

Philip Isbell - Corporate Manager
Growth & Sustainable Planning

Mid Suffolk District Council
131 High Street, Needham Market, Ipswich IP6 8DL

Website: www.midsuffolk.gov.uk



PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:

Bidwells
16 Upper King Street
Norwich
NR3 1HA

Applicant:

Mr And Mrs Barrett And The First
Fressingfield Scout Group
C/O Agent

Date Application Received: 27-Oct-16

Application Reference: 4410/16

Date Registered: 15-Nov-16

Proposal & Location of Development:

Hybrid application comprising: Full Planning Permission for the erection of a new Scout Headquarters Building, with associated facilities and access road and Outline Planning Permission for the construction of up to 28 residential dwellings with all matters reserved (layout, landscape, appearance and scale) (revised scheme to planning application 2285/15).

Land And Buildings At Red House Farm, Priory Road, Fressingfield IP21 5PH,

Section A – Plans & Documents:

This decision refers to drawing no./entitled 49.200B received 27/10/2016 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Application Form - Received 27/10/2016
Defined Red Line Plan 49.200B - Received 27/10/2016
Plans - Proposed 772/SC/2B - Received 04/04/2017
Plans - Proposed 772/SC/1B - Received 04/04/2017
DRAWING 1668/02/181 - Received 22/02/2017
DRAWING 1668/02/182 - Received 22/02/2017
DRAWING 1668/02/183 - Received 22/02/2017
DRAWING 1668/02/184 - Received 22/02/2017
DRAWING 1668/02/185B - Received 22/02/2017
DRAWING 1668/02/180 - Received 08/03/2017
Design and Access Statement - Received 27/10/2016
DETAILED MAGNETOMETER - Received 27/10/2016

Ecological Survey/Report - Received 27/10/2016
Bat Survey - Received 27/10/2016
Land Contamination Assessment - Received 27/10/2016
Transport Statement - Received 27/10/2016
Flood Risk Assessment - Received 16/12/2016
TECHNICAL NOTE 01 BY ORARI - Received 22/02/2017

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. THE FOLLOWING CONDITIONS Nos 2 to 21 (INCLUSIVE) APPLY TO THE OUTLINE PERMISSION ONLY- ERECTION OF UPTO 28 DWELLINGS WITH ALL MATTERS (EXCEPT ACCESS) RESERVED
2. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIME LIMIT FOR RESERVED MATTERS APPLICATION

Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

3. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS:
PRECOMMENCEMENT CONDITION OUTLINE PERMISSION: APPROVAL OF RESERVED MATTERS

Before any development is commenced, approval of the details of the appearance, scale and layout of the buildings, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

4. LISTING OF APPROVED PLANS & DOCUMENTS- OUTLINE PERMISSION

The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing A 49.200b received 27 October 2016 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Plans and Documents:

Application form received 27 October 2016
Site Location Plan (drawing No. A 49.200b) received 27 October 2016
Visibility Splays (Drawing No's 1668 / 02 / 181) received 22 February 2017
Speed Tables (Drawing No 1668 / 02 / 182) received 22 February 2017
Fire Path Plan (Drawing No 1668 / 02 / 183) received 22 February 2017
Prior Road Passing Place (Drawing No 1668 / 02 / 184) received 22 February 2017
General Arrangement (Drawing No. 1668 / 02 / 180) received 08 March 2017
Design and Access Statement received 27 October 2016
Detailed Magnetometer Survey by Britannia Archaeology dated December 2014 received 27 October 2016
Phase I Survey: Habitat Survey and Protected Species Survey by Anglian Ecology dated 12 September 2014 and received 27 October 2016
Bat Survey by Greenlight dated 09 September 2015 received 27 October 2016
Phase 1 Desk Study and Preliminary Risk Assessment by Geosphere Environmental Ltd dated 04 August 2015 received 27 October 2014
Transport Statement by Orari dated September 2016 received 27 October 2016
Flood Risk Assessment by BLI dated December 2016 received 16 December 2016
Technical Note 01 by Orari dated 15 February 2017 received 22 February 2017

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

5. ACTION REQUIRED CONCURRENT WITH SUBMISSION OF THE RESERVED MATTERS: SCHEME OF NOISE CONTROL

Concurrent with the submission of the reserved matters, a noise assessment shall be submitted to and agreed by the local planning authority. The assessment shall include details of any mitigation measures to be implemented. The mitigation measures shall be implemented in accordance with the approved details.

Reason - In the interest of the amenity of neighbouring residents.

6. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - PRECOMMENCEMENT CONDITION TO OUTLINE PERMISSION: ARCHAEOLOGICAL WORKS

No development shall take place within the area of the site associated with the outline element of this permission until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has

been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to archaeological and historic assets.

7. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT :
ARCHAEOLOGICAL WORKS

No dwelling shall be occupied within the outline site until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under condition 6 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.

8. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE
COMMENCEMENT CONDITION TO OUTLINE PERMISSION: PROVISION OF ROADS
AND FOOTPATHS

Before the residential development is commenced, details of the estate roads and footpaths, including layout, levels, gradients, surfacing and means of surface water drainage and a timetable for said works, shall be submitted to and approved in writing by the Local Planning Authority. The details agreed to satisfy this condition shall be implemented and completed in their entirety in accordance with the timetable agreed.

Reason: To ensure that roads/footways are constructed to an acceptable standard. This condition is required to be agreed prior to the commencement of any development to

ensure highway safety is secured early for both development, its construction and addresses areas of work before any other parts of the development can take place. If agreement was sought at any later stage there is an unacceptable risk to highway and public safety and risk of cost to the developer if the details are not found acceptable.

9. SPECIFIC RESTRICTION ON DEVELOPMENT- OUTLINE PERMISSION: PROVISION OF ACCESS, ROADS AND FOOTWAYS.

Before the access is first used clear visibility of 2.4m x 59m as shown on drawing 1668/02/181 received 22 February 2017 a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained. No dwelling shall be first occupied until the carriageways and footways serving that dwelling have been constructed to at least basecourse level or better in accordance with the approved details.

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (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 that satisfactory access is provided for the safety of residents and the public and 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 to take avoiding action.

10. PRIOR TO OCCUPATION OF THE DWELLINGS: LIGHTING DESIGN SCHEME

Prior to the occupation of any dwelling hereby approved, a lighting design scheme for biodiversity and neighbour amenity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are sensitive 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 cause significant harm to protected species and neighbour amenity. This scheme shall include all external lighting including street lights. All external lighting shall be installed in accordance with the specifications, timetable 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 except pursuant to the grant of planning permission on an application made in that regard

Reason: To ensure appropriate lighting and ensure adequate protection of neighbour amenity, wildlife habitat and the wider appearance of the area.

11. PRIOR TO OCCUPATION OF THE DWELLINGS: LIGHTING DESIGN SCHEME

Prior to the occupation of any dwelling hereby approved, a lighting design scheme for biodiversity and neighbour amenity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are sensitive 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 cause significant harm to protected species and neighbour amenity. This scheme shall include all external lighting including street lights. All external lighting shall be installed in accordance with the specifications, timetable 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 except pursuant to the grant of planning permission on an application made in that regard

Reason: To ensure appropriate lighting and ensure adequate protection of neighbour amenity, wildlife habitat and the wider appearance of the area.

12. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT-
PRECOMMENCEMENT CONDITION TO OUTLINE PERMISSION: MITIGATION AND
ENHANCEMENT MEASURES TO BE AGREED

Prior to the commencement of development a construction environmental management plan and scheme of appropriate protected species mitigation and enhancement measures, based on updated ecology reports and surveys (as detailed in the Ecological Survey by Anglian Ecology dated September 2014) shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be constructed, completed and overseen in accordance with the agreed construction environmental management plan and scheme of mitigation and enhancement measures.

Reason - In order to safeguard protected wildlife species and their habitats and because this condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to disturb protected species and their habitat.

13. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT- PRE-
COMMENCEMENT CONDITION TO OUTLINE PERMISSION: LANDSCAPING SCHEME

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing and new trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction.

Reason - In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

14. ON GOING REQUIREMENT OF DEVELOPMENT- OUTLINE PERMISSION: TIMESCALE
FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details (as agreed under condition 13) shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to first occupation of the development.

Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 5 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

15. ACTION REQUIRED PRIOR TO OCCUPATION OF DEVELOPMENT: PROVISION OF FIRE HYDRANTS

Prior to the first occupation of the dwellings hereby approved, details shall be submitted to the Local Planning Authority setting out the provision of fire hydrants within the site. The agreed details shall be implemented and made available prior to first occupation of the development and retained thereafter in accordance with the approved details.

Reason - To ensure appropriate provision of facilities for fire and rescue services.

16. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT- PRE COMMENCEMENT CONDITION TO OUTLINE PERMISSION: CONSTRUCTION MANAGEMENT TO BE AGREED

Prior to the commencement of development details of the construction methodology shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:-

- a) The hours within which delivery/collection of materials for the said construction shall take place at the site.
 - b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
 - c) Details of how construction and worker traffic and parking shall be managed including temporary road signs.
 - d) Details of any protection measures for footpaths surrounding the site.
 - e) Details of any means of access to the site during construction.
 - f) Details of the scheduled timing/phasing of development for the overall construction period.
 - g) Details of any wheel washing to be undertaken, management and location it is intended to take place.
 - h) Details of the siting of any on site compounds and portaloos.
 - i) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.
- The construction shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority.

Reason - To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.

17. ACTION REQUIRED PRIOR TO THE OCCUPATION OF DEVELOPMENT- OUTLINE PERMISSION: DETAILS OF ROAD SIGNS

Prior to the occupation of any dwelling hereby approved, any traffic, road and/or directional signs shall be installed and thereafter retained, in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include the precise, siting, design and materials of the road signs.

Reason - In the interests of highway safety, visual amenity and the character and appearance of the area.

18. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE- OUTLINE PERMISSION: AGREEMENT OF MATERIALS

No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

Reason - To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

19. SPECIFIC RESTRICTION ON DEVELOPMENT-OUTLINE PERMISSION: PROVISION OF FOOTWAY LINK

No dwelling shall be occupied until the footway link to Priory Road is made available for public access. The footway link shall thereafter be retained and remain available for that purpose.

Reason - In the interest of sustainable development and to provide public access of this footway in the future.

20. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT OUTLINE PLANNING PERMISSION: GATES TO FIRE PATH

Prior to the occupation of any of the dwellings hereby approved, gates to the fire path shall be installed in accordance with details which shall previously have been submitted to and agreed in writing by the Local Planning Authority. The details to be submitted shall include the precise siting, design and materials of the gates. The gates shall thereafter be retained in the approved form.

Reason - In the interests of highway safety, visual amenity and the character and appearance of the area.

21. ON GOING REQUIREMENT OF DEVELOPMENT- CONSTRUCTION WORKING HOURS

The working hours during construction shall be restricted to 0730 hrs to 1800 hrs Mondays to Fridays and 0800 hrs and 1300 hrs on Saturdays. There shall be no working hours on Sundays or Bank Holidays.

Reason: To protect the occupiers of the neighbouring and proposed residential properties suffering loss of amenity or nuisance.

22. THE FOLLOWING CONDITIONS Nos 23 to 42 (INCLUSIVE) APPLY TO THE FULL PERMISSION- ERECTION OF SCOUT HUT AND ASSOCIATED FACILITIES

23. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:
COMMENCEMENT TIME LIMIT FOR FULL PERMISSION

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

24. LISTING OF APPROVED PLANS & DOCUMENTS- FULL PERMISSION

The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard :

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing A 49.200b received 27 October 2016 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Plans and Documents:

Application form received 27 October 2016

Site Location Plan (drawing No. A 49.200b received 27 October 2016

Scout Hut elevations and floor plans (Drawing No 772/SC/2B and 772/SC/1B) received 04 April 2016

Visibility Splays (Drawing No's 1668 / 02 / 181) received 22 February 2017

Speed Tables (Drawing No 1668 / 02 / 182) received 22 February 2017

Fire Path Plan (Drawing No 1668 / 02 / 183) received 22 February 2017

Prior Road Passing Place (Drawing No 1668 / 02 / 184) received 22 February 2017

Proposed Scout HQ Parking (Drawing No 1668 / 02/ 185B) received 04 April 2017

General Arrangement (Drawing No. 1668 / 02 / 180) received 08 March 2017

Design and Access Statement received 27 October 2016

Detailed Magnetometer Survey by Britannia Archaeology dated December 2014 received 27 October 2016

Phase I Survey: Habitat Survey and Protected Species Survey by Anglian Ecology dated 12 September 2014 and received 27 October 2016

Bat Survey by Greenlight dated 09 September 2015 received 27 October 2016

Phase 1 Desk Study and Preliminary Risk Assessment by Geosphere Environmental Ltd dated 04 August 2015 received 27 October 2014

Transport Statement by Orari dated September 2016 received 27 October 2016

Flood Risk Assessment by BLI dated December 2016 received 16 December 2016
Technical Note 01 by Orari dated 15 February 2017 received 22 February 2017

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

25. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT TO FULL PERMISSION: ARCHAEOLOGICAL WORKS

No development shall take place within the area of the site associated with the full element of this permission until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to archaeological and historic assets.

26. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF USE- ARCHAEOLOGICAL WORKS

The use of the scout hut and associated facilities shall not commence until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under condition 25 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of Archaeological assets affected by this development.

27. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION TO FULL PERMISSION: PROVISION OF ROADS AND FOOTPATHS

Before the development is commenced, details of the access roads and footpaths, including layout, levels, gradients, surfacing and means of surface water drainage and a timetable for said works, shall be submitted to and approved in writing by the Local Planning Authority. The details agreed to satisfy this condition shall be implemented and completed in their entirety in accordance with the timetable agreed.

Reason: To ensure that roads/footways are constructed to an acceptable standard. This condition is required to be agreed prior to the commencement of any development to ensure highway safety is secured early for both development, its construction and addresses areas of work before any other parts of the development can take place. If agreement was sought at any later stage there is an unacceptable risk to highway and public safety and risk of cost to the developer if the details are not found acceptable.

28. SPECIFIC RESTRICTION ON DEVELOPMENT- FULL PERMISSION: PROVISION OF ACCESS, ROADS AND FOOTWAYS.

Before the access is first used, clear visibility of 2.4m x 59m as shown on drawing 1668/02/181 received 22 February 2017 a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained. The use of the scout hut and associated land shall not commence until the carriageway and footways serving that scout hut have been constructed to at least basecourse level or better in accordance with the approved details.

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (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 that satisfactory access is provided for the safety of users of the site and the public and to ensure vehicles exiting the site would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

29. ACTION REQUIRED PRIOR TO COMMENCEMENT USE OF SCOUT HUT AND ASSOCIATED SCOUT FACILITIES - HIGHWAYS: PROVISION OF PARKING.

The use of the scout hut and associated facilities shall not commence until the area within the site shown on Drawing No 1668/02/185b received 04 April 2017 for the purposes of loading, unloading, manoeuvring and parking of vehicles has been provided and made functionally available. Thereafter that area shall be retained and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles.

Reason - To ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would otherwise be detrimental to highway safety.

30. ACTION REQUIRED PRIOR TO INSTALLATION OF ANY EXTERNAL EQUIPMENT

Prior to the installation of any external equipment (such as air source heat pumps, extraction systems and ventilation systems) details of the equipment shall be submitted to and approved in writing by the local planning authority. Any such equipment shall be implemented in accordance with the approved details and thereafter retained as approved.

Reason- In the interests of the amenity of neighbouring residents having regard to noise levels in the area and visual amenity of the area.

31. PRIOR TO FIRST USE OF THE SCOUT HUT AND ASSOCIATED FACILITIES:
LIGHTING DESIGN SCHEME

Prior to the first use of the scout hut and associated facilities hereby approved, a lighting design scheme for biodiversity and neighbour amenity 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 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 cause significant harm to protected species and neighbour amenity. This scheme shall include all external lighting including street lights and flood lighting

All external lighting shall be installed in accordance with the specifications, timetable 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 except pursuant to the grant of planning permission on an application made in that regard.

Reason: To ensure appropriate lighting and ensure adequate protection of neighbour amenity, wildlife habitat and the wider appearance of the area.

32. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT-
PRECOMMENCEMENT CONDITION TO FULL PERMISSION- DRAINAGE STRATEGY

No development shall commence until a drainage strategy has been submitted to and approved, in writing, by the Local Planning Authority. No hard standing is to be constructed prior to the installation of the associated agreed drainage strategy and no part of the development shall be first occupied or brought into use until the agreed method of drainage has been fully installed and is functionally available for use. The drainage shall be thereafter retained as approved.

Reason - To safeguard the ground water environment and minimise the risk of flooding. This condition is required to be agreed prior to the commencement of any development to ensure appropriate drainage is secured early for both development, its construction and Addresses areas of work before any other parts of the development can take place. If agreement was sought at any later stage there is an unacceptable risk to the risk of flooding, groundwater environment, and risk of cost to the developer if the details are not found acceptable.

33. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT-
PRECOMMENCEMENT CONDITION TO FULL PERMISSION: LANDSCAPING SCHEME

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels

and also accurately identify spread, girth and species of all existing and new trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction.

Reason - In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of Damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to important trees and hedgerow that would result in harm to amenity.

34. ON GOING REQUIREMENT OF DEVELOPMENT- FULL PERMISSION : TIMESCALE FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details (as agreed under condition 33) shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to first occupation of the development.

Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously Diseased, within a period of 5 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

35. ON GOING REQUIREMENT OF DEVELOPMENT- FULL PERMISSION : TIMESCALE FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details (as agreed under condition 33) shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to first occupation of the development.

Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously Diseased, within a period of 5 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

36. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT- FULL PERMISSION: CONSTRUCTION MANAGEMENT TO BE AGREED

Prior to the commencement of development details of the construction methodology shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:-

- a) The hours within which delivery/collection of materials for the said construction shall take place at the site.
- b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed (including temporary signage during construction).
- d) Details of any protection measures for footpaths surrounding the site.
- e) Details of any means of access to the site during construction.
- f) Details of the scheduled timing/phasing of development for the overall construction period.
- g) Details of any wheel washing to be undertaken, management and location it is intended to take place.
- h) Details of the siting of any on site compounds and portalos.
- i) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.

The construction shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority.

Reason - To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.

37. SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF FOOTWAY LINK

The use of the scout hut and associated facilities shall not commence until the footway link to Priory Road is made available for public access. The footway link shall thereafter be retained and remain available for that purpose.

Reason - In the interest of sustainable development and to provide public access of this footway in the future.

38. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF USE OF SCOUT HUT AND ASSOCIATED FACILITIES- FULL PERMISSION: DETAILS OF ROAD SIGNS

Prior to the commencement of use of the scout hut and associated facilities hereby approved, any traffic, road and/or directional signs shall be installed and thereafter retained, in accordance with details which shall previously have been submitted to and agreed in writing by the Local Planning Authority. The details to be submitted shall include the precise, siting, design and materials of the road signs.

Reason - In the interests of highway safety, visual amenity and the character and appearance of the area.

39. ACTION REQUIRED PRIOR TO COMMENCEMENT OF USE OF SCOUT HUT AND ASSOCIATED FACILITIES: DETAILS OF CYCLE STORAGE.

Prior to the commencement of use of the scout hut and associated facilities details of the secure cycle storage shall be submitted to and approved, in writing, by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the Development is brought into use and shall be retained thereafter and remain free of obstruction except for the purpose of cycle storage.

Reason - To ensure that appropriate space for the storage of cycles having regard to the promotion of sustainable modes of transport and in the interest of visual amenity and character and appearance of the area.

40. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF USE OF SCOUT HUT AND ASSOCIATED FACILITIES: GATES TO FIRE PATH

Prior to the commencement of use of the scout hut and associated facilities; gates to the fire path shall be installed in accordance with details which shall previously have been submitted to and agreed in writing by the Local Planning Authority. The details to be submitted shall include the precise siting, design and materials of the gates. The gates shall thereafter be retained in the approved form.

Reason - In the interests of highway safety, visual amenity and the character and appearance of the area.

41. ACTION REQUIRED PRIOR TO COMMENCEMENT DEVELOPMENT-PRE COMMENCEMENT - MITIGATION AND ENHANCEMENT MEASURES TO BE AGREED

Prior to the commencement of development a construction environmental management plan and scheme of appropriate protected species mitigation and enhancement measures based on updated ecology reports and surveys (as detailed in the Ecological Survey by Anglian Ecology dated September 2014) shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be constructed, completed and overseen in accordance with the agreed construction environmental management plan and scheme of mitigation and enhancement measures.

Reason - In order to safeguard protected wildlife species and their habitats and because this condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to disturb protected species and their habitat.

42. ON GOING REQUIREMENT OF DEVELOPMENT- CONSTRUCTION WORKING HOURS

The working hours during construction shall be restricted to 0730 hrs to 1800 hrs Mondays to Fridays and 0800 hrs and 1300 hrs on Saturdays. There shall be no working hours on Sundays or Bank Holidays.

Reason: To protect the occupiers of the neighbouring and proposed residential properties suffering loss of amenity or nuisance.

43. ACTION REQUIRED PRIOR TO OCCUPATION OF DEVELOPMENT: PROVISION OF FIRE HYDRANTS

Prior to the first use of the hereby approved scout huts, details shall be submitted to the Local Planning Authority setting out the provision of fire hydrants within the site. The agreed details shall be implemented and made available prior to first occupation of the development and retained thereafter in accordance with the approved details.

Reason - To ensure appropriate provision of facilities for fire and rescue services.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

GP01 - Design and layout of development
CL08 - Protecting wildlife habitats
H17 - Keeping residential development away from pollution
RT12 - Footpaths and Bridleways
H04- Altered Policy H4
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
T09 - Parking Standards
T10 - Highway Considerations in Development
RT01 - Sports and recreation facilities for local communities
RT04 - Amenity open space and play areas within residential development
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
NPPF - National Planning Policy Framework

NOTES:

1. Summary Reason(s) for Decision

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations.

The proposed development represents sustainable development that would not harm the surrounding landscape, highway network, neighbour amenity or biodiversity. The development does provide pedestrian connection to the services and facilities of Fressingfield despite not providing a new footway along New Street to connect with the existing footway by Priory Crescent.

Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)

The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area:

In this case the planning authority has worked with the agent to attempt to overcome SCC Highways objection

2. **Section 106 Agreement Note**

This planning permission has been granted having regard to a related Section 106 planning obligation. Reference should be made to that planning obligation in conjunction with this decision notice.

3. **Highways Note**

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 West Area Manager should be contacted at West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU. Telephone 01284 758868.

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.

4. **Public Rights of Way Note**

The applicant/developer is advised that the application site is, or appears to be, affected by the existence of a public right of way. It should be noted that:-

(i) it is an offence to obstruct or divert a public right of way (or otherwise prevent free passage on it) without the proper authority having been first obtained. In the first instance contact should be made with Sharon Berry Public Rights of Way Officer, Mid Suffolk District Council, 131 High Street, Needham Market, Suffolk IP6 8DL. The telephone number is 01449 724634. (email sharon.berry@midsuffolk.gov.uk)

(ii) The granting of planning permission does not authorise the undertaking of any work on a public right of way. Where it is necessary for a right of way to be stopped-up or diverted in order that development may take place, no work may take place upon the line of the right of way until an appropriate order has been made and confirmed (see (i) above). The applicant/developer should note that there is a charge for making a change to the rights of way network.

(iii) Where a private means of access coincides with a public right of way, the granting of planning permission cannot authorise the erection of gates across the line or the carrying out of any works on the surface of the right of way and that permission for any changes to the surface must be sought from the highway authority (Suffolk County Council).

5. **Environmental Health Note- Land Contamination**

The developer should contact MSDC Environmental Health in the instance that unexpected ground conditions are uncovered during construction. It is the developer's responsibility for the safe development of this site.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: 4410/16

Signed: Philip Isbell

Dated: 15th August 2017

**Corporate Manager
Growth & Sustainable Planning**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State:

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.*
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Babergh District Council
Council Offices, Corks Lane, Hadleigh, Ipswich IP7 6SJ
Telephone 0300 1234000
SMS Text Mobile (07827) 842833
www.babergh.gov.uk

Mid Suffolk District Council
Council Offices, High Street, Needham Market, Ipswich IP6 8DL
Telephone 0300 1234000
SMS Text Mobile (07827) 842833
www.midsuffolk.gov.uk