Comments for Planning Application DC/17/02809

Application Summary

Application Number: DC/17/02809

Address: Kimberley Blacksmith Road Cotton Stowmarket Suffolk IP14 4QN

Proposal: Planning Application - Erection of two storey dwelling with detached garage and

construction of new vehicular access

Case Officer: Stephen Burgess

Customer Details

Name: Not Available Address: Not Available

Comment Details

Commenter Type: Parish Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This application was considered at a meeting of Cotton Parish Council on July 26, 2017. No objection was made to the proposed building, although it was noted that a biodiversity report was highly desirable in order to be consistent with other applications and it was further noted that while rainwater dispersal had been provided for through a soakaway, this should be monitored and confirmed.

Rod Caird, Clerk, Cotton Parish Council

Place Services

Essex County Council County Hall, Chelmsford Essex, CM1 1QH

T: 0333 013 6840 www.placeservices.co.uk



Stephen Burgess Mid Suffolk District Council Council Offices 131 High Street Needham Market Ipswich IP6 8DL

By email only

Dear Stephen,

Application: DC/17/02809

Location: Kimberley, Blacksmith Road, Cotton, Stowmarket Suffolk IP14 4QN

Proposal: Erection of two storey dwelling with detached garage and construction of new vehicular

access.

Thank you for consulting Place Services on the above application.

No objection subject to condition to secure ecological mitigation measures and reasonable biodiversity enhancements.

The submitted Preliminary Ecological Appraisal (Skilled Ecology, September 2017) includes sufficient information to assess the impacts of development on Protected and Priority species. The information in Appendix 3 on tree and shrubs to be included for hedgerow and tree replacements, is too generic and a replacement planting scheme will need to be agreed under a condition.

Impacts will be minimised 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.

Recommendations:

The mitigation and enhancement measures identified in the Preliminary Ecological Appraisal (Skilled Ecology, September 2017) should be secured and implemented in full. This is necessary to conserve and enhance Protected and Priority Species.

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

I. PRIOR TO COMMENCEMENT: COMPLIANCE WITH RECOMMENDATIONS OF THE ECOLOGICAL REPORT

"All ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Skilled Ecology, September 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination."





Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998.

II. PRIOR TO COMMENCEMENT: PROTECTION OF BREEDING BIRDS DURING CONSTRUCTION

"No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority."

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."

IV. PRIOR TO OCCUPATION: REPLACEMENT PLANTING SCHEME

"Prior to occupation a replacement planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of areas to be planted with native species, sizes, spacing, protection and programme of implementation."

Reason: To conserve and enhance Priority Habitats and allow the LPA to discharge its duties under the UK Habitats Regulations and s17 Crime & Disorder Act.

Please contact me with any further queries.

Best wishes

Sue Hooton CEnv MCIEEM BSc (Hons)

Principal Ecological Consultant
Place Services at Essex County Council
<u>sue.hooton@essex.gov.uk</u>

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.

From: David Pizzey
Sent: 14 July 2017 11:57
To: Stephen Burgess

Cc: BMSDC Planning Area Team Blue

Subject: 17/02809 Kimberley, Blacksmith Road, Cotton, Stowmarket.

Stephen

The trees and section of hedgerow affected by this proposal are of insufficient amenity value to warrant being a constraint.

Regards

David

David Pizzey

Arboricultural Officer

Hadleigh office: 01473 826662

Needham Market office: 01449 724555 david.pizzey@baberghmidsuffolk.gov.uk

www.babergh.gov.uk and www.midsuffolk.gov.uk

Babergh and Mid Suffolk District Councils - Working Together

From: Nathan Pittam Sent: 19 July 2017 07:20

To: X Delete Aug 17 - Planning Emails planningcontrol@baberghmidsuffolk.gov.uk>

Subject: DC/17/02809. EH - Land Contamination.

EP Reference: 196425

DC/17/02809. EH - Land Contamination.

Kimberley, Blacksmith Road, Cotton, STOWMARKET, Suffolk, IP14 4QN. Planning Application - Erection of two storey dwelling with detached garage and construction of new vehicular access

Many thanks for your request for comments in relation to the above application. I can confirm having reviewed the application that I have no objection to the proposed development from the perspective of land contamination. 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

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 01449 724715 Mobile:: 07769 566988

websites: www.babergh.gov.uk www.midsuffolk.gov.uk

Your Ref: DC/17/02809 Our Ref: 570\CON\2488\17

Date: 26/07/2017

Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

Email: planningadmin@baberghmidsuffolk.gov.uk

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

For the Attention of: Stephen Burgess

Dear Stephen

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN DC/17/02809

PROPOSAL: Planning Application - Erection of two storey dwelling with detached garage

and construction of new vehicular access

LOCATION: Kimberley, Blacksmith Road, Cotton, Stowmarket, IP14 4QN

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:

1 AL 3

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM01; and with an entrance width of 3m and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

2 V 7

Condition: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) any means of frontage enclosure shall be set back 2.4 metres from the edge of the carriageway of the adjacent highway.

Reason: In the interests of highway safety, to avoid obstruction of the highway and provide a refuge for pedestrians.

3 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drg No. 02 Rev: A 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.

4 NOTE 02

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: https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/ 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

Your Ref: DC/17/02809 Our Ref: 570\CON\4877\17

Date: 08/01/2018

Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

Email: planningadmin@baberghmidsuffolk.gov.uk

The Planning Officer
Mid Suffolk District Council
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the Attention of: Jack Wilkinson

Dear Jack

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN DC/17/02809

PROPOSAL: Erection of two storey dwelling with detached garage and

construction of new vehicular access

LOCATION: Kimberley, Blacksmith Road, Cotton, Stowmarket, IP14 4QN

Whilst there are proposed works outside of the sites ownership boundaries as per Drawing No. 2 Rev. B, an agreement has been reached with neighbouring properties so that visibility splays can be securable.

Therefore, 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:

1 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 02 Rev.B with an X dimension of 2.4m and a Y dimension of 43m and thereafter retained in the specified form.

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

2 AL 3

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM01; and with an entrance width of 3m and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

3 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 02 Rev.B 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.

4 NOTE 02

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: https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/

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