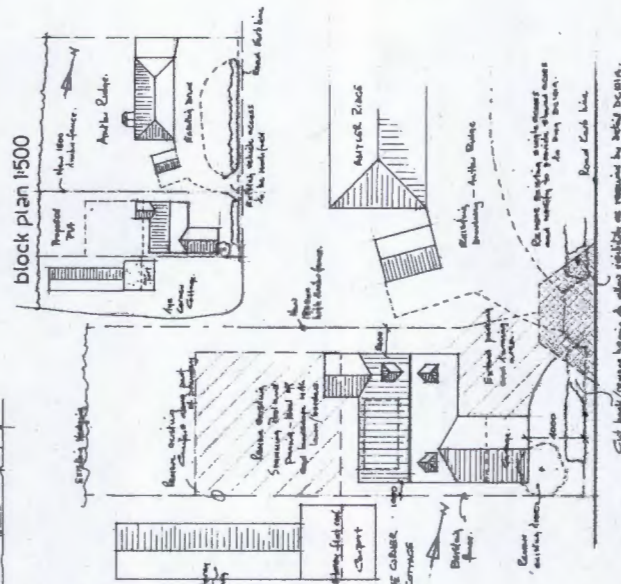
PROPOSED ELEVATIONS 1:100



tye corner cottage
 STREET VIEW 1:100
 proposed dwelling
 ANTILER RIDGE



GROUND FLOOR 1:50
 FIRST FLOOR 1:50



block plan 1:500
 BLOCK PLAN 1:200

BuildtoPlans - Paul R Luffin
 15 The Old Rectory
 Telephone Gloucester (01452) 873271 / 07724637774
 Email: paul@buildtoplans.co.uk
 #BTP216/2020/1:50/1:200

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PARISH COUNCIL

Comments from: Offton And Willisham Parish Clerk

Planning Officer: Rebecca Biggs
Application Number: 4244 / 15
Proposal: Erection of detached dwelling and garage and alterations to existing access.
Location: Antler Ridge, Main Road, Willisham IP8 4SP

PLEASE SET OUT ANY COMMENTS AND OBSERVATIONS OF YOUR COUNCIL WITH REGARD TO THE ABOVE, BEARING IN MIND THE POLICIES MENTIONED IN THE ACCOMPANYING LETTER.

We support this application
as it is for a specific local need.

For Planning Applications only

Support

Object

No Comments

Olga Holton (Print Name)

on behalf of Offton & Willisham town/parish council

Dated 11/01/2016

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Your Ref: MS/4244/15
Our Ref: 570\CON\3986\15
Date: 04/01/2015
Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

Email:

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

For the Attention of: Rebecca Biggs

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4244/15

PROPOSAL: **Erection of detached dwelling and garage and alterations to existing access.**

LOCATION: **Antler Ridge, Main Road, Willisham, Ipswich**

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

NOTE: Antler Ridge as well as all the other properties along this road are responsible for the maintenance of the existing ditch at the end of each garden, which takes water from Tye Lane, and then culverted under the road into the ditch. This ditch then heads off towards Barking and then ultimately down to Needham Market. Lack of maintenance of this ditch, has on occasion lead to the water backing up and flooding the road outside properties called Three Gables and Corner Cottage. The landowner should be made aware that the Highways Authority will seek to enforce compliance of this responsibility under the Land Drainage Act if considered necessary.

1 AL 5

Condition: No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DC101A; and with an entrance width of 4.5m. Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

2 P 1

Condition: The use shall not commence until the area(s) within the site shown on 2011.01A for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

3 NOTE 02

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

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From: KEITH EARL [<mailto:bonnyshoot@btinternet.com>]
Sent: 15 January 2016 10:29
To: Rebecca Biggs
Subject: Antler Ridge 4244/15

Hello Rebecca,

Further to our telephone conversation this morning would you kindly add the following condition to the Offton & Willisham response to the above planning application if it is approved/granted by MSDC.

"That the applicant digs out the ditch, which he admits to owning, from the Tye Lane culvert down past the new property and Antler Ridge to allow the Tye Lane surface water to drain away".

SCC Highways should also have made this request.

Many Thanks, Kind Regards, Keith Earl, Chairman, Offton & Willisham Parish Council.

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From: Nathan Pittam
Sent: 17 December 2015 14:52
To: Planning Admin
Subject: 4244/15/FUL. EH - Land Contamination.

4244/15/FUL. EH - Land Contamination.
Antler Ridge, Main Road, Willisham, IPSWICH, Suffolk, IP8 4SP.
Erection of detached dwelling and garage and alterations to existing access.

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that the application has all of the requisite land contamination assessments and none of these demonstrate that contamination is likely to cause an adverse impact on the proposed development and as such I have no objection to the development. 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 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

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From: Andrea Stordy
Sent: 18 December 2015 08:19
To: Planning Admin
Subject: FAO: Philip Isbell

Planning Ref: 4244/15

Address of Site: Antler Ridge, Main Road, Willisham, IP8 4SP

Good Morning,

Thank you for your letter dated 17/12/2015.

We will not be making formal comment on planning application 4244/15, as we do not feel we have an access issue. We have a Fire Hydrant, no. 110241 within 90 m of the property.

If you have any queries, please email them to water.hydrants@suffolk.gov.uk

Kind regards,
Sent on behalf of the Water Officer

Andrea Stordy
Suffolk Fire and Rescue Service
BSO
3rd Floor, Lime Block
Endeavour House,
Russell Road,
IP1 2BX

Tel.: 01473 260564
Email: andrea.stordy@suffolk.gov.uk



Appeal Decision

Site visit made on 24 July 2013

by Sue Glover BA (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 20 August 2013

Appeal Ref: APP/W3520/A/13/2195058

Land adjacent to Antler Ridge, Willisham, Ipswich, Suffolk, IP8 4SP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Cornforth against the decision of Mid Suffolk District Council.
 - The application Ref 1472/12 dated 26 April 2012 was refused by notice dated 8 November 2012.
 - The development proposed is the severance of the existing garden land and the erection of a three bedroom, one and a half storey dwelling with an attached single garage.
-

Costs

1. An application for costs has been made by Mr & Mrs Cornforth against Mid Suffolk District Council. This application is the subject of a separate decision.

Decision

2. The appeal is dismissed.

Procedural Matter

3. I have adopted the Council's description of the proposal, which I am told has the agreement of the appellants.

Main Issue

4. The main issue is whether a new dwelling in this countryside village would be in an accessible or a sustainable location.

Reasons

The main issue

5. Core Strategy (CS) Policies CS 1 and CS 2 set out the hierarchy of settlements for Mid Suffolk and the development permitted in respect of each designation. Willisham Tye is designated as a countryside village where only specified types of development will be permitted in accordance with Policy CS 2.
6. The appeal dwelling would not be isolated, but it would be located within a village surrounded by housing. There are bus services and other provision in Willisham, with other services and facilities in adjoining villages. The village is located within 3.5km from the market town of Needham Market where there is a greater range of service provision. Notwithstanding these matters, within the hierarchy of settlements in the adopted Core Strategy countryside villages

are not considered to be as accessible or as sustainable as other settlements where open market housing is acceptable.

7. Policy CS 2 is not definitive, but the list of development acceptable in the countryside and in countryside villages is comprehensive. The list includes rural exception housing, which is agricultural workers dwellings, replacement dwellings, and affordable housing on exception sites.
8. The text to Policy CS 2 says that development will only be permitted in exceptional circumstances. It goes on to say such exceptions might include affordable housing where a local need is identified. Open market housing is notable by its absence from the list of acceptable development.
9. Affordable housing is defined in the National Planning Policy Framework as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. It should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative housing provision. This is not the case with the appeal proposal, so that it is contrary to the provisions of Policy CS 2.
10. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration. Paragraph 215 of the National Framework indicates that after a 12 month period from publication (published in March 2012) due weight should be given to policies in existing plans according to their degree of consistency with the framework.
11. The National Framework sets out a presumption in favour of sustainable development. It sets out core planning principles, which relate to social, economic and environmental factors, one of which is to actively manage growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
12. The objectives of CS Policies CS 1 and CS 2 are compatible with this core principle of the National Framework, so that I am able to attach significant weight to these development plan policies. In the context of the National Framework and the development plan, the appeal site within a countryside village is not as accessible compared to other locations in Mid Suffolk identified in the Core Strategy even though the village does have some services and the site is not isolated. It would be a matter for the Council if it wishes to review the designation of Willisham Tye in any emerging development plan document, but that is not a function of this appeal.
13. Development within designated villages and on rural exception sites is intended to support the viability of rural communities. I recognise that any development permitted in Willisham Tye under Policy CS 2, such as an affordable dwelling, would also not be as accessible or sustainable as in some other locations. However, Policy CS 2 makes it clear that such development would only be permitted in exceptional circumstances.
14. I am especially mindful of the family's personal circumstances and the contribution that their daughter makes to the village. Personal circumstances however rarely comprise exceptional circumstances or override more general

planning considerations. I am sympathetic to the family's motives, but they do not make the proposal acceptable.

15. Policy H7 of the Mid Suffolk Local Plan relates to the designations on the former Proposals Map. It is therefore not applicable to this appeal proposal. The appeal site does not lie within a Green Belt, but in any event the National Framework makes it clear that limited infilling in villages in the Green Belt would be under policies set out in the local plan. Reference is made to the policies of other Councils, but this proposal must be judged against those of Mid Suffolk.

Other matters and conclusions

16. Although the garage would be set forward within the site, it would be well-screened by the front boundary hedge. Only a small proportion of the front hedge would be lost to widen the access. I find no material harm to the character and appearance of the countryside village from the appeal proposal.
17. Given the distance of the dwelling from no. 20 North Acres and the boundary vegetation at the rear, there would be no material harm to the living conditions of the residents of this adjoining dwelling in respect of privacy or other matters. There would be adequate visibility from the access and sufficient separation from the junction with North Acres so that there would be no material harm to highway safety.
18. In its favour, the proposal would have some social and economic benefits, and contribute to sustainable development in this way. Some local jobs might be created with the construction of a new dwelling. There is support from a number of local residents and an emerging Parish Plan. A large number of local people have indicated a willingness to accept new development in Willisham. I note however that this would be "allowable development" within the constraints of the development plan.
19. There is no substantive evidence of an overriding housing need for open market housing in Mid Suffolk, so that this matter does not weigh in favour of the proposal.
20. There is a signed and dated planning obligation which undertakes to make a social infrastructure contribution. CS Policy CS 6 says that new development will be expected to provide or support the delivery of appropriate and accessible infrastructure to meet the justifiable needs of new development. I have considered the contribution for social infrastructure in the light of the statutory tests contained in Regulation 122 of The Community Infrastructure Levy (CIL) Regulations 2010.
21. The Supplementary Planning Document for Social Infrastructure Including Open Space, Sport and Recreation sets out the contribution required on the basis of dwelling size, household size and contribution cost per person. However, I have been unable to identify from the submissions any local need for social infrastructure. In these circumstances, the contribution does not meet the CIL tests of being directly related to the development, and necessary to make the development acceptable in planning terms. I am therefore unable to take the planning obligation into account as a material consideration.
22. I have considered all other matters including the replacement dwelling at no. 1 Hall Cottages and other permissions and appeal decisions drawn to my

attention. In the Woolpit appeal, the main issue was the character and appearance of the countryside, which is not the case with this appeal proposal. I find that the circumstances of these other permissions differ from this appeal proposal, so that I have judged this proposal on its own individual merits.

23. The absence of any notice by the Parish Council to local residents about the removal of the settlement boundary before the Core Strategy was adopted is a matter for the relevant authorities.

24. I taken into account all the policies in the National Framework in the light of the submissions for this appeal, but the National Framework does not alter my conclusions. The other matters do not outweigh the significant harm that I have identified from the proposed open market dwelling in a countryside village. The appeal therefore does not succeed for these reasons.

Sue Glover

INSPECTOR