

**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)



---

## **PLANNING PERMISSION**

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

---

### **Correspondence Address:**

Whymark Moulton Ltd  
14 Cornard Road  
Sudbury  
CO10 2XA

### **Applicant:**

Mr R Richards  
Castle Farm  
Brettenham Road  
Felsham  
Bury St Edmunds  
Suffolk  
IP30 0PT

---

**Date Application Received:** 10-Feb-23

**Application Reference:** DC/23/00676

**Date Registered:** 17-Mar-23

---

### **Proposal & Location of Development:**

Householder Application - Retention of existing entrance gate and brick piers to driveway entrance. New 2m high brick screen wall to driveway (North) boundary. Replacement of existing utility/boot room door and installation of new solar panels to outbuilding south facing roof slope.

Castle Farm, Brettenham Road, Felsham, Bury St Edmunds Suffolk IP30 0PT

---

### **Section A – Plans & Documents:**

This decision refers to drawing no./entitled Location Plan 22/157-01 received 10/02/2023 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 10/02/2023

Defined Red Line Plan Location Plan 22/157-01 - Received 10/02/2023

Existing Site Plan 22/157-01 - Received 10/02/2023

Proposed Site Plan 22/157-01 - Received 10/02/2023

Proposed Screen Wall Plans and Elevations 22/157-01 - Received 10/02/2023

Existing and Proposed South East Elevation 22/157-02A - Received 10/02/2023

Door Elevation and Sections 22/157-02A - Received 10/02/2023

Design, Access and Heritage Statement - Received 10/02/2023

Ecological Survey/Report - Received 17/03/2023

---

**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. PRIOR TO COMMENCEMENT: GREAT CRESTED NEWT METHOD STATEMENT

A Great Crested Newt Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to avoid potential impacts to great crested newts during the hereby approved works.

The measures and/works shall be carried out strictly in accordance with the approved Great Crested Newt Method Statement and shall be retained in that manner thereafter.

Reason: To conserve 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).

4. SPECIFIC RESTRICTION ON DEVELOPMENT: DECOMMISSIONING AND REMOVAL

In the event the solar panels hereby approved, can no longer be beneficially operated, the solar panels shall be decommissioned and removed within 1 year from last beneficial use operation of the development.

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.

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: REMOVAL OF WILLOW FENCE

The section of willow fence defining the northern boundary and sited adjacent to the driveway, to be replaced by the brick wall, shall be removed within 6 months.

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.

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: BOUNDARY WALL SAMPLE PANEL

Prior to the commencement of works above slab level to the new boundary wall, a sample panel of brickwork relating to the new wall, no less than one metre squared, showing proposed bricks, bond, mortar and jointing thickness and finish, shall be erected on site and photographs of the sample panel shall be submitted to and approved by the Local Planning Authority. The sample panel shall be retained on site for the duration of the works. Opportunity for the Local Planning Authority to inspect the sample panel on site shall be provided as part of this condition.

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.

7. SPECIFIC RESTRICTION ON DEVELOPMENT: DETAILS OF BRICKS/CAPPING MATERIALS

Prior to the installation of any bricks/capping materials not shown in the sample panel of brickwork, manufacturer's details/photos of a sample, as appropriate, of all other proposed bricks/capping materials, shall be submitted to and approved by the Local Planning Authority.

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.

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

- GP01 - Design and layout of development
- H15 - Development to reflect local characteristics
- H16 - Protecting existing residential amenity

HB01 - Protection of historic buildings  
CL08 - Protecting wildlife habitats  
CS01 - Settlement Hierarchy  
CS02 - Development in the Countryside & Countryside Villages  
CS03 - Reduce Contributions to Climate Change  
CS05 - Mid Suffolk's Environment  
FC01 - Presumption In Favour Of Sustainable Development  
FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development  
NPPF - National Planning Policy Framework  
LP24 - Design and Residential Amenity  
LP19 - The Historic Environment  
LP23 - Sustainable Construction and Design  
LP16 - Biodiversity & Geodiversity

## 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. In this case the applicant took advantage of the Council's pre-application service prior to making the 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.

2. **Protected Species Note**

All British bats and great crested newts are fully protected under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017. This legislation makes it a criminal offence to destroy, damage or block access to a bat roost/newt resting or sheltering place, or to deliberately or recklessly disturb, injure or kill any UK bat or great crested newt. Anyone disturbing a bat or newt, interfering with their resting places, such as a roost site/sheltering places, is likely to be committing a criminal offence.

Should evidence of bats, their droppings or their roost sites be encountered at any stage of the development, works should cease immediately and an Ecological Consultant should be contacted for advice on how to proceed. A European Protected Species mitigation licence will then be required for works to continue lawfully.

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/23/00676

**Signed: Philip Isbell**

**Dated: 11th May 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-householder-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.

---

### Babergh District Council

Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Telephone: (0300) 1234 000

[www.babergh.gov.uk](http://www.babergh.gov.uk)

### Mid Suffolk District Council

Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Telephone: (0300) 1234 000

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