

**Philip Isbell – Chief Planning Officer**  
**Sustainable Communities**

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

Website: [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



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## **PLANNING PERMISSION**

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

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**Correspondence Address:**  
Barefoot And Gilles Architects  
2 Cromwell Court  
16 St Peters Street  
Ipswich  
Suffolk  
IP1 1XG

**Applicant:**  
Mid Suffolk District Council

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**Date Application Received:** 24-Jun-21  
**Date Registered:** 25-Jun-21

**Application Reference:** DC/21/03629

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**Proposal & Location of Development:**

Full Planning Application - Change of Use office building to Parish Meeting Room, erection of front entrance canopy, construction of solar PV panels with associated landscaping and parking.

6 Cross Street, Eye, Suffolk, IP23 7AB

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**Section A – Plans & Documents:**

This decision refers to drawing no./entitled 10-001A received 25/06/2021 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:

Defined Red Line Plan 10-001A - Received 25/06/2021  
Floor Plan - Existing 20-001A - Received 25/06/2021  
Floor Plan - Proposed 20-002A - Received 25/06/2021  
Street Scene - Existing 30-001A - Received 25/06/2021  
Elevations - Existing 30-002A - Received 25/06/2021  
Street Scene - Proposed 30-003A - Received 25/06/2021  
Elevations - Proposed 30-004A - Received 25/06/2021  
Block Plan - Proposed 10-002B - Received 02/08/2021

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**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 PRIOR TO OCCUPATION - HIGHWAYS: PARKING DETAILS

Notwithstanding the submitted information: the building/s shall not be occupied until precise details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including secure cycle storage have been submitted to and approved, in writing, by the Local Planning Authority, in consultation with the Local Highway Authority. The approved scheme shall then be carried out in its entirety before the building/s are occupied and shall be retained thereafter and remain free of obstruction except for the purposes of manoeuvring and parking of vehicles and used for no other purpose(s).

Reason - To ensure that safe and sufficient on-site parking is provided and maintained and to ensure no undue obstruction to adjacent land and access results.

4. ACTION REQUIRED PRIOR TO OCCUPATION - IMPLEMENTATION OF SUSTAINABILITY MEASURES

The renewable energy generating measures and sustainable construction measures, as outlined in the application, shall be fully applied and made available for use prior to the building/s being occupied.

Reason - In the interest of ensuring the development hereby approved satisfactorily contributes to reducing contributions to climate change, as per the requirements of development plan policy CS3.

5. ACTION REQUIRED PRIOR TO OCCUPATION - SOLAR PV PANEL DETAILS

Notwithstanding the submitted information: the building/s shall not be occupied until precise details of the design, siting, appearance, specification and manufacturer of the Solar PV Panels, to be construction on the roof slope of the building, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be carried out entirely as approved before the building/s are occupied and shall be retained in the approved form, until such time as the panels are no longer required for energy generating purposes.

Reason - In the interest of the character and appearance of the building and the setting and significance of adjacent heritage assets.

6. ACTION REQUIRED PRIOR TO OCCUPATION - DETAILS OF RENDER COLOUR

Notwithstanding the submitted information: the building/s shall not be occupied until details of the colour to be applied to the external facing render, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The approved colour shall then be fully applied entirely as approved prior to occupation and thereafter retained.

Reason - In the interest of the character and appearance of the building and the setting and significance of adjacent heritage assets.

7. ACTION REQUIRED PRIOR TO OCCUPATION - IMPLEMENTATION OF BIODIVERSITY ENHANCEMENT MEASURES

The Biodiversity enhancement measures as outlined in the application proposal, shall be carried out and provided in their entirety prior to the building/s being occupied.

Reason - In the interest of ensuring suitable protection and enhancements for wildlife and ecology, as per the requirements of development plan policy CL8.

8. ACTION REQUIRED PRIOR TO OCCUPATION - DISABLED ACCESS DETAILS

Notwithstanding the submitted information: the building/s shall not be occupied until precise details of ramped access and handrails, to assist access to the building/s by disabled persons, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be carried out entirely as approved before the building/s are occupied and shall thereafter be retained in the approved form.

Reason - In the interest of ensuring suitable access to the development is provided for all persons.

**SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:**

NPPF - National Planning Policy Framework  
FC01 - Presumption In Favour Of Sustainable Development

FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development  
CS01 - Settlement Hierarchy  
CS03 - Reduce Contributions to Climate Change  
CS04 - Adapting to Climate Change  
CS05 - Mid Suffolk's Environment  
GP01 - Design and layout of development  
HB01 - Protection of historic buildings  
HB08 - Safeguarding the character of conservation areas  
HB14 - Ensuring archaeological remains are not destroyed  
H16 - Protecting existing residential amenity  
CL08 - Protecting wildlife habitats  
E06 - Retention of use within existing industrial/commercial areas  
T09 - Parking Standards  
T10 - Highway Considerations in Development  
Eye Neighbourhood Plan

## NOTES:

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

When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. In this case negotiation occurred and amendments and further information was secured which enabled the application to be supported and ultimately approved.

2. **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 Central Area Manager should be contacted on Telephone 01473 341414. Further information go to: [www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/](http://www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/)

3. **Parking Note**

The developer is advised to carry out the development in consultation with the Eye Parking Advisory Group, and to consider the accessibility of the adjacent public house, in carrying out the development hereby approved.

4. **Disabled Access Note**

The developer is advised to ensure that the development meets building regulations, and other legislative requirements, with regards disabled access and internal circulation, prior to occupation.

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](mailto:infrastructure@baberghmidsuffolk.gov.uk)

This relates to document reference: DC/21/03629

**Signed: Philip Isbell**

**Dated: 15th September 2021**

**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/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

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.