



## Committee Report

**Planning Committee South** 27 June 2023

**Application no** DC/23/0234/FUL

**Location**

The Walled Garden  
High Street  
Wickham Market  
Suffolk  
IP13 0QS

**Expiry date** 15 March 2023

**Application type** Full Application

**Applicant** Mr Moss

**Parish** Wickham Market

**Proposal** Demolition of Outbuilding and Erection of Dwelling

**Case Officer** Grant Heal  
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### 1. Summary

- 1.1. Full planning permission is sought for the replacement of an existing outbuilding with a single-storey market dwelling at The Walled Garden, High Street, Wickham Market.
- 1.2. Considered against all relevant material planning matters, the application is deemed sustainable and therefore recommended for approval in accordance with the NPPF, The Planning (Listed Buildings & Conservation Areas) Act 1990 and the relevant policies of the adopted development plan.
- 1.3. Reviewed against the Council's adopted scheme of delegation, the applicant is not an elected member, member of staff or close relative. There are no objections from statutory consultees, however, the application must proceed to planning committee because East Suffolk Council control the access between the proposed parking area and publicly adopted highway at High Street.

## **2. Site Description**

- 2.1 The site is bound by a brick and flint wall which encloses a dilapidated brick-built storage building along with a number of other ancillary structures. The site is otherwise laid to grass and benefits from an existing vehicular entrance off High Street which provides access via a shared driveway between nos. 38 (aka Marlow) and 42; both Grade II listed buildings.
- 2.2 The site is situated within the Wickham Market Conservation Area and within the setting of a continuous arc of listed buildings evident to the north and east with frontages onto Dallinghoo Road and High Street.
- 2.3 To the north of the site lies a public car park controlled by East Suffolk Council, which has a vehicular access from High Street between nos.46 and 48-50; also both Grade II listed. No. 46 already benefits from a gated rear vehicular entrance accessible via the Council's car park.
- 2.4 Wickham Market village hall is situated to the west of the site, separated by several trees and other vegetation. The rear gardens of properties fronting High Street abut the site's southern and eastern boundaries, including Thatcher's Barn (adjacent) which was previously granted planning permission for conversion to a dwelling in 2003 under reference C/02/1855.
- 2.5 A site visit was undertaken on 1 March attended by the applicant, agent, heritage consultant, conservation officer and case officer.

## **3. Proposal**

- 3.1 This application seeks full planning permission for the replacement of an existing outbuilding with a single-storey market dwelling at The Walled Garden, High Street, Wickham Market.
- 3.2 The proposed three-bedroom dwelling would be formed around a central brick and flint spine wall culminating in parapeted ridge that would visually separate a modern flat-roofed timber-clad element from a more traditionally detailed mono-pitched element finished in brick and flint to reflect the retained historic boundary wall. The flat roofed element would support an array of photovoltaics that would be visually enclosed by a further parapet capping.
- 3.3 Access to the site would be via the Council's car park using the existing gated rear vehicular entrance currently serving no.46. Two off-road parking spaces would be provided along with various landscaping treatments. The site's existing access between nos. 38 (aka Marlow) and 42 would be retained for pedestrian access only.

## **4. Consultees**

### **Third Party Representations**

- 4.1 Two neutral comments and three third-party representations of support have been received which note general support for the proposal's sensitive design ethos and sympathetic response to the site's Conservation Area location.

#### **Parish/Town Council**

Consultee	Date consulted	Date reply received
Wickham Market Parish Council	27 January 2023	No response
Summary of comments: No response.		

#### **Statutory consultees**

Consultee	Date consulted	Date reply received
SCC Highways Department	27 January 2023	2 February 2023
Summary of comments: Conditions recommended regarding manoeuvring and parking, cycle storage, EV charging, construction management, and bin storage and presentation.		

#### **Non statutory consultees**

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	27 January 2023	7 February 2023
Summary of comments: Advisory comments provided regarding access to buildings for fire appliances and firefighters under the building regulations, and regarding consideration of benefits of provision of an automatic fire sprinkler system. No additional water supply for firefighting purposes is required in respect of this planning application.		

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	27 January 2023	2 February 2023
Summary of comments: Internal consultation - further information requested.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	27 January 2023	31 January 2023
Summary of comments: Internal consultation – land contamination conditions recommended.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	27 January 2023	27 February 2023
Summary of comments: Internal consultation - condition recommended.		

Consultee	Date consulted	Date reply received
East Suffolk Estates Asset Management	8 March 2023	No response
Summary of comments: Confirmed willingness to explore the grant or transfer of access rights over Council controlled land.		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	N/A	25 April 2023
Summary of comments: Internal consultation - condition recommended to secure a Tree Protection Plan and Arboricultural Method Statement.		

### Reconsultation consultees

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	16 February 2023	2 March 2023
Summary of comments: Internal consultation – recommend approval subject to conditions.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	8 March 2023	No response
Summary of comments: No response.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	8 March 2023	No response
Summary of comments: No response.		

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	8 March 2023	No response
Summary of comments: No response.		

Consultee	Date consulted	Date reply received
SCC Highways Department	8 March 2023	14 March 2023
Summary of comments: We are satisfied with the revised drawing(s), which does not have a detrimental impact upon the highway when compared to the previous proposal. We are happy for the revised drawing(s) to be referenced in the previously recommended highway related planning conditions.		

Consultee	Date consulted	Date reply received
Wickham Market Parish Council	8 March 2023	No response
Summary of comments: No response.		

## Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area Affects Setting of Listed Building	2 February 2023	23 February 2023	East Anglian Daily Times

## Site notices

General Site Notice	Reason for site notice: Conservation Area; Affects Setting of Listed Building Date posted: 31 March 2023 Expiry date: 25 April 2023
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## **5. Planning policy**

National Planning Policy Framework 2021

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP4.12 - District and Local Centres and Local Shops (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.7 - Infill and Garden Development (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.2 - Sustainable Construction (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.3 - Historic Environment (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.4 – Listed Buildings (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.5 - Conservation Areas (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.6 - Non-Designated Heritage Assets (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.1 - Sustainable Transport (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

## **6. Planning Considerations**

### Planning history:

- 6.1 DC/22/3613/FUL | Demolition of Outbuilding and Erection of Dwelling | The Yard Rear Of 40 To 42 High Street Wickham Market - Withdrawn 21 November 2022.
- 6.2 C/07/1260 | Erection of front and rear boundary walls and gates | Crafters Antiques 46 High Street Wickham Market - Permitted 4 October 2007.
- 6.3 DC/22/1403/FUL | (ADJACENT SITE) Conversion of barn to single dwelling | Thatcher's Barn High Street Woodbridge Wickham Market – Undetermined.
- 6.4 C/02/1855 | (ADJACENT SITE) Conversion of barn to form private dwelling | Thatcher's Barn rear Of 40 - 42 High Street High Street Wickham Market - Permitted 27 February 2003.
- 6.5 C/88/1359 | (ADJACENT SITE) Use of land for the erection of one dwelling | Thatcher's Barn Rear Of 40 To 42 High Street High Street Wickham Market - Refused 11 October 1988 for the following reason:  
'The Council are directed by the County Surveyor on behalf of the Local Highway Authority to refuse permission on the grounds that the access to the suite adjoins a Class II Road with sub-standard visibility. Dangers would be created by the material increase in the use of the existing access'.

### Principle:

- 6.6 The site lies within the defined 'Settlement Boundary' (SCLP3.3) of Wickham Market which is classified as a 'Large Village' within the 'Settlement Hierarchy' (SCLP3.2) of the adopted Local Plan.
- 6.7 Policy SCLP3.3 states that residential development within defined settlement boundaries will be acceptable in principle, subject to consideration of other relevant policies of the development plan.
- 6.8 Although part of the proposed vehicular access and parking area lie within Wickham Market's District Centre, as designated by Policy SCLP4.12 (District and Local Centres and Local Shops), this proposal is unlikely to result in any fundamental changes in the way the centre functions or detrimentally affect any of the existing services currently provided therein.
- 6.9 The proposed reuse of the application site to accommodate one dwelling is considered to reflect the requirements of sustainable development given the site's position near a

number of services and facilities, including public parking areas and alternative modes of transport, within walking distance.

Visual amenity and heritage:

- 6.10 Underpinned by Chapter 12 (achieving well-designed places) of the National Planning Policy Framework (NPPF), policies SCLP5.7 (Infill and Garden Development), SCLP11.1 (Design Quality) and SCLP10.4 (Landscape Character) of the Suffolk Coastal Local Plan collectively seek to ensure that all proposals achieve a standard of design that will both protect and enhance its surroundings.
- 6.11 Fundamentally, applicants are expected to demonstrate that their design will protect and enhance the special qualities and features of the site, its location and the wider area. Policy SCLP11.1 b) requires proposals to 'demonstrate a clear understanding of the character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness through robust evidence, informed sources and site-specific context and analysis'.
- 6.12 In assessing the scheme, the Council's Design and Conservation Team have provided the following comments:

*Heritage Statement:*

*The application is supported with a Heritage Statement which considers the significance and setting of heritage assets affected and includes an impact assessment of the proposed development which satisfies the requirements of Paragraph 194 of the NPPF.*

*Impacts and effects arising:*

*The meeting held on site included an inspection of the existing walls and structures both within and forming the boundary of the site, consideration of key views into and out of the site in relation to the various surrounding heritage assets and discussion of the proposed development. Although neither the boundary walls, nor the site itself and the structures within it, are identified in the Wickham Market Conservation Area Appraisal of 2016 as making a positive contribution to the character of the area, it was noted that this does not necessarily mean that they are not of interest.*

*It is sometimes the case that the heritage significance of existing buildings and structures is only fully appreciated when proposals for development are being considered, as is the situation here.*

*The brick and flint boundary walls enclosing the site mainly date from the early 19th century, with the 'spine wall' running east-west across four-fifths of the site being of a similar date and the various lean-to structures around the perimeter wall and abutting the 'spine wall' being later additions. These walls and structures are of some local architectural and historic significance.*

*The boundary walls are predominantly of flint with brick piers and quoining, some of which are seen from within the Conservation Area. Constructed of locally distinctive materials and*



*being largely unaltered, they are considered to make a positive contribution to the character of the area and are of local architectural interest.*

*Similarly, the range of structures within the site are simple in form, using traditional materials and the 'spine wall' lies on the historic boundary between the north and south portions of the site. The walls and other structures form a small group which illustrate the historic development, sub-division and former use of the site and are therefore considered to be of some local historic interest.*

*The walls and structures are therefore considered to satisfy sufficient criteria to be identified as non-designated heritage assets.*

*In terms of their relative significance, I agree that the boundary walls have the highest degree of significance as noted in the Heritage Statement, with the later lean-to structures being of lower significance. However, although the 'spine wall' has been altered with new courses of brickwork to accommodate the lean-to structures and some areas have been rendered where it then formed an internal wall, it is of similar early 19th century date to the boundary walls, and I consider it to have a medium degree of significance rather than the lowest level as now noted in the later response from the heritage consultant.*

*The Heritage Statement notes that design concept has developed around the importance of the 'spine wall' and the design has been influenced by the historic configuration and layout of the site. I questioned this approach in my initial comments, noting in particular that the existing 'spine wall' is intended to be demolished, and rebuilt further to the north, using the existing salvaged materials, in order to create a larger south facing garden within the site.*

*I also noted that the proposed building now occupies a larger area of the site than the previous (withdrawn) scheme. This was simply a statement rather than a criticism, noting that, as evidenced from map regression, former buildings on the site did in fact occupy a larger footprint than that remaining today.*

*I also raised some concerns at the quality of design in response to the illustrations of the proposed building submitted with the application, i.e. the elevations, particularly to the north, which seemed to indicate heavily detailed modern doors and contrasting quoining to openings and walls. However, additional 3D visualisations of the proposed building have now been submitted illustrating both the north and south areas.*

*An assessment can only be made in response to the information submitted and had these drawings formed part of the original application, a different conclusion would have been reached in relation to the design proposals as the elevations do not adequately convey the intended quality and appearance of the scheme.*

*I also noted that the images referred to in the Planning Statement showing views of the proposed development from High Street and from the public car park to the north had not been submitted and it was therefore difficult to fully assess the impact on the character and appearance of the Conservation Area and the setting of surrounding listed buildings. These drawings also form part of the additional information which has now been submitted.*

*It has also been confirmed that the parapet to the flat area of roof will be of sufficient height to screen the proposed PV panels from views at ground level.*

*In terms of the impact of the proposals, the scheme retains the existing brick and flint boundary walls identified as having the highest degree of significance and retains and reuses those existing lean-to structures attached to the inner face of the perimeter wall.*

*Even though the existing materials are to be reused in the construction of a repositioned wall, the demolition of the existing 'spine wall' and attached structure will have a harmful impact which I consider to be less than substantial, although this will be at the low level.*

*On the basis of the 3D visualisations which have now been submitted, I would be happy to support the design which now illustrate a high quality scheme of appropriate scale based on sustainable and energy efficient principles.*

*In views from the car park looking south, the form of the proposed building will be similar to the existing structure with only part of the roof being visible above the boundary wall and from High Street there will be a glimpse of the building which will also be similar to that existing. I do not therefore consider that there will be any harmful impact on the setting of surrounding listed buildings or the character and appearance of the Conservation Area.*

*There will be a number of positive heritage benefits arising from the proposals including the repair and retention of the existing boundary wall; the repair and reuse of existing attached structures and enhancement of the appearance and positive use of the site.*

*Application of statutory and NPPF tests:*

*In my judgement, based on the additional information and drawings now submitted, the character and appearance of the Conservation Area and the setting of surrounding listed buildings will be preserved, in accordance with the statutory requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990.*

*The removal of some historic fabric and structures will result in a low level of less than substantial harm requiring the application to be determined in accordance with Paragraph 203 of the NPPF, whereby the positive heritage benefits identified above also need to be taken into account.*

*Conclusion:*

*There is a fine balance between the harm identified and the positive benefits of the proposals, but my conclusion is that the application can be supported and I would therefore recommend approval subject to the conditions suggested below'.*

- 6.13 Further, it is noted that the proposed works would increase the footprint of development beyond that of the existing arrangement. However, the existing building's removal would ensure that the site has sufficient capacity to absorb the dwelling without resulting in its overdevelopment.

- 6.14 Use of the existing gated rear vehicular entrance associated with No. 46 in order to provide offroad parking for the dwelling (accessible via the Council's car park entrance) is also unlikely to negatively undermine the prevailing pattern of development, particularly given the presence of existing built forms both within the site and to the rear of properties fronting High Street.
- 6.15 The dwelling's position within the site would also appear appropriate and the submitted scheme provides an attractive blend of traditional forms and features that respond sympathetically to the legacy of the site and its historic surroundings, thereby providing an overall enhancement to the quality of the Wickham Market Conservation Area.
- 6.16 The ridge height of the new dwelling would also be similar to that of the existing spine wall, thus ensuring that development within the site will retain a similar presence to that experienced currently from the wider public realm.
- 6.17 The proposed palette of natural facing materials, including the flint and brick treatment applied to the north-facing elevation, further demonstrates a considered appreciation of local context which will enable a deeper integration of the development within its surroundings.
- 6.18 Whilst the dwelling's position would be set back from High Street, thereby representing somewhat of a departure from the historic pattern of dwellings within the area, it would have a visible frontage off a publicly accessible vehicular entrance, similar in nature to the cul-de-sac of dwellings evident at Birch Close or at no.20 Dallinghoo Road.
- 6.19 Overall it is found that, on balance, the benefits arising from the site's reuse for residential purposes - including ensuring its long-term contribution to the Wickham Market Conservation Area – outweigh any low level harm arising when considered within the context of paragraph 202 of the NPPF.
- 6.20 The inclusion of sustainable design principles and renewable energy technologies also assist in raising the standard of design more generally within the area, in congruence with policy SCLP9.2 (Sustainable construction).
- 6.21 In-line with the above assessment, the application is thus found to accord with the provisions set out within SCLP5.7, SCLP10.4, SCLP11.1, SCLP11.3 (Historic Environment), SCLP11.4 (Listed Buildings), SCLP11.5 (Conservation Areas) and SCLP11.6 (Non-Designated Heritage Assets) of the adopted development plan.

Parking and highway safety:

- 6.22 Considered within the context of the NPPF (para.111), the proposed use of the existing rear vehicular entrance of no.46 via the Council's car park is unlikely to severely undermine existing levels of highway safety.
- 6.23 The site straddles the Wickham Market District Centre which provides a number of services, facilities and alternative modes of travel within walking distance. No.46, which appears to comprise a mix of office, retail and residential uses, would otherwise continue to benefit from public parking opportunities available within the immediate vicinity - as advocated by SCLP7.1 (Sustainable Transport).

- 6.24 The Council's Asset Management Team have also confirmed willingness to explore the grant or transfer of access rights currently afforded to no.46 to the applicant towards ensuring that the proposed access and parking arrangement could be fully implemented.
- 6.25 Given that the existing shared vehicular access would be used to gain entrance into the site, the submission of a Construction Management Plan via condition is considered necessary in order to establish an acceptable arrangement for the development's safe construction and management of the local environment - including the council's car park, its users and local biodiversity - throughout the entire construction phase.
- 6.26 The County Council Highway Authority have raised no objections and the proposed level of parking/manoeuvring provision is therefore considered adequate to serve the proposed three-bedroom property when judged against SCLP7.2 (Parking proposals and standards) of the adopted Local Plan.

Residential amenity:

- 6.27 Given the development's single-storey height, its orientation and proximity in relation to other neighbouring dwellings, the proposal does not hold the potential to undermine existing levels of neighbouring amenity unduly, when judged against the provisions of the NPPF and SCLP11.2 (Residential amenity) of the adopted development plan.
- 6.28 It is also noted that, in the event that the conversion of Thatcher's Barn to form a new dwelling (see DC/22/1403/FUL) is approved, both schemes could be implemented without creating unacceptable consequences for prospective occupants' amenity at either property. This is because the proposed conversion scheme for Thatcher's Barn's west-facing elevation does not present any scope for overlooking.

Trees and Biodiversity:

- 6.29 Following a site visit undertaken by the Council's Arboricultural and Landscape Officer, it was confirmed that the proposal is likely to be achievable without undermining nearby specimens, subject to an appropriately worded condition requiring the submission of a tree protection plan and arboricultural method statement for works within root protection areas. The officer's comments are as follows:

*'The site is bound by a tall brick wall and the likely depth of foundations will have limited root growth into the site from those trees positioned adjacent to the boundary. They are generally of mixed quality but none of which are of high amenity value. Those which are noteworthy in terms of the Conservation Area are the two specimens to the north west which may be significantly impacted by the creation of new parking spaces, and drainage routes shown on the proposed block plan. The block plan does show that the drainage routes are to be finalised and I would recommend that a condition is applied to ensure an arboricultural consultant is involved with the final design, and if the indicative routes are not compatible with the retention of the trees using specialist construction methods, then these are rerouted as necessary'.*

- 6.30 The Council's Ecology Team have also provided the following comments in relation to the scheme's potential to impact on protected species and habitat potential within the site:

*'The proposed development appears unlikely to result in a significant adverse impact on protected species or UK Priority habitats and species (under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006))'.*

- 6.31 It is considered reasonable and necessary to include a planning condition requiring the applicant to submit an Ecological Enhancement Strategy to address how ecological enhancements will be achieved on site as part of the development.
- 6.32 Provided the above recommended conditions are included within any consent that may be granted for the site's reuse for residential purposes, the relevant sections of the NPPF and SCLP10.1 (Biodiversity and geodiversity) of the adopted Local Plan will be satisfied.
- 6.33 In addition to the proposed creation of a new dwelling being liable for contributions attributed to the Council's adopted Community Infrastructure Levy (CIL), the site is situated within the 13km protection zone of European Designated Sites, as set out in the Suffolk Recreational Disturbance Avoidance and Mitigation Strategy (RAMS).
- 6.34 As such, Policy SCLP10.1 (Biodiversity and geodiversity) and SCLP10.2 (Visitor Management of European Sites) of the adopted Local Plan seeks to support Article 6(3) of the Habitats Directive concerning development, including the creation of new dwelling's, which have the potential to cause direct or indirect recreational pressures on internationally and nationally designated areas.
- 6.35 East Suffolk Council therefore have the right to seek payments to facilitate the prevention, mitigation and, where appropriate, compensation, to reduce net impacts to a level below which such impacts no longer present the potential to outweigh the benefits of development. A proportionate financial contribution is therefore required in relation to the proposed new dwelling, which would be sited within Zone A of the adopted charging schedule.
- 6.36 As such, the applicant has provided a contribution of £321.22 and submitted the appropriate forms in-line with the Council's habitat mitigation strategy. The application is therefore considered compliant with policies SCLP10.1 and SCLP10.2 of the adopted Local Plan.

## **7. Conclusion**

- 7.1 In-line with the above assessment, the proposal is found compliant with the NPPF, The Planning (Listed Buildings & Conservation Areas) Act 1990 and all relevant policies of the adopted development plan.

## **8. Recommendation**

- 8.1 Approve subject to the conditions below.

### **Conditions:**

- 1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall not be carried out other than in complete accordance with the following approved drawings:
  - 22-021-PL-01D (Proposed layout and elevations);
  - 22-021-PL-02E (Existing and proposed site plans, location plan).

Reason: For avoidance of doubt as to what has been considered and approved.

3. No building work shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:
  - (i) Full specification of all external materials.
  - (ii) A methodology statement confirming how existing historic fabric will be salvaged following demolition of the existing wall/ attached structures and reused in the construction of the approved development.
  - (iii) Large scale details of all windows, glazed panels and external doors, including materials and finishes.
  - (iv) Large scale details of parapet, eaves, verges, external flue, rainwater pipes and rainwater goods, including materials and finishes.
  - (v) A layout for the approved PV panels, including relationship with surrounding parapet.
  - (vi) Full specification of gates to north boundary wall and east entrance to site.
  - (vii) A photographic record of existing wall and existing structures prior to demolition.

Thereafter, all work must be carried out using the approved materials and in accordance with the approved details.

Reason: To ensure that any new detailing and materials will not harm the traditional/historic character of the building as the application does not include the necessary details for consideration.

4. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a site investigation consisting of the following components has been submitted to, and approved by the Local Planning Authority:
  - a) A desk study and site reconnaissance, including:
    - a detailed appraisal of the history of the site;
    - an inspection and assessment of current site conditions;
    - an assessment of the potential types, quantities and locations of hazardous materials and contaminants considered to potentially exist on site;
    - a conceptual site model indicating sources, pathways and receptors; and
    - a preliminary assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).
  - b) Where deemed necessary following the desk study and site reconnaissance an intrusive investigation(s), including:

- the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
- an explanation and justification for the analytical strategy;
- a revised conceptual site model; and
- a revised assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

All site investigations must be undertaken by a competent person and conform with current guidance and best practice, including: BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM).

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.

5. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a detailed remediation method statement (RMS) has been submitted to, and approved by the Local Planning Authority. The RMS must include, but is not limited to:

- details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;
- an explanation, including justification, for the selection of the proposed remediation methodology(ies);
- proposed remediation objectives and remediation criteria; and
- proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.

The RMS must be prepared by a competent person and conform to current guidance and best practice, including the Land Contamination Risk Management (LCRM).

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.

6. Prior to any occupation or use of the approved development the RMS approved under condition 5 must be completed in its entirety. The Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

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.

7. A validation report must be submitted to and approved by the Local Planning Authority prior to any occupation or use of the approved development. The validation report must include, but is not limited to:

- results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
- evidence that any RMS approved in pursuance of conditions appended to this consent has been carried out competently, effectively and in its entirety; and
- evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.

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.

8. In the event that contamination which has not already been identified to the Local Planning Authority is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed by the Local Planning Authority 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 by the Local Planning Authority.

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.

9. The use shall not commence until the area(s) within the site shown on Drawing No. 22-021-PL-02E for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained to ensure the provision of adequate on-site space for the parking and



manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

10. The use shall not commence until the area(s) within the site shown on Drawing No. 22-021-PL-02E for the purposes of secure cycle storage has been provided and thereafter the area(s) shall be retained, maintained, and used for no other purposes.

Reason: To ensure that sufficient areas for secure cycle storage are provided in accordance with Suffolk Guidance for Parking (2019) to promote sustainable travel.

11. Before the development is occupied the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be made available for use and shall be retained thereafter and used for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

12. Prior to commencement an Ecological Enhancement Strategy demonstrating how ecological enhancements will be achieved on site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved measures will be delivered prior to first use and retained in accordance with the approved strategy.

Reason: To ensure that the development delivers ecological enhancements.

13. Prior to the commencement of development, a detailed Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS), produced in accordance with BS5837:2012, shall be submitted to and approved in writing by the Local Planning Authority.

The TPP shall show the extent of root protection areas, details of ground protection measures and fencing to be erected around retained trees, including the type and position of these.

The protective measures contained within the scheme shall be implemented prior to commencement of any development, site works or clearance in accordance with the approved details and shall be maintained and retained until the development is completed.

The AMS shall include details of all construction measures within the root protection areas of those trees on and adjacent to the application site which are to be retained, including the position, depth, and method of construction/installation/excavation of any hard landscaping, service routes and drainage systems.

The TPP and AMS shall include a schedule of monitoring and a programme of arboricultural supervision by a suitably qualified arboriculturalist.

Thereafter, the development shall be carried out strictly in accordance with the approved TPP and AMS unless otherwise agreed by the Local Planning Authority.

Reason: Required to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality, in accordance with Local Plan Policy SCLP10.4.

14. None of the trees or hedges shown to be retained on the approved plan shall be lopped, topped, pruned, uprooted, felled, wilfully damaged or in any other way destroyed or removed without the prior written consent of the Local Planning Authority. Any trees or hedges removed, dying, being severely damaged or becoming seriously diseased within five years of the completion of the development shall be replaced during the first available planting season, with trees or hedges of a size and species, which shall previously have been agreed in writing by the local planning authority.

Reason: To safeguard the contribution to the character of the locality provided by the trees and hedgerow.

15. The approved hard and soft landscaping and planting works shall be implemented not later than the first planting season following occupation of the development (or within such extended period as the Local planning Authority may allow) and shall thereafter be retained and maintained for a period of 5 years.

Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

16. The existing site entrance off High Street shall be used for pedestrian access only as shown on approved drawing no.22-021-PL-02E and at no time shall this access be used by vehicles for purposes associated with the hereby approved development.

Reason: In the interest of highway safety and the protection of the local environment.

17. No development shall commence until a detailed Construction Management Plan has been submitted to and approved by the Local Planning Authority. This statement shall be agreed in consultation with the County Council Highway Authority and shall include the following:
- Site operating hours, including hours of construction/activity and deliveries to and from the site;
  - Measures to ensure public safety and site security informed by a detailed risk assessment of the entire construction phase;
  - A detailed methodology and programme for all construction works;
  - Measures to limit noise and vibration;
  - Measures to manage air, dust, stormwater and site drainage/sediment;
  - Measures to manage site waste;
  - Measures to manage, store and re-use materials;
  - Measures to manage traffic, including all access routes to and from the site;
  - The means and frequency of engagement with adjacent owners throughout the entire construction phase;
  - The location of parking areas for construction and commercial vehicles.

Thereafter the approved Construction Management Plan shall be adhered to throughout the entire construction phase of the development, unless otherwise agreed by the Local Planning Authority.

Reason: To reduce the potential impacts of construction, including additional vehicular movements in the area during the construction phase of the development.

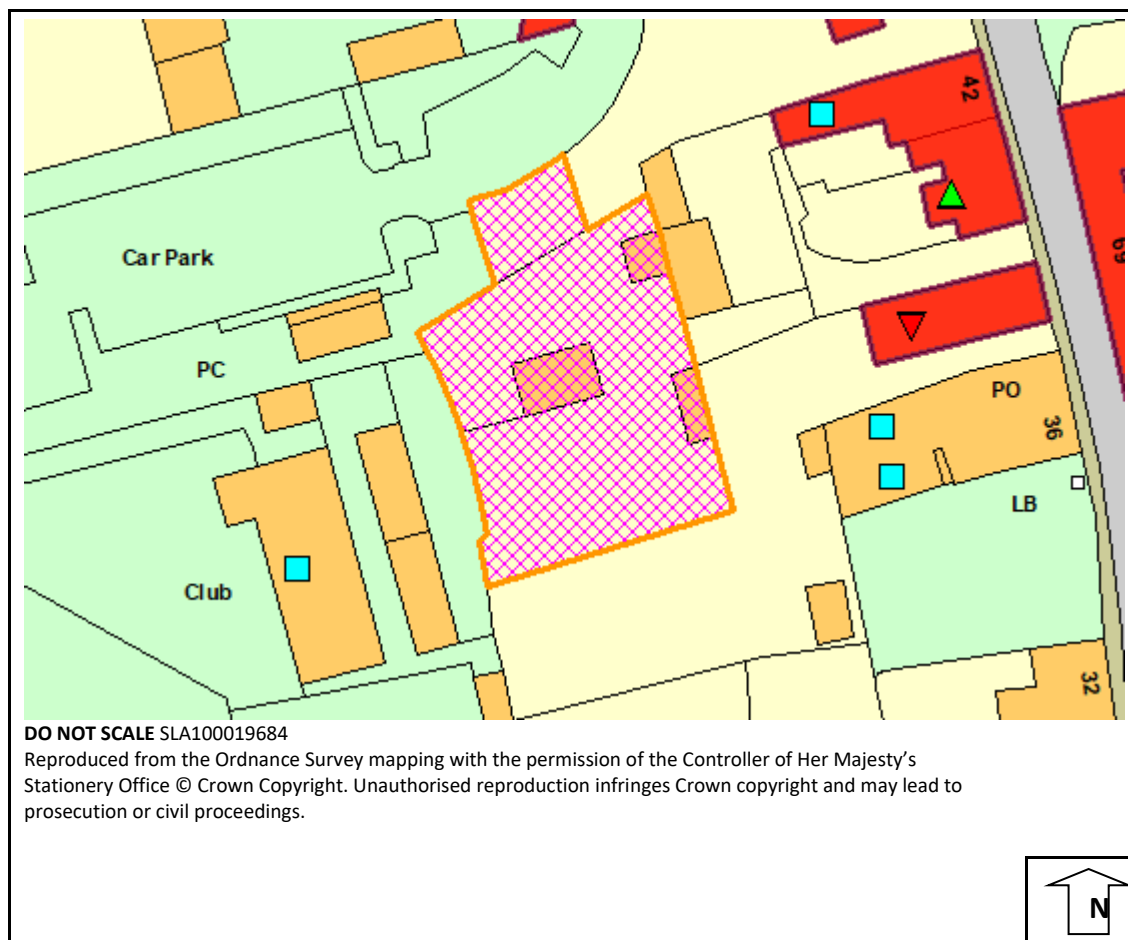
**Informatives:**

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

**Background information**

See application reference DC/23/0234/FUL on [Public Access](#)

## Map



## Key



Notified, no comments received



Objection



Representation



Support