

Our ref: ELG/ 21/ 035228

16th February 2022

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Dear Sir/Madam

Erection of two dwellings – Pear Tree Farm, The Street, Weybread

I write with reference to the attached application to partially discharge a number of planning conditions relating to the above-mentioned development.

Planning permission was granted in January 2022 to demolish an agricultural building with extant permission for conversion to two dwellings, and subsequent erection of two detached dwellings and associated change of use of arable land to residential curtilage (LPA reference DC/21/04184).

Condition 8 of the planning permission requires the existing access from The Street to be resurfaced with a bound material for at least five metres from the carriage edge, with details to be submitted to and approved by the LPA prior to installation. Drawing No. 21.035228.21 provides details of the proposed surfacing. The plan is based upon Drawing DM01, and illustrates a minimum entrance width of 4.5 metres for 10 metres from the edge of the carriage, as required by Conditions 7 and 9, and illustrates how suitable visibility can be achieved in either direction along The Street, in accordance with Condition 14.

Condition 13 requires details of the areas for the storage of refuse and recycling bins, and associated collection areas, to be submitted to and approved by the LPA prior to the first occupation of the approved development. Drawing No. 21.035228.20 illustrates that each dwelling would be provided with suitable space for the storage of refuse and recycling bins within their respective curtilage. On collection days residents will take bins to the collection area, a small hard surfacing area to be installed at the end of the drive adjacent to the carriageway, bins would then be collected and returned to the respective curtilage.

Condition 15 requires that, prior to commencement of works above slab level, manufacturer's details of the proposed bricks, pantiles, and cladding to be used in the development be submitted to & approved by the LPA. The accompanying documents provide details of the proposed bricks, pantiles, windows, rainwater goods, and cladding to be utilised in the construction of the approved dwellings.

Condition 16 states that, prior to commencement of the development, a construction management strategy is to be submitted to and approved by the LPA. The application is supported by Drawing No. which illustrates the proposed site layout during the construction period.

Contractors and deliveries will enter and leave the site by way of the existing access from The Street, with work on site taking place between 0730 and 1800 Monday to Friday, and between 0800 and 1300 where required on Saturdays. Parking has been focused to those areas of the site which benefit from hardstanding already in situ, therefore reducing the mobilisation of soils and debris across the site. Contractor's parking would be provided under the tree canopy to the north of the site, whilst delivery vehicles would park and unload adjacent to this.

Provision has been made for overflow contractor parking, and material storage, to the south west of the site. Should these areas be required then 150mm Type 1 Hardcore would be laid to form the access, parking, and storage areas so as to reduce soil movement.

Before leaving the site vehicles will be inspected, and wheels cleaned accordingly. Following their exit from the site, the highway will be inspected and any mud or debris removed accordingly.

I trust this is all in order. Please let me know, if any further information is required.

Yours faithfully



Emma Griffiths MRTPI MSc LLB
Planner – Architecture & Planning

For and on behalf of Brown & Co – Property & Business Consultants LLP