

Church Farm Barn
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1 December 2023

East Suffolk District Council,
East Suffolk House,
Station Road,
Melton,
Woodbridge
IP12 1RT

Re: Conversion of existing barn to create two- bedroomed self-contained holiday let

Planning Permission : DC/22/2408/FUL

Dear Sir/ Madam,

Please find below and attached in order to comply with the listed conditions as noted.

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

No action required as part of this condition submission.

2. The development hereby permitted shall be completed in all respects strictly in accordance with Site Plan & 140802D received 15/6/22 & 5/10/22, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

No action required as part of this condition submission.

3. The premises herein referred to shall be used for holiday letting accommodation and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)).

When the unit is in use as a 'holiday let', the duration of occupation by any one person, or persons, of the unit shall not exceed a period of 56 days in total in any one calendar year. The owners/operators of the holiday unit hereby permitted shall maintain an up-to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the unit during each individual letting. The said register shall be made available at all reasonable times to the Local Planning Authority.

Reason: The development is not such that the local planning authority would be prepared to approve as a separate dwellinghouse in its own right. This condition is imposed to ensure that the development is occupied only as bona-fide holiday accommodation or as an ancillary annexe, in the interests of residential amenity.

No action required as part of this condition submission.

4. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed in writing by the LPA no further development (Including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety. An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Please see attached 'Asbestos Survey Report June 23' and 'Asbestos Waste removal Note - The Pines, Frostenden Corner'.

5. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Bat Survey Report (Abrehart Ecology, November 2018, Rev 3) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.

Please see attached 'BiOME_Garage at The Pines, Frostenden Corner_Bat Survey Report_Final', 'Outdoor wall downlight wildlife friendly', 'Vincent Pro Bat Box', 'Acer Ecology Bat Ridge Detail', '722_WD05B_INDICATIVE ELECTRICS PLUMBING', '722_WD03B_SECTIONS Sheet 1', '722_WD04C_SECTIONS Sheet 2' & '722_WD06D_ELEVATIONS'.

6. The development shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to The Conservation of Habitats and Species Regulations (2017) (as amended) authorising the specified development to go ahead or demonstration that the appropriate Natural England Class Licence is in place to allow works to commence; or
- b) a statement in writing from the relevant licensing body, or a suitably qualified and licenced ecologist, to the effect that it is not considered that the specified development will require a licence.

Reason: To ensure that the legislation relating to protected species has been adequately addressed as part of the implementation of the development.

A Full Bat Licence application is to follow prior to commencement.

7. No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that nesting birds are protected.

Noted, no action required as part of this condition submission.

If you have any queries then please do not hesitate to contact me.

Yours sincerely

Ruth Paternoster

Ruth Paternoster BA(Hons) Dip Arch MArch ARB RIBA

Director

For and on behalf of Beech Architects Ltd

Directors: Craig Beech BA Hons M Arch ARB RIBA
Ruth Paternoster BA Hons Dip Arch March ARB RIBA
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