



Babergh District Council
 Endeavour House, 8 Russell Road,
 Ipswich, IP1 2BX
 Tel: 0300 1234000 option 5

*Making the area a
 better place to live and
 work for everyone*

Email: planning@baberghmidsuffolk.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (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

Applicant Details

Name/Company

Title

Mr

First name

M

Surname

Carter

Company Name

Address

Address line 1

The Firs Burstall Lane

Address line 2

Address line 3

Town/City

Sproughton

County

Suffolk

Country

Postcode

IP8 3DE

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

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Application under S73 for Removal or Variation of a Condition following grant of Planning Permission DC/22/04266 dated 24.08.2022 Town and Country Planning Act 1990 (as amended) Change of use of land and erection of stables and tack room (following demolition of existing outbuildings - To vary Condition 2 (Approved Plans and Documents) to reposition the proposed building.

Reference number

DC/23/04516

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

27/09/2023

Please state the condition number(s) to which this application relates

Condition number(s)

3, 4, 5, 8, 9, 10, 11, 12.

Has the development already started?

Yes

No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Landscaping detail plan, access plan, lighting plan. Marked visibility sprays.

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)

21/11/2023

Details of the pre-application advice received

Good morning Tamsin,

Having reviewed this case more thoroughly, looking through the past permissions and site history, unfortunately, we are not able to support this application. Whilst I believe we could support the building being moved slightly to avoid the drain, we cannot support the change in scale.

The building would increase in height by another metre, on top of the already allowed increase of 1.2m. Paragraph 135 of the NPPF states that: Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.

The incremental increase in size I believe would result in the mass of the roof being disproportionate and out of character for its use. We would expect a lower ridge height more in line with the original permission in order to support the proposal. The increase in footprint will also not be supported and so should be amended to the previous scale.

The overall mass increase would elevate the status of the building and would become more dominant on site and is therefore contrary to policies LP17, LP20 and LP24 of the JLP. The proposal would therefore warrant refusal on these grounds.

Given the late stage in the process I'm happy to allow a short extension of time to accommodate these amendments being made. Could you therefore please confirm an EOT until December 1st to allow these changes to be made? Unfortunately, if this is not acceptable, we will be refusing the application. Please confirm by 12pm tomorrow Wednesday 22nd. If we do not hear from you by then, the application will unfortunately be refused.

Kind Regards,

Isaac (He/Him)

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Stan Beanland

Date

12/12/2023