

Consultee Comments for Planning Application DC/17/05507

Application Summary

Application Number: DC/17/05507

Address: Marsh Farm The Marsh Thrandeston Diss Suffolk IP21 4BZ

Proposal: Planning Application - Change of use of land and farm buildings as a wedding venue, erection of kitchen and storage building, following removal of outbuildings and provision of car parking and access.

Case Officer: John Pateman-Gee

Consultee Details

Name: Mrs Sarah Foote, Clerk Palgrave Parish Council

Address: c/o Church Hill, Hoxne, Eye, Suffolk IP21 5AT

Email: palgravepc@gmail.com

On Behalf Of: Palgrave Parish Clerk

Comments

Palgrave Parish Council considered this application at their December meeting. It was agreed to recommend REFUSAL of the application based on the affects of the development on the local amenity; noise, traffic, and environmental disturbance.

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Proposal: Planning Application - Change of use of land and farm buildings as a wedding venue, erection of kitchen and storage building, following removal of outbuildings and provision of car parking and access.

Case Officer: Fiona Fuller

Consultee Details

Name: Mrs Sarah Foote Clerk Thrandeston Parish Council

Address: Church Hill, Hoxne, Eye IP21 5AS

Email: clerk@thrandestonparishcouncil.org

On Behalf Of: Thrandeston Parish Clerk

Comments

Thrandeston Parish Council considered this application at a meeting on 20 November. A large number of parishioners were in attendance along with the applicant. Information was provided by the applicant and questions were answered.

The Parish Council unanimously agreed to recommend support for the application subject to Suffolk Highways opinion on traffic use of the single track road to access the location and Mid Suffolk District Council Environmental Health setting appropriate levels of noise limitations at this rural venue with close neighbours.

Consultation Response Pro forma

1	Application Number	DC/17/05507 Marsh Farm, Thrandeston	
2	Date of Response	8.3.18	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> 1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • no harm to a designated heritage asset because the scheme minimises impact on historic character in securing a viable use. 2. The Heritage Team recommends approval with conditions. 	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The buildings are subject of a thorough heritage statement submitted with the application.</p> <p>In principle the proposed use is expected to fit well in a historic barn, as the spatial requirements would normally be met by a typical barn complex – a large single space for celebration at the heart of a group of ancillary wings and outbuildings for associated functions and activities. This natural fit would normally be preferred to residential use, which generally requires significant subdivision of space.</p> <p>Late 1900s additions of low value are to be removed, and in places to be replaced with new build. The demolitions do not adversely affect significance, and will serve to improve appreciation of the building’s historic character.</p> <p>The main building comprises a 5-bay barn with an early extension of two bays, separated by the remains of a timber partition. A floor has been inserted in the northermost bays of the original barn. Although a floor is retained in the proposal, removal of partitions will allow better appreciation of the building’s historic spatial qualities. The main space will remain undivided. Ancillary functions are to be accommodated within the various additions and outbuildings. Within the northern stable block, the floor structure have been altered in the</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>past to adapt the building to changing uses, and fabric to be removed is considered less sensitive.</p> <p>The threshing floor and chalk floor are to be retained, as is the distinctive combination on render and board on external walls. The unusually large clay lump wall is retained and will form a prominent original feature.</p> <p>New additions are in an openly contemporary idiom and relate well to their context by adopting traditional materials and simple geometric forms. The use of metal profile sheeting for roofing is common as a replacement on farm buildings, and would serve to sustain the building's semi-industrial character.</p> <p>In summary, the scheme is sensitive to the significance of the building, and would better reveal its significance while adapting it for a new use.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p>Recommended conditions</p>	<p>Schedule and specification of works to clay lump. Further archaeological recording following exposure of historic frame. Schedule of timber repairs. Fenestration details. Details, including typical section drawings, of any insulation to be installed. Details of hard and soft landscaping, including any boundary treatments.</p>

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MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Fiona Fuller Development Control Team

FROM: Environmental Protection Team DATE: 16.12.2017

YOUR REF: DC/17/05507

SUBJECT: Marsh Farm, The Marsh, Thrandeston.

Thank you for consulting me on the above application and the Noise Impact Assessment by Independent Environmental Consultancy (IEC). The assessment evaluates expected noise emissions from music entertainment and people attending wedding ceremonies at the proposed venue.

The report makes assumptions about noise insulation qualities of a new building which will accommodate the entertainment aspect of the wedding celebration and assumes an internal noise level for amplified music of 94 dB(A) as typical for this type of venue.

Noise monitoring has been carried out late at night during the time the venue will be open to establish a representative background noise level against which any noise impacts can be assessed. The monitoring demonstrates that the background noise climate is typical of a rural location and is very low.

In order to determine the impact of music noise breaking out of the new building, a noise model (CadnaA) has been utilised to produce a noise map of the highest likely music noise at the nearest receptors. The model predicts that, providing windows and doors are kept closed, the proposed development will not cause any adverse impact from noise. This is also dependant on sound insulation measures (as recommended in paragraphs 5.4.1 to 5.4.7 of the report) being carried out.

If windows and door are left open, the mitigation measures will not be effective and there may be adverse impacts. It is therefore necessary to require sound proof lobbies to entrances and mechanical ventilation or air conditioning to the entertainment area to keep the area cool, especially during the summer periods when the windows are kept closed.

I would recommend that these measures are made a condition of any approval of the development and would recommend that the applicant is required to submit detailed drawings of the wedding entertainment building (including bar and kitchen) to meet the specifications of acoustic glazing, acoustic doors, lobbies, wall and roof construction together with arrangements for mechanical ventilation or air conditioning equipment.

I also understand that the applicant and his family live at Marsh Farm House adjacent to the proposed development. I would therefore recommend that planning permission is subject to the applicant continuing to own both properties and reside at Marsh Farm.

To further safeguard neighbouring noise sensitive dwellings or premises I would recommend the following noise limit levels and other control mechanisms:

1. The LAeqT of the music based entertainment noise shall not exceed the background noise LA90 (without entertainment noise) at the boundary of any neighbouring noise sensitive dwelling or premises. Time period T will be 15 minutes
2. The L10 of the music based entertainment noise shall not exceed the representative background noise L90 (without entertainment noise) as measured 1 metre from the façade of any neighbouring noise sensitive dwelling or premises by more than 5 dB in each octave band centred on 63Hz and 125Hz in any 5-minute period.
3. Prior to the use of the premises for any event involving amplified music a sound limiting device must be fitted to a dedicated music and public-address system and set at a level approved by an authorised officer of the Local Planning Authority (typically Environmental Health Officer). The operation panel or control mechanism of the noise limiter shall be secured by an agreed method. Access thereafter shall be prohibited and only authorised by the owner or premises licence holder. Once set, the maximum operating internal music entertainment level shall be measured, documented and reported to the Local Planning Authority prior to the use of the premises.
4. No fireworks shall be let off or shall any Chinese style lanterns be released in association with the use of the premises for any event.
5. "Suitable ventilation and filtration equipment shall be installed to suppress and disperse odour from cooking operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues. Such a system should be suitably attenuated and isolated to prevent noise from having an adverse impact on neighbouring dwellings.
6. Details of the equipment shall be submitted to and approved by the Local Planning Authority prior to commencement of use. These details shall include outlet height which in general should be at least 1 metre above the ridge height of the nearest building. The details should also include precise acoustic specifications as well as a noise assessment, to include details of existing background noise levels during the typical times of operation, in accordance with the methodology as given in British Standard 4142; 2014."

Reason: To prevent adverse impact from noise and odour on the quality of life and health of occupiers in neighbouring residential premises.

I trust this advice is of assistance.

David Harrold

Senior Environmental Health Officer

Mid Suffolk District Council
Planning Department
Endeavour House
Russell Road
Ipswich
IP1 2BX

Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Your Ref:
Our Ref: FS/F190981
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 21/11/2017

Dear Sirs

Marsh Farm, The Marsh, Thrandeston IP21 4BZ
Planning Application No: DC/17/05507

I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

Suffolk Fire and Rescue Service records show that the nearest fire hydrant in this location is over 140m from the proposed build site and we therefore recommend that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Continued/

OFFICIAL

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

Mrs A Kempen
Water Officer

Copy: Mr T Mckechnie, Gorniak & Mckechnie Ltd, The Market Cross, Debenham,
Stowmarket IP14 6RA
Enc: Sprinkler information

Your Ref: DC/17/05507
Our Ref: 570\CON\4150\17
Date: 21/11/2017
Highways Enquiries to: kyle.porter@suffolk.gov.uk

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

Email: planningadmin@babermidsuffolk.gov.uk

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

For the Attention of: Sian Bunbury

Dear Sian

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN DC/17/05507

PROPOSAL: Planning Application - Change of use of land and farm buildings as a wedding venue, erection of kitchen and storage building, following removal of outbuildings and provision of car parking and access

LOCATION: Marsh Farm, The Marsh, Thrandeston, Diss, IP21 4BZ

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 P 1

Condition: The use shall not commence until the area(s) within the site shown on 567/17/02 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.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development



20 November 2017

Sian Banbury
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Ipswich IP6 8DL

By email only

Dear Sian,

Application: DC/17/05507

Location: Marsh Farm The Marsh Thrandeston Diss Suffolk IP21 4BZ

Proposal: Change of use of land and farm buildings as a wedding venue, erection of kitchen and storage building, following removal of outbuildings and provision of car parking and access.

Thank you for consulting Place Services on the above application.

Holding Objection

The submitted Protected Species Survey (Finnemore Associates, November 2016) and the Bat and Bird Survey (Finnemore Associates, September 2017) currently provide insufficient ecological information for determination. This is because an outline mitigation strategy for bats has not been provided within the Bat and Bird Survey. This will need to be delivered with clear instructions on how to avoid, reduce or manage any negative effects to protected species. It should give appropriate mitigation measures tailored to the individual bat species that may be present and effected by the proposed works.

Natural England directs LPAs to its Standing Advice on Protected Species (2015) which requires sufficient certainty of likely impacts to inform adequate mitigation measures which must be effective and deliverable. The Standing Advice states that ***“Survey reports and mitigation plans are required for development projects that could affect protected species, as part of getting planning permission or a mitigation licence. Surveys need to show whether protected species are present in the area or nearby, and how they use the site.”***

The addition of an outline mitigation strategy for bats would therefore provide supporting evidence that the application can obtain planning permission through an EPS mitigation licence.

I look forward to working with the LPA and the applicant to provide the missing information to remove my holding objection.

Regards,

Hamish Jackson BSc (Hons)



Junior Ecological Consultant
Place Services at Essex County Council
Hamish.Jackson@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.

Date: 20 November 2017
Our ref: 230158
Your ref: DC/17/05507



Babergh District Council
planningyellow@baberghmidsuffolk.gov.uk

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Ms Bunbury,

Planning consultation: Change of use of land and farm buildings as a wedding venue, erection of kitchen and storage building, following removal of outbuildings and provision of car parking and access.

Location: Marsh Farm, The Marsh, Thrandeston, Diss Suffolk IP21 4BZ

Thank you for your consultation on the above dated and received by Natural England on 08 November 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Wildlife and Countryside Act 1981 (as amended)
The Conservation of Habitats and Species Regulations 2010 (as amended)

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Gypsy Camp Meadows, Thrandeston SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in

respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely,

Hannah Bottomley
Consultations Team

Sian Bunbury
Planning Department
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich, IP1 2BX

29th November 2017

Dear Sian,

RE: DC/17/05507 Change of use of land and farm buildings as a wedding venue, erection of kitchen and storage building, following removal of outbuildings and provision of car parking and access. Marsh Farm, The Marsh, Thrandeston, Diss, IP21 4BZ

Thank you for sending us details of this application, we have the following comments:

We have read the ecological survey reports; Protected Species Survey (Finnemore Associates, November 2016) and Summer Birds and Bats Survey (Finnemore Associates, September 2017) and we are satisfied with the majority of the findings of the consultant.

Great crested newts have been recorded in a pond within 500m of the proposed development area, with no significant barriers between this pond and the pond on the site, which is classed as having excellent suitability for great crested newts using HSI scoring criteria.

Great crested newts are fully protected under the Wildlife and Countryside Act (1981) (as amended) and the Conservation of Habitats and Species Regulations (2010) (as amended). It is illegal to kill, injure, capture or disturb them or to obstruct access to areas where they live and breed. The terrestrial habitat used by the newts may extend up to 500 metres from their breeding pond and both these habitats are also protected from damage and destruction.

We note that the consultant has suggested that the areas surrounding the buildings to be developed are unsuitable for great crested newts, so there are unlikely to be any impacts. However, it is important to ensure that development operations are kept close to the buildings and care is taken not to disturb any semi-natural areas close to the pond or any other areas such as grassland, scrub, hedgerows or log piles, which may be used by newts outside the breeding season. These areas should also be protected upon completion of the project.

We note that this site lies directly adjacent to Thrandeston Marsh County Wildlife Site, designated due to its species-rich wet grassland. We therefore request that care is taken during the construction stage to limit building work within the boundaries of the development site. This also applies to the movement of vehicles and the County Wildlife Site should not be used for parking or turning of construction vehicles, nor the temporary storage of building materials. Due to the nature of the proposed development as a wedding venue, measures should be taken upon completion of the project to protect the CWS from access.

In addition to this, we note that some of the buildings onsite supported roosting bats. Therefore, a European Protected Species Licence must be in place prior to any development of these buildings taking place.

We request that the recommendations made within this letter and the report are implemented in full, via a condition of planning consent, should permission be granted.

Please do not hesitate to contact us should you require anything further.

Yours sincerely

Jill Crighton
Conservation Planner

From: David Harrold
Sent: 28 November 2017 13:02
To: BMSDC Planning Mailbox
Cc: Sian Bunbury
Subject: Plan ref DC/17/05507 Marsh Stud Farm, The Marsh, Thrandeston. EH - Land Contamination.

Thank you for consulting me on the above application for a change of use to wedding venue etc.

I can confirm in respect of land contamination that I do not have any adverse comments and no objection to the proposed 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.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

From: David Pizzey
Sent: 09 November 2017 08:44
To: Sian Bunbury
Cc: BMSDC Planning Area Team Yellow
Subject: DC/17/05507 Marsh Farm, The Marsh, Thrandeston

Sian

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

Regards

David

David Pizzey FArborA
Arboricultural Officer
Tel: 01449 724555
david.pizzey@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils – Working Together