

TOWN AND COUNTRY PLANNING ACT 1990

FORM P2

Town and Country Planning (General Development Procedure) Order 1995

Date of Application: 11 APR 96

Application No:

Date Registered: 12 APR 96

335/96

As amended by letter dated 27 June 1996 and accompanying drawings

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Name and address of agent  
S & R FRASER STEELE  
FROGS HALL  
HOXNE ROAD  
EYE  
IP23 7NJ

Name and address of applicant  
S & R FRASER STEELE  
FROGS HALL  
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EYE  
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Proposed development and location of the land: CONVERSION OF FARM BUILDINGS TO DWELLING AS ANNEXE TO MAIN RESIDENCE WITH NEW VEHICULAR ACCESS. PAGES COTTAGE AND BARNS, WITHERSDALE STREET, MENDHAM

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The Council, as local planning authority, hereby give notice that PLANNING PERMISSION HAS BEEN GRANTED in accordance with the application particulars and plans submitted subject to the following conditions:-

1. The development must be begun not later than the expiration of two years beginning with the date of this permission.
2. Before any other part of the development is commenced the new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DC 101 and be made available for use. Thereafter it shall be retained in the approved form.
3. The use shall not commence until the area within the site shown on the submitted 1:500 drawing dated 22 March 1996 for the purpose of manoeuvring and parking of vehicles has been provided and thereafter it shall be retained and used for no other purpose.
4. Before the commencement of development details of the method of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall be fully implemented before the converted coach house is first brought into use.
5. Notwithstanding the provisions of Article 3, Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 no alteration shall be made to the completed external appearance of the dwelling. No enlargement or extension of the dwelling shall be erected, no satellite antennae shall be installed and nor shall any garage(s) or car port(s) or any other building or structure be erected except in accordance with drawings which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.
6. The conversion of the building shall be carried out and completed in all respects in accordance with the hereby approved drawings, or such amendments as may be agreed, in writing, with the Local Planning Authority prior to the building being first brought into the new use hereby permitted.

continued...

Please record in the  
Register of Local Land  
Charges

7. Before any development is commenced, a scheme of landscaping for the planting of trees and shrubs, including any hedgerows, and showing areas to be grass seeded or turfed together with areas of paving and other hard surface treatment shall be submitted for approval, in writing by, the Local Planning Authority. Any subsequently approved scheme of landscaping shall be carried out during the first available planting season [October - March inclusive] following commencement of the development or in such other phased arrangement as may be agreed, in writing, by the Local Planning Authority. Any trees and shrubs removed, seriously damaged, dying or becoming seriously diseased within five years of planting shall be replaced by the developers, or their successors in title, with trees and/or shrubs of appropriate size and species during the first planting season following the death of those trees and/or shrubs.

The reasons for the conditions are:

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 and amended to enable the Local Planning Authority to re-assess the condition of the building if the permission is not implemented within this period.
- 2 & 3 In the interests of highway safety.
- 4 To ensure that surface water disposal is dealt with satisfactorily.
- 5 To enable the Local Planning Authority to retain control over such alterations and buildings and thereby to ensure that the essential character of the building and the approved scheme is retained.
- 6 To ensure that all aspects of the satisfactory and hereby approved scheme for conversion of the building are fully implemented, in the interests of the character and preservation of the building.
- 7 In the interests of visual amenity.

Notes:

1. It is an OFFENCE to carry out any works within the Public Highway without the permission of the Highway Authority. Any conditions which involve works 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 agent at the applicant's expense. The County Council's Central Area Surveyor should be contacted at Lodge Lane, Great Blakenham, Nr. Ipswich. Tel: Ipswich 830010.
2. Before the development is commenced details should be submitted to the Highway Authority showing the means to prevent the discharge of surface water from the development on to the highway. Any such agreed details should be carried out in their entirety before the access is first used and thereafter be retained in its approved form.
3. The amended drawing of the east elevation which accompanies the applicant's letter dated 27 June 1996 shows no window at first floor given that this is annotated as having been deleted. The Local Planning Authority has not required the kitchen window to be obscure glazed.
4. The landscaping details already submitted do not meet the requirements of Condition 7. Further details are required including precise details of the size, species and spacing of plants and whether container grown or bare root stock.

Date: 31 July 1996

*Stuart Barnes*  
Head of Development Control