



Mid Suffolk District Council Planning Services
 Endeavour House, 8 Russell Road,
 Ipswich, IP1 2BX
 Tel: 0300 1234000 option 5
 Email: planning@baberghmidsuffolk.gov.uk
www.midsuffolk.gov.uk

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land adjacent to Chapel Cottage, Mellis Road, Yaxley, IP23 8DB

Applicant Details

Name/Company

Title

Mr

First name

Greg

Surname

Aldridge

Company Name

Address

Address line 1

Huggins Farm

Address line 2

Huggins Lane

Address line 3

Stoke Ash

Town/City

Eye

County

Suffolk

Country

Postcode

IP23 7EG

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

IP33 2AF

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

The appeal is allowed and planning permission is granted for the erection of two detached dwellings with garages at land adjacent to Chapel Cottage, Mellis Road, Yaxley in accordance with terms of the application, Ref DC/20/05117, dated 13 November 2020, subject to the conditions in the attached Schedule.

Reference number

DC/20/05117

Date of decision (date must be pre-application submission)

10/11/2021

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Since this outline application a full planning permission application has been submitted and refused (DC/23/01690) for two detached dwellings for 3 reasons that this reserved matters application now resolves. The access has now been moved to allow for 66m visibility splays which are in line with the ATC survey collected. The plots are now facing the road and do not over look the neighbouring plot and the it is now not a backland development. The other reasons for refusal are omitted due to the this being the reserved matters of an approved application.

Has the work already started?

- Yes
- No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Location Plan

Please list all drawing numbers submitted with this application for approval

Planning Statement
Site Location Plan
Block Plan As Proposed
Access Plan As Proposed
Plot 1 GA Plans and Elevations As Proposed
Plot 2 GA Plans and Elevations As Proposed
Single Garage GA Plans and Elevations As Proposed

If applicable, please state the reasons for any changes to the original drawings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

02/06/2023

Details of the pre-application advice received

Good Afternoon Joe

As the current was an application for Full Permission, the 1st RFR was added to put the exclamation point on MSDC's current position that such new build housing developments (outside settlement boundaries and not infill) are not currently supported, in principle. This current position came into being following the inspector's decision on the last outline application.

It is, however, accepted that there is an extant outline permission for 2 on the site (DC/20/05117) , with all matters reserved.

My informal advice would be to submit a reserved matters application, further to outline permission ref: DC/20/05117, addressing the 2nd, 3rd and 4th Reasions given for refusal of DC/23/01690.

Kind Regards

Alex Scott
Principal Planning Officer - Development Management

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Declaration

I / We hereby apply for Approval of reserved matters as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Joseph Robson

Date

10/07/2023