

Mark Russell
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Our ref: 500527/NMA4
PP ref: PP-11338944

20th June 2022

Dear Mark

Non-Material Amendment to Planning Permission DC/18/04811: Site at Needham Market Middle School, School Street, Needham Market, Ipswich Suffolk IP6 8BB

This covering letter accompanies an application for a non-material amendment pursuant to planning permission DC/18/04811 dated 10/12/2019 for:

Erection of 41 Affordable dwellings (Class C3) (following demolition of existing buildings); Conversion of Victorian building to library (Class D1) and associated works including parking, highways and landscaping.

Under Section 96A of the Town and Country Planning Act 1990, local planning authorities have the power to allow changes to any planning permission provided they are satisfied that the change is not material. The power conferred by Subsection (3) of Section 96A of the Act includes the ability to impose new conditions and to remove or alter existing conditions.

On behalf of the applicant, Mid Suffolk District Council, this amendment is sought to the removal of a cluster of existing trees on the site boundary to allow for an appropriate boundary fence to be erected. Three previous NMAs were granted under application references DC/20/03547 on 15th September 2020, DC/21/01249 on 20th May 2021 and DC/21/04200 on 16th August 2021. The amendments approved under these previous applications remain relevant and this application seeks to supplement those previously approved details. The details of this amendment are set out below.

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Registered No. OC306572
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Regulated by RICS

Registered Office
10-12 Alle Street
London
E1 8DE

Partners
Jonathan Eddy BSc MRICS
John Dixon BA (Hons) Grad Dip Arch RIBA
Stuart Norggett BA (Hons) Dip Arch RIBA
David Cresswell BSc (Hons) MRICS
Laura Mansel-Thomas BA (Hons) MSc PhD CEng FCIBSE MEI
Paul Cavalier BSc (Hons) MRICS IMaPS
Simon Gorsl BA (Hons) MSc MRICS
Anni Folan-White BEng (Hons) MSc CEng MCIBSE

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Kathryn Lee FCA

Operations Director
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1. Removal of a cluster of three existing trees

The currently approved details show retention of a cluster of three trees on the northern site boundary that are denoted as T9 on the approved Site Layout Plan. The trees, which were identified as being Category C in the Arboricultural Report that accompanied the original application, are currently causing issues for the existing adjacent resident where they overhang the boundary. In addition, the location of the tree roots mean it is too difficult to erect an appropriate boundary fence between the properties. Accordingly, removal of this cluster of three trees is proposed, which are compensated already through the currently proposed landscaping scheme for the site.

In order to facilitate the amendments requested under this NMA application, a revised site plan is submitted to demonstrate these adjustments with the following reference as well as other supporting information comprising the following:

- 500527-IWD-XX-XX-DR-A-2100 P18 - Site Layout-Site Plan 2100
- Email of advice obtained from Mid Suffolk's Arboricultural Officer

We consider that the aforementioned the amendments are not material and therefore fall within the remit of Section 96A of the Act.

I trust that the aforementioned information is satisfactory, and look forward to receiving confirmation of the validation of the application in due course. However, should you have any further questions, please do not hesitate to contact me.

Yours sincerely

Nicol Perryman
Associate Planner
Ingleton Wood LLP
nicol.perryman@ingletonwood.co.uk