

Philip Isbell – Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council
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PLANNING PERMISSION

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

Correspondence Address:

Mr Daniel Green
Davey & Green Architecture Ltd
15 Kerrison Gardens
Stoke Road
Thorndon
Eye
IP23 7JQ

Applicant:

Mr Seeley
Bradgate House
Rickinghall
Suffolk
IP22 1EB

Date Application Received: 18-Aug-22
Date Registered: 06-Oct-22

Application Reference: DC/22/04149

Proposal & Location of Development:

Full Planning Application - Conversion of barn to form 1No dwelling.

Barn, Cross Street, Eye, Suffolk

Section A – Plans & Documents:

This decision refers to drawing no./entitled 22-06-013 received 18/08/2022 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:

Ecological Survey/Report - Received 06/10/2022
Land Contamination Questionnaire - Received 06/10/2022
Environmental Report - Received 06/10/2022
Application Form - Received 06/10/2022
Floor Plan - Proposed 22-06-011 - Received 18/08/2022
Defined Red Line Plan 22-06-013 - Received 18/08/2022
Block Plan - Proposed 22-06-014 - Received 18/08/2022
Elevations - Proposed 22-06-012 Rev.A - Received 24/11/2022
Elevations - Existing 22-06-010 - Received 18/08/2022
Floor Plan - Existing 22-06-009 - Received 18/08/2022
Planning Statement - Received 18/08/2022

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. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:
COMMENCEMENT TIME LIMIT

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.

2. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/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. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

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

3. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMESCALE - HIGHWAYS:
CYCLE STORAGE

Prior to first occupation of the hereby approved development, details of the areas to be provided for 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 prior to first occupation and shall be retained thereafter for no other purposes.

Reason - To promote sustainable travel by ensuring the provision at an appropriate time and long term maintenance of adequate on-site areas for the storage of cycles in accordance with Suffolk Guidance for Parking 2019.

4. ACTION REQUIRED PRIOR TO FIRST OCCUPATION OF DEVELOPMENT: REFUSE
BINS AND COLLECTION AREAS

Prior to the first occupation of the development, details of the areas to be provided for storage of Refuse/Recycling bins and any associated collection areas shall be submitted

to and approved, in writing, by the Local Planning Authority. The approved areas shall be provided in their entirety before the development is first occupied and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

5. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal (MHE Consulting, October 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason - To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: BIODIVERSITY ENHANCEMENT STRATEGY

Prior to the commencement of works above slab level, a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

Reason - To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species).

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: EXTERNAL VENTS

Prior to the installation of any new external vents/mechanical ventilation, details of the proposed vents, including manufacturers literature, finish, and annotated photographs

showing the proposed locations both internally and externally, shall have been submitted to and approved, in writing, by the Local Planning Authority. All works shall be carried out entirely in accordance with the approved details.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

8. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: RAINWATER GOODS

Prior to the installation of new/replacement rainwater goods, manufacturers details including finish/colour of the proposed rainwater goods, shall have been submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

9. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: WINDOWS AND DOORS

Prior to the commencement of any works to alter/install windows and doors of the hereby approved development, detailed large appropriately scaled elevation and section drawings, including details of finish and manufacturers details as appropriate, of the windows and doors to be installed shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF. (Note: The large scale drawings should be of appropriate scale to clearly show the detailing of the fenestration and you are advised to discuss these with the Local Planning Authority in advance.)

10. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: INTERNAL BUILD UPS

Prior to the commencement of any works to internal finishes/build-ups, section drawings through all floors, walls and ceilings to show the proposed build-up, including manufacturers literature of the materials, as well as internal finishes and insulation materials, shall have been submitted to and approved, in writing, by the Local Planning Authority. All works shall be carried out entirely in accordance with the approved details.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

11. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIMBER BOARDING INFILL

Prior to the commencement of any works relating to the timber boarding infill to the front elevation, appropriately scaled section drawings and manufacture's literature of the proposed materials/build-up of the timber boarded infill section, within the context of the surrounding elevation, shall have been submitted to and approved, in writing, by the Local Planning Authority. All works shall be carried out entirely in accordance with the approved details.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

12. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: INTERNAL STAIRCASE

Prior to the commencement of any works relating to the internal staircase, large appropriately scaled elevation and section drawings through the proposed staircase, including details of materials and finishes, shall have been submitted to and approved, in writing, by the Local Planning Authority. All works shall be carried out entirely in accordance with the approved details.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

13. COMPLIANCE REQUIRED: CONSTRUCTION WORKING HOURS

No construction or conversion work related to the hereby permitted development shall operate outside the hours of 08:00 and 18:00; Mondays to Fridays, and 09:00 and 13:00 on Saturday. There shall be no working on Sundays and Bank Holidays. There shall be no deliveries to or from the site outside of these hours.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of residential amenity within close proximity.

14. ON GOING REQUIREMENT OF DEVELOPMENT/USE: PROHIBITION ON BURNING

No burning shall take place on site at any stage during site clearance or construction/conversion phases of the development.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of residential amenity within close proximity.

15. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - CONSTRUCTION MANAGEMENT PLAN

No conversion/construction works shall commence until a construction management plan has been submitted to and approved, in writing, by the Local Planning Authority.

The construction management plan shall include details of:

a. Details of the scheduled timing/phasing of the development for the overall construction period

- b. Means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors) protection measures for footpaths surrounding the site
- c. Loading and unloading of any plant and materials
- d. Wheel washing facilities
- e. Lighting
- f. Location and nature of compounds, portals and storage areas (including maximum storage heights) and factors to prevent wind-whipping of loose materials
- g. Waste storage and removal
- h. Temporary buildings and boundary treatments
- i. Dust management measures
- j. Noise and vibration management (to include arrangements for monitoring, and specific method statements for piling) and;
- k. Litter and waste management during the construction phases of the development.

Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Note: The Construction Management Plan shall cover both demolition and construction phases of the above development. The applicant should have regard to BS 5228:2009 Code of Practice of Noise and Vibration Control on Construction and Open Sites in the CMP.

Reason - To minimise detriment to nearby residential amenity

16. **SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS**

Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Classes A to E and H and Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- - no enlargement, improvement, insertion of new openings or other alteration of the dwelling house(s) shall be carried out, - no garage, car port, fence, gate, wall or any other means of enclosure, building or structure shall be erected, except pursuant to the grant of planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

- NPPF - National Planning Policy Framework
- NPPG - National Planning Policy Guidance
- FC1 - Presumption In Favour Of Sustainable Development
- FC1.1 - Mid Suffolk Approach To Delivering Sustainable Development
- CS1 - Settlement Hierarchy
- CS5 - Mid Suffolk's Environment
- GP1 - Design and layout of development
- H9 - Conversion of rural buildings to dwellings

H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
CL8 - Protecting wildlife habitats
T9 - Parking Standards
T10 - Highway Considerations in Development
HB1 - Historic Buildings
HB3 - Conversions and alterations to historic buildings
HB8 - Safeguarding the character of conservation areas
Eye Neighbourhood Plan

NOTES:

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

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. 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. While the applicant did not take advantage of the service, the Council provides a pre-application advice service prior to the submission of any application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

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: DC/22/04149

Signed: Philip Isbell

Dated: 11th January 2023

**Chief Planning Officer
Sustainable Communities**

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

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If 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, 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 six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/appeal-planning-decision>.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.