

Item: 5

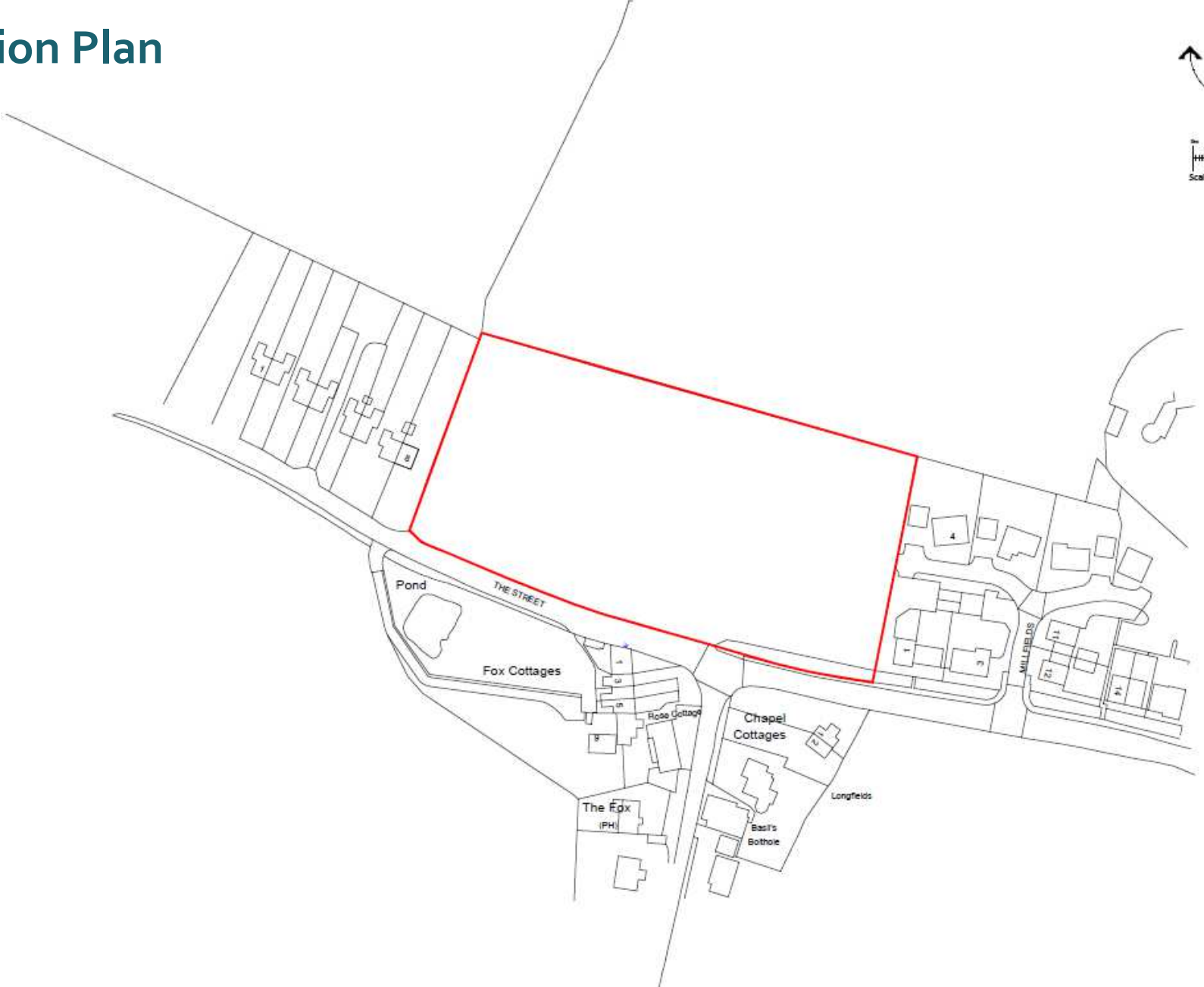
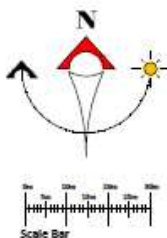
DC/19/1462/FUL

Erection of 26 Residential Dwellings,
together with associated access, car
parking and open space.

Land Adjoining 8 The Street, Darsham.

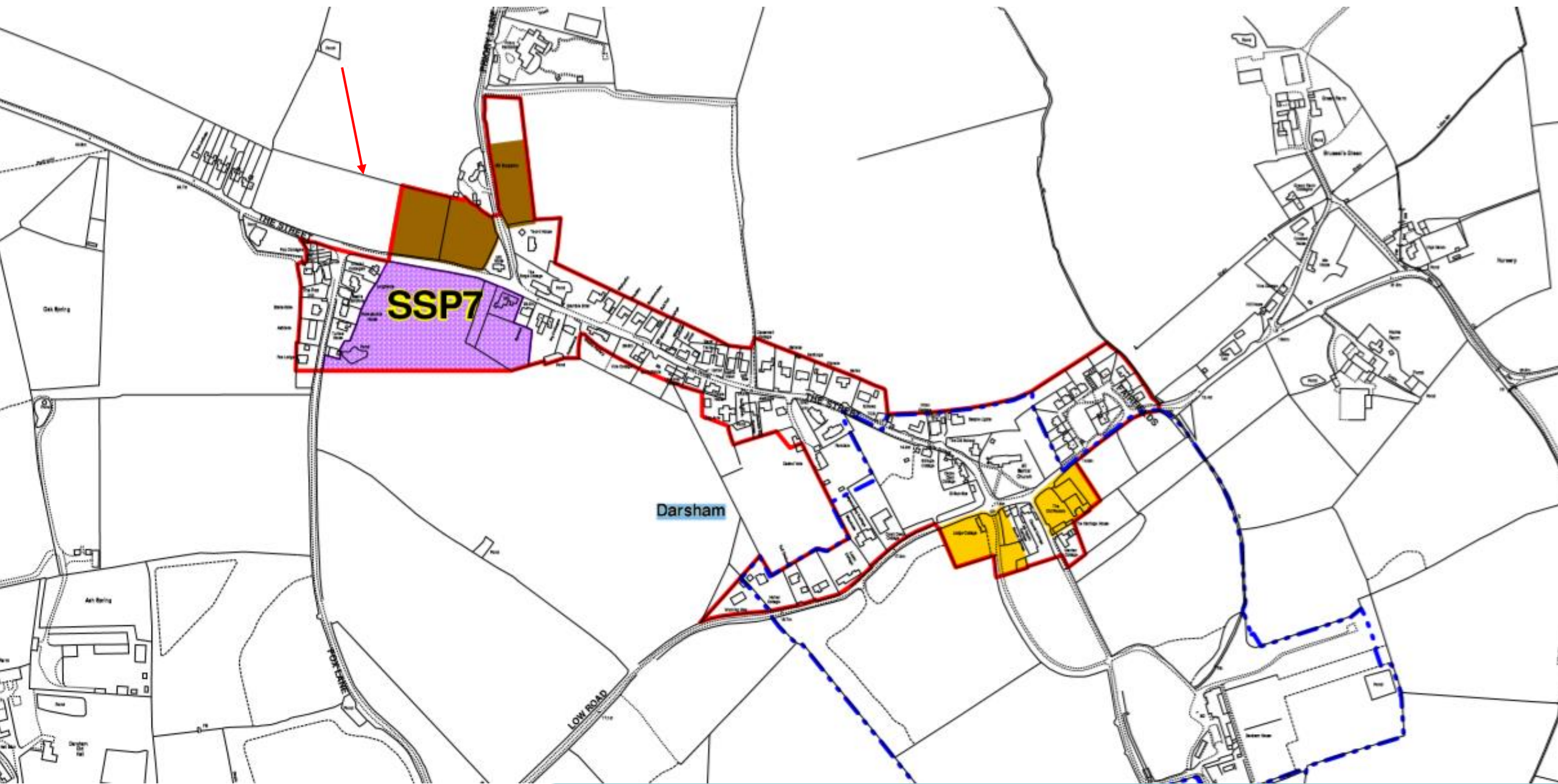


Site Location Plan





Current Local Plan



~~SCLP12.49~~









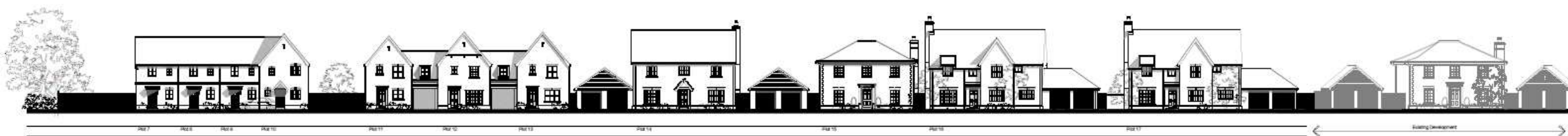






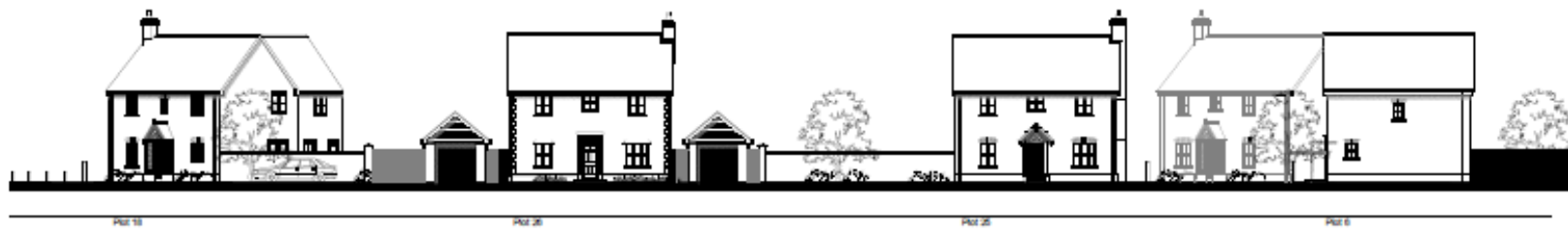
Proposed Block Plan





Street Elevation 1





Street Elevation 3



Proposed Housetypes



Refer to door surround
detail HH.Det. 12.30

Front/Side Elevation



Side Elevation



Rear Elevation



For porch canopy refer
to HH.Det. 12.39

Front Elevation

Proposed Housetypes



Proposed Housetypes



Refer to door surround
detail HH.Det. 12:34

Front Elevation

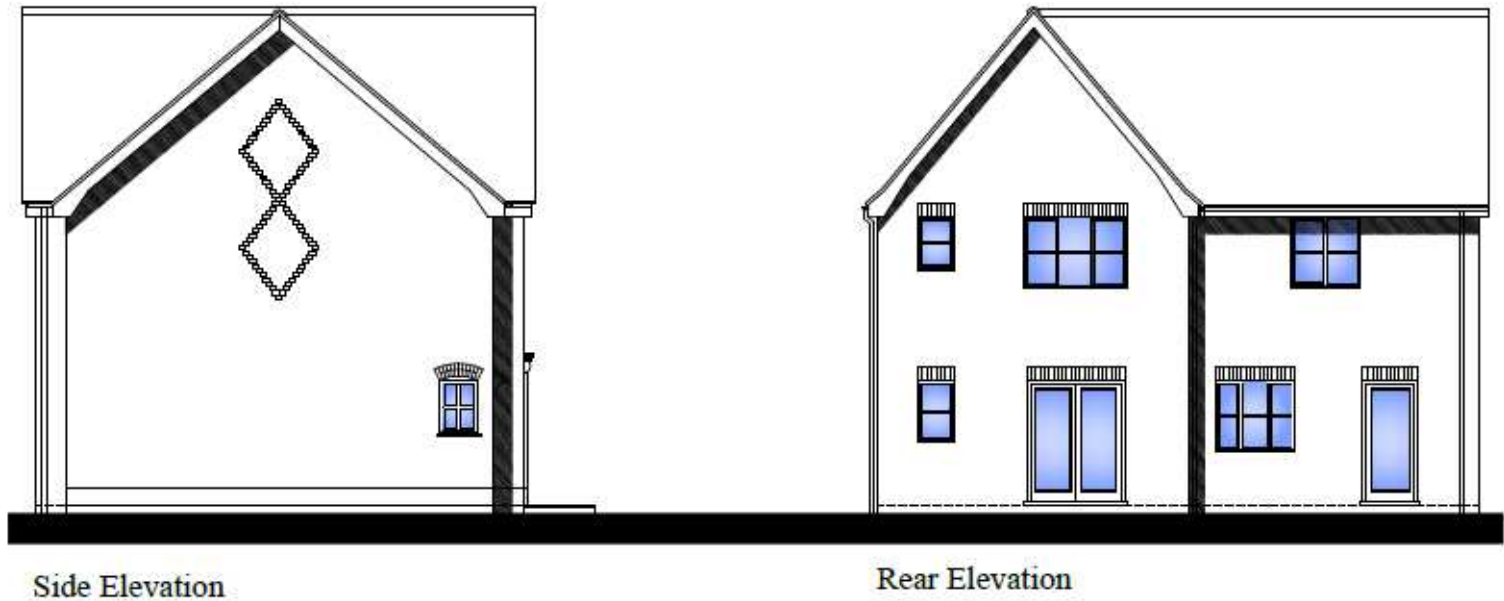
Side Elevation



Rear Elevation

Side Elevation

Proposed Housetypes



Proposed Housetypes

Materials and finishes shown indicative only
refer to Materials Schedule for finishes.



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

Proposed Housetypes



Side Elevation

Front Elevation



Side Elevation

Rear Elevation

Proposed
Housetypes



Side Elevation

Refer to door surround
detail HH.Det. 12:34
Front Elevation

Refer to door surround
detail HH.Det. 12:10

Refer to door surround
detail HH.Det. 12:34



Rear Elevation

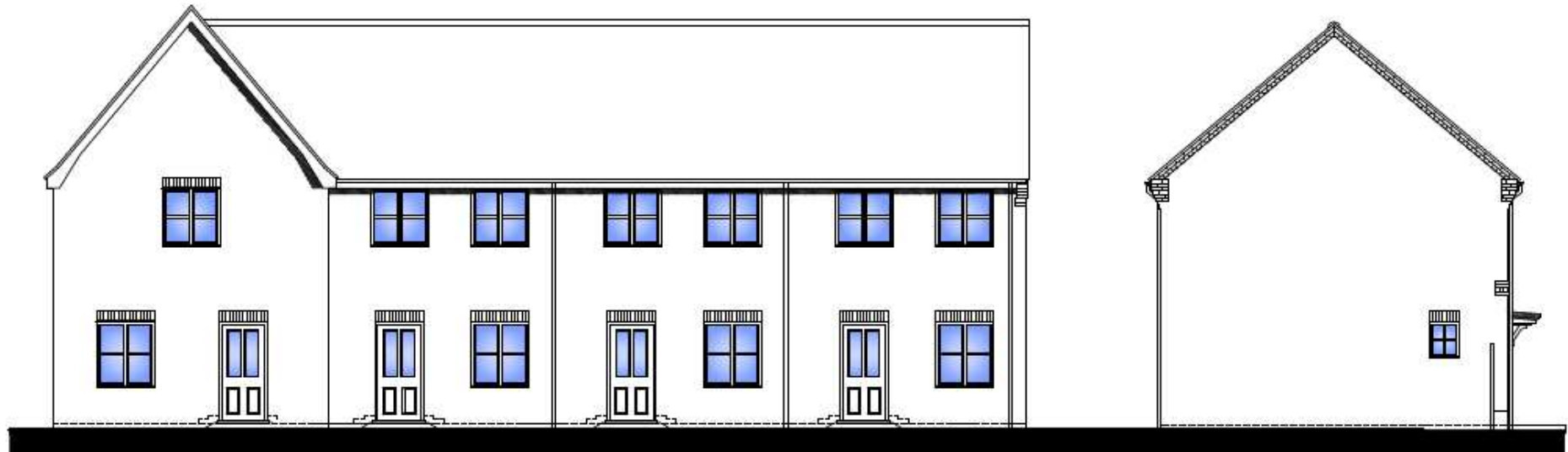
Side Elevation Plot 13

Proposed Housetypes



Front Elevation

Side Elevation



Rear Elevation

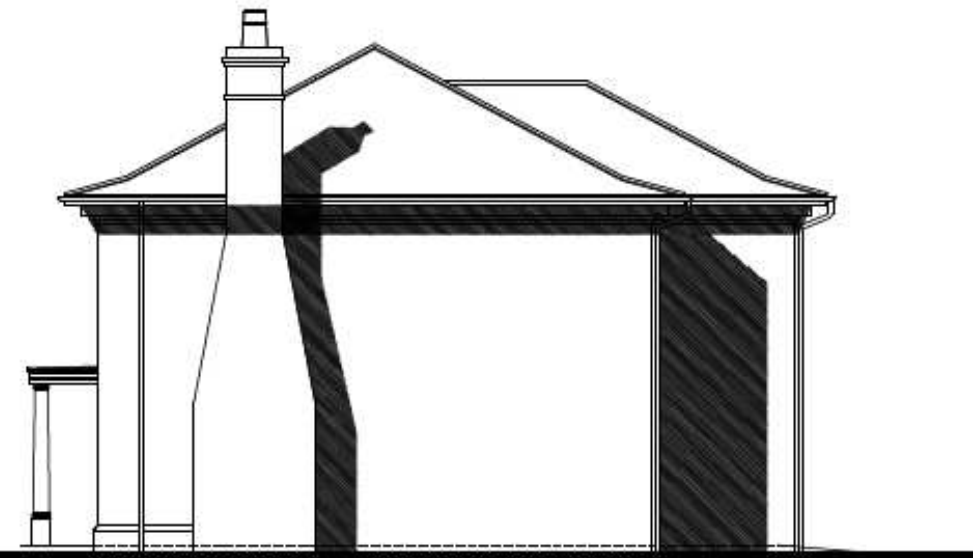
Side Elevation

Proposed Housetypes



Front Elevation

Refer to door surround
detail HH.Det. 12:29



Side Elevation



Rear Elevation



Side Elevation


Tree Protection Plan



Proposed Block Plan



Material Planning Considerations and Key Issues

- Principle of Development
 - Design of Development
 - Impact on Character and Appearance of the Area
 - Residential Amenity
 - Construction Management (see recommended condition 16)
 - Highways Safety and Vehicular Access
 - Public Benefits of the Development
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide.

Recommendation

Authority to approve with conditions as recommended in the report, and subject to completion of a S106 agreement securing:

- Affordable housing provision;
- Open space provision and long term site management;
- Per-dwelling contribution to Suffolk RAMS to mitigate recreational impacts on designated European sites; and
- A financial contribution to partially fund a safer pedestrian route to Darsham Station and the amenities, services and footway network beyond.

Condition 16

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. **The Statement shall provide for:**

- o the parking of vehicles of site operatives and visitors;**
- o loading and unloading of plant and materials;**
- o storage of plant and materials used in constructing the development;**
- o the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- o wheel washing facilities;**
- o measures to control the emission of dust and dirt during construction;**
- o a scheme for recycling/disposing of waste resulting from demolition and construction works; and**
- o delivery, demolition and construction working hours.**

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interest of local amenity and protection of the local environment during construction.



Landscape Proposals
 per to Concept
 Landscape
 Scheme

Item: 6

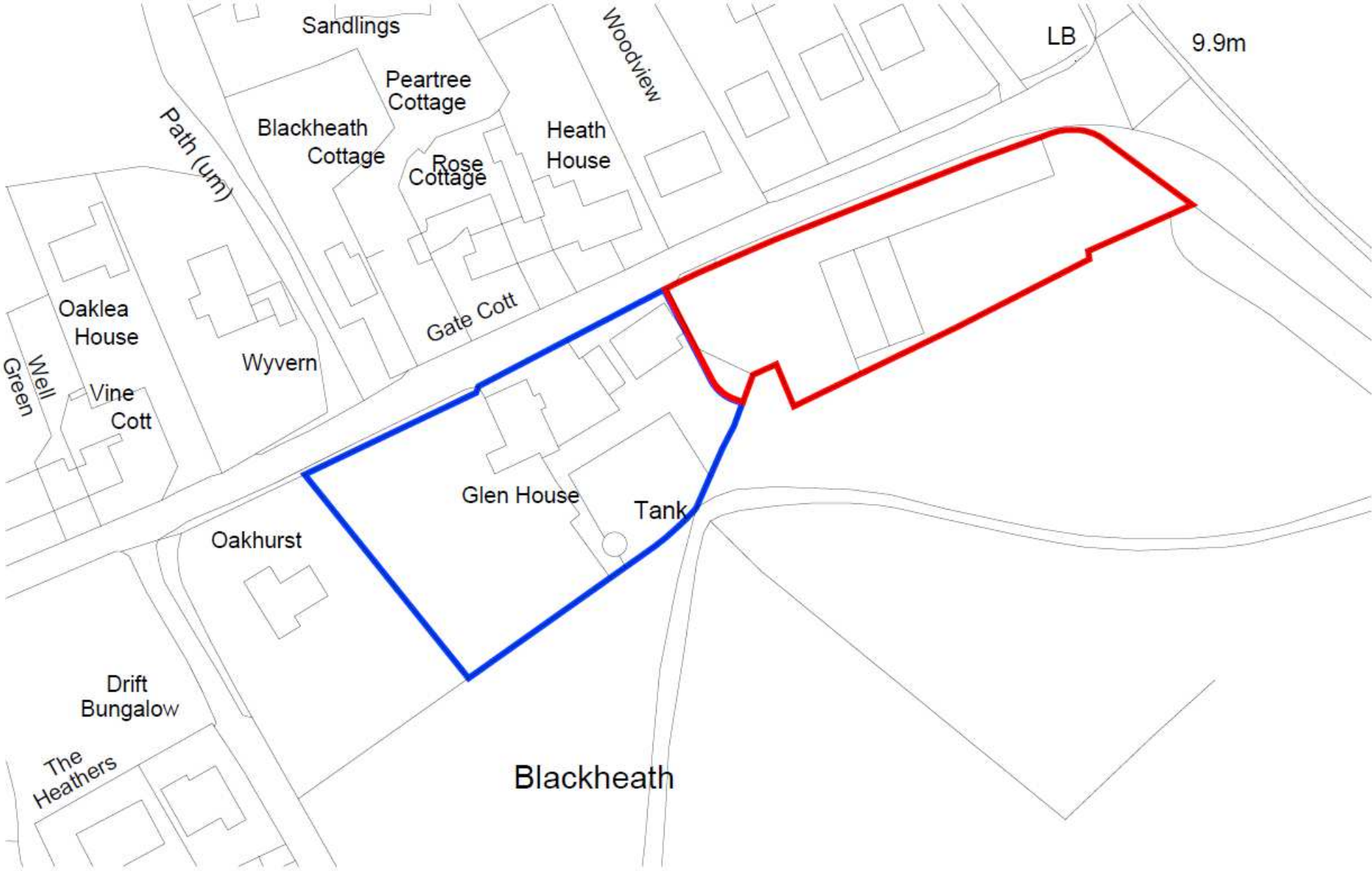
DC/19/4128/FUL

Residential Development Comprising of
8no. new Dwellings

Glen House, Blackheath Road,
Wenhaston with Mells Hamlet, IP19 9HD

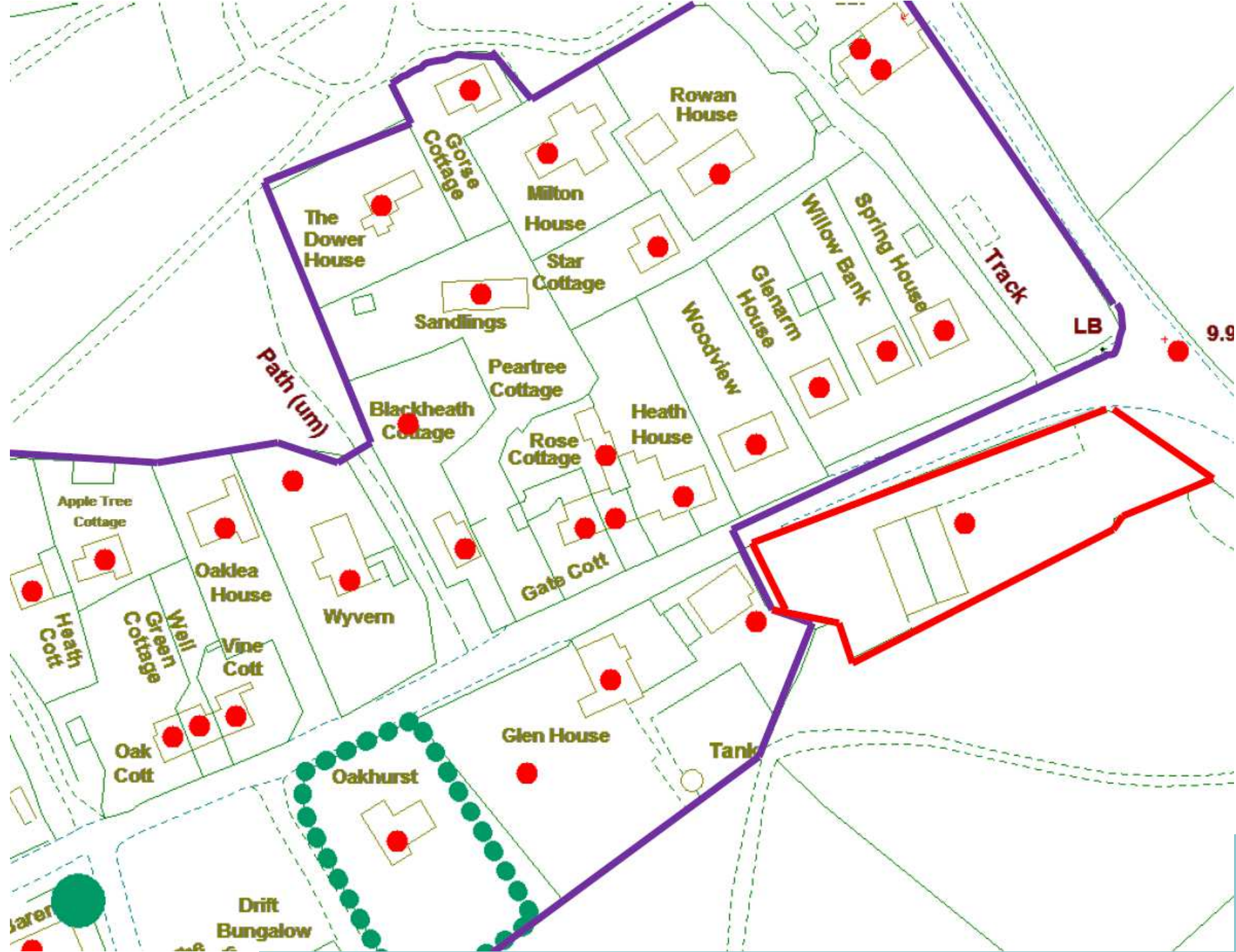


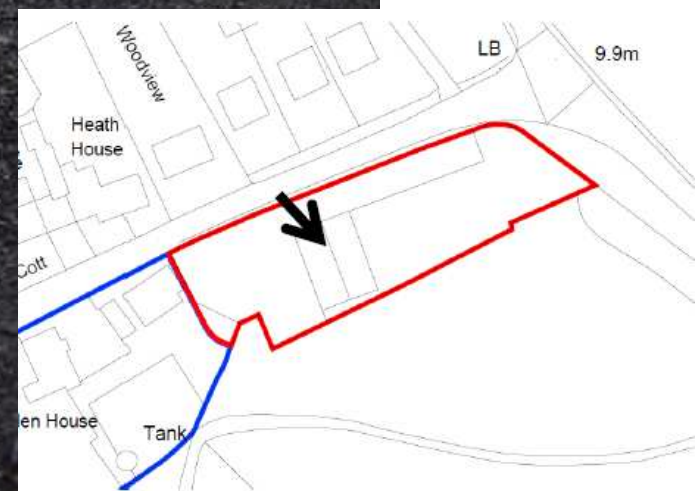
Site Location Plan

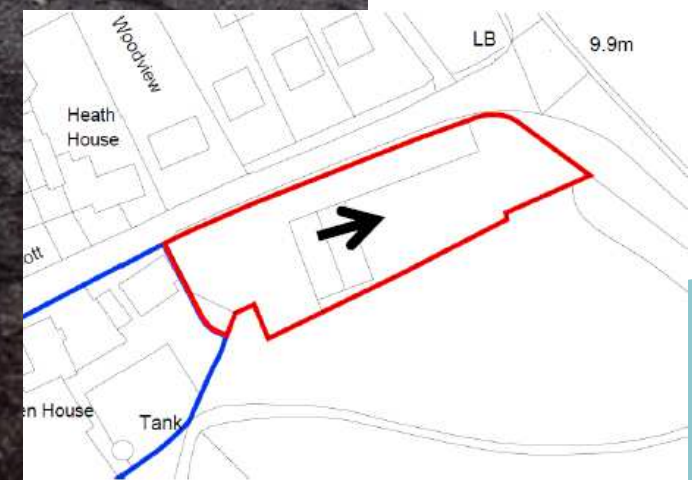


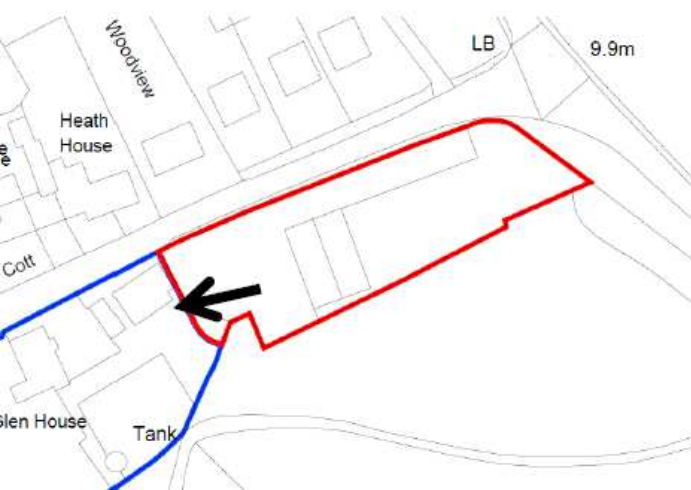
Photographs





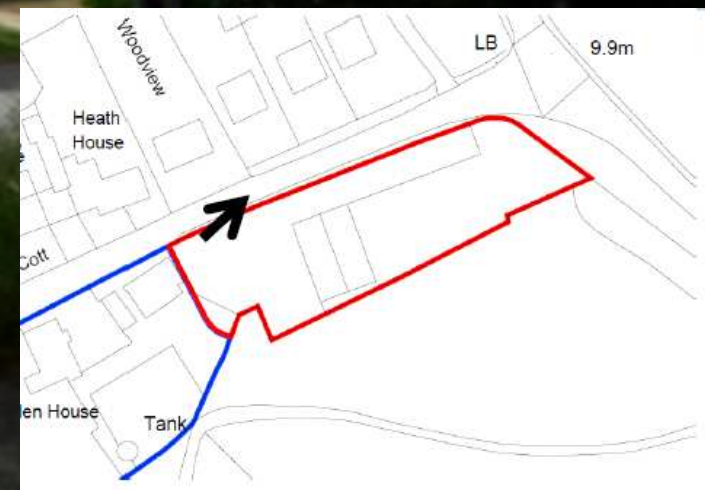


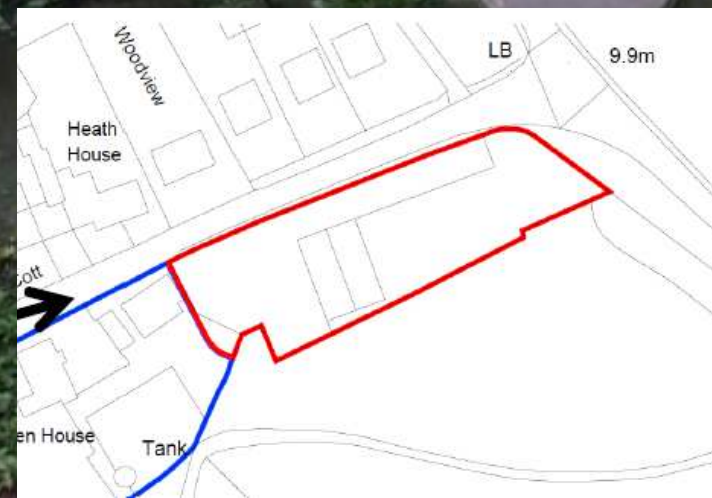




Adjacent Development of 4no. Dwellings (ref. DC/18/4313/FUL)





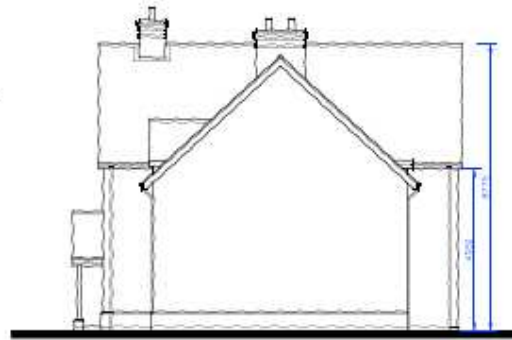


Proposed Plans – Plots 1 to 4



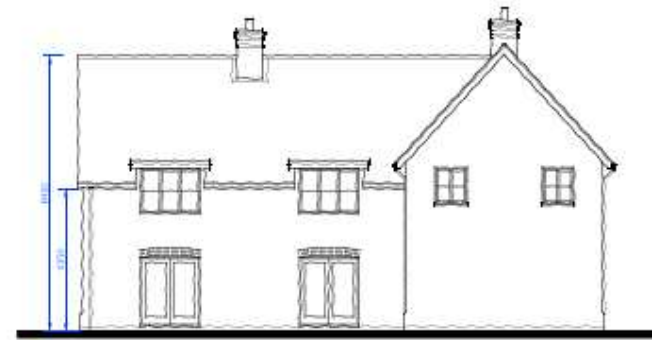
Proposed Front Elevation

1:100



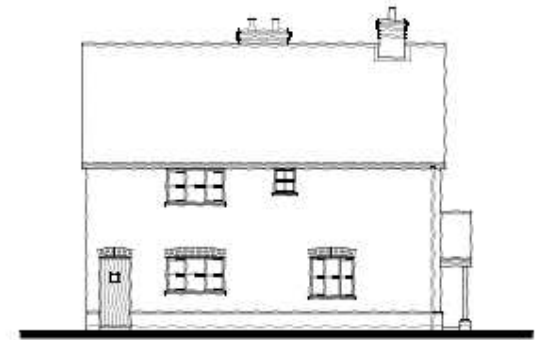
Proposed Side Elevation

1:100



Proposed Rear Elevation

1:100



Proposed Side Elevation

1:100

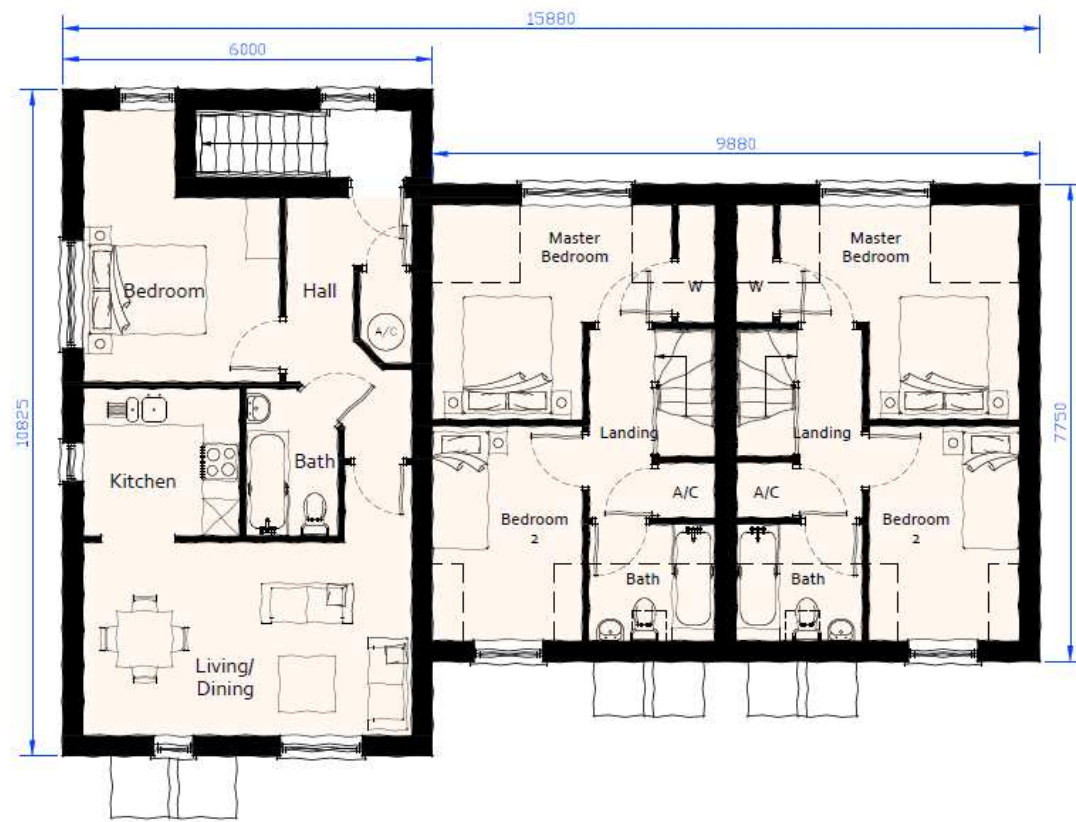


Proposed Plans – Plots 1 to 4



Proposed Ground Floor Plan

1:100



Proposed First Floor Plan

1:100

Schedule of Accommodation

Plot no.	Type	Size (ft ²)	Parking
1*	2 Bed End Terrace House	700	2 spaces
2*	2 Bed Mid Terrace House	700	2 spaces
3*	1 Bed Apartment	515	1 space
4*	1 Bed Apartment	515	2 spaces
5	3 Bed Semi-Detached House	1,005	2 spaces
6	3 Bed Semi-Detached House	1,005	2 spaces
7	3 Bed Semi-Detached House	1,005	2 spaces
8	3 Bed Semi-Detached House	1,005	2 spaces

Total 6,450

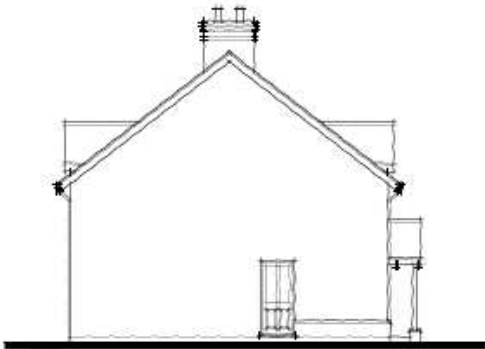
* Denotes affordable housing

Proposed Plans – plots 5 to 6



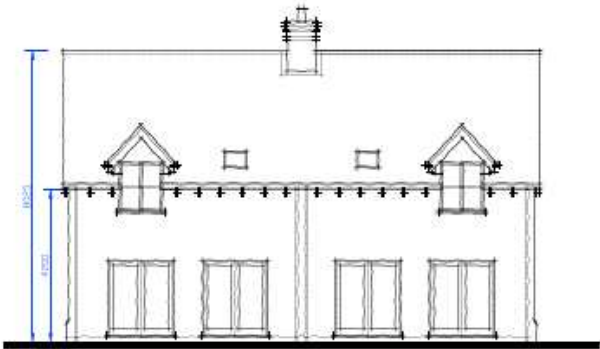
Proposed Front Elevation

1:100



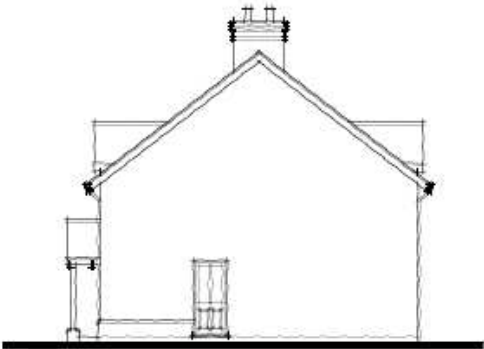
Proposed Side Elevation

1:100



Proposed Rear Elevation

1:100



Proposed Side Elevation

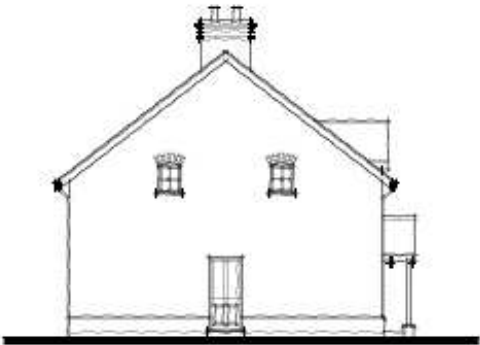
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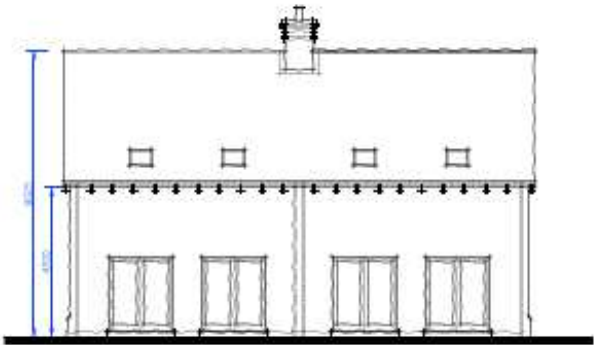
Proposed Plans – plots 7 to 8



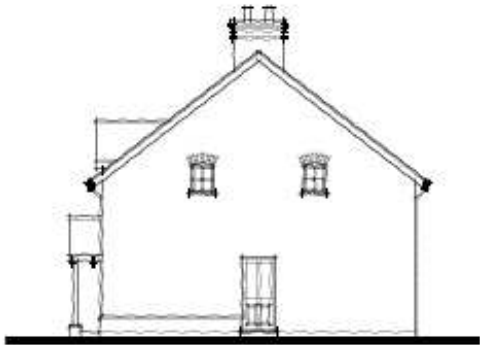
Proposed Front Elevation
1:100



Proposed Side Elevation
1:100



Proposed Rear Elevation
1:100



Proposed Side Elevation
1:100






Proposed Block Plan



Main Material Planning Considerations and Key Issues

- Principle of Development and Extant Permission
 - Housing Mix
 - Design and Impact on Character and Appearance of the Area
 - Residential Amenity
 - Highways Safety
 - Ecology
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide.

Recommendation

- **Authority to Approve**, subject to officers securing the per-dwelling financial contribution to fund the Suffolk (Coast) RAMS, and with the recommended conditions, summarised below:
- 1) Three year time limit
- 2) Plans compliance
- 3) Materials and finishes as submitted
- 4) Provision of affordable housing
- 5) Access in accordance with approved plans
- 6) Access to be properly surfaced
- 7) Access: details of surface water drainage to be agreed
- 8) Parking/turning areas to be as approved
- 9) Archaeological investigation
- 10) Ground contamination remediation

Cont...

Recommendation

- **Authority to Approve**, subject to officers securing the per-dwelling financial contribution to fund the Suffolk (Coast) RAMS, and with the recommended conditions, summarised below:
- 11) Tree protective measures
- 12) Hard and soft landscaping scheme to be submitted and approved
- 13) Reporting of archaeological investigation
- 14, 15 & 16) Standard ground contamination conditions
- 17) External lighting to be submitted and approved.

Item: 7

DC/19/5008/FUL

New detached dwelling

Land Adjoining Hilltop, Carlton Road, Kelsale
Cum Carlton, Suffolk



Map showing site, physical limits and historic parkland

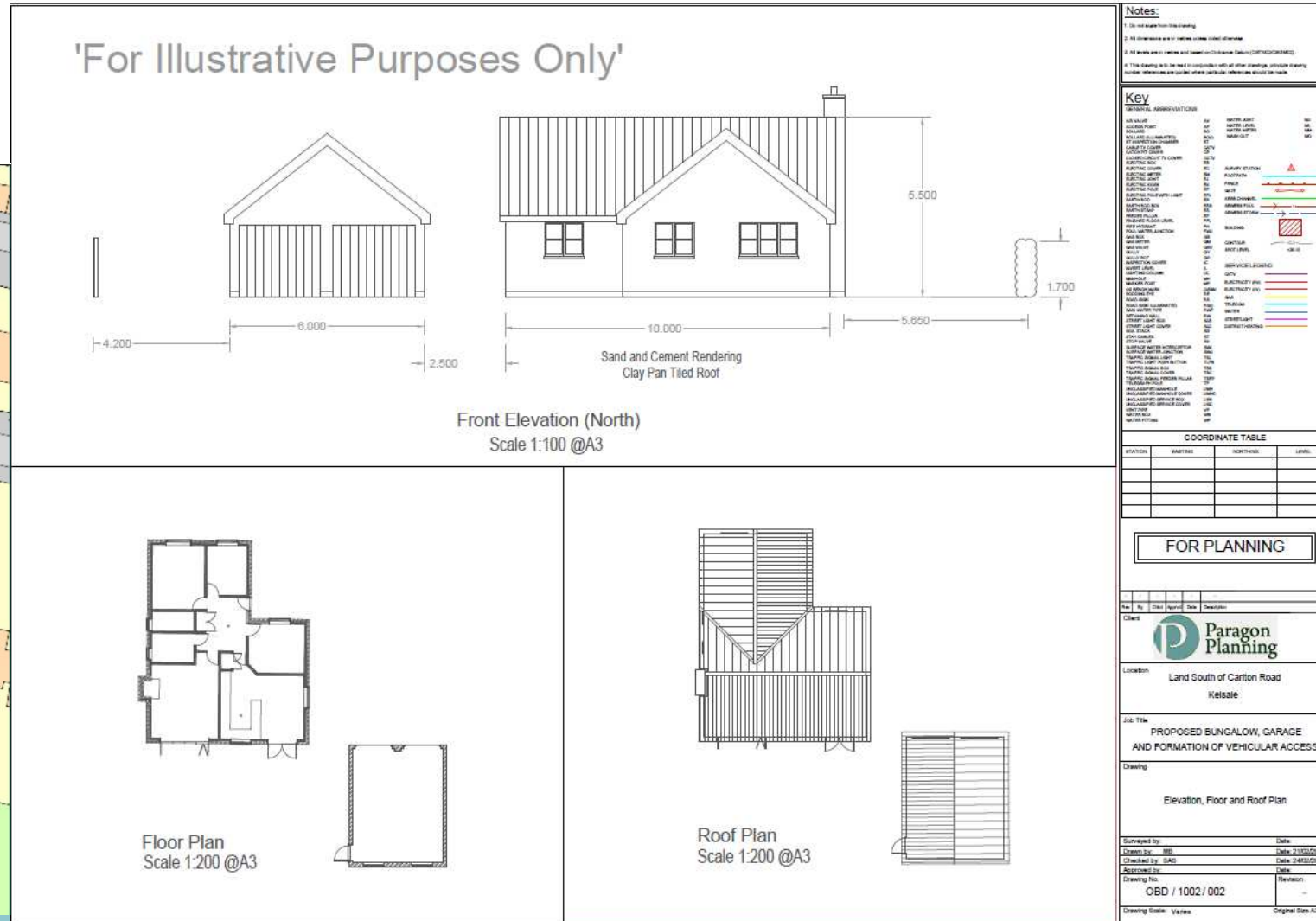
Kelsale and Carlton
Physical limits (Shaded)

Approximate
size of the
application site

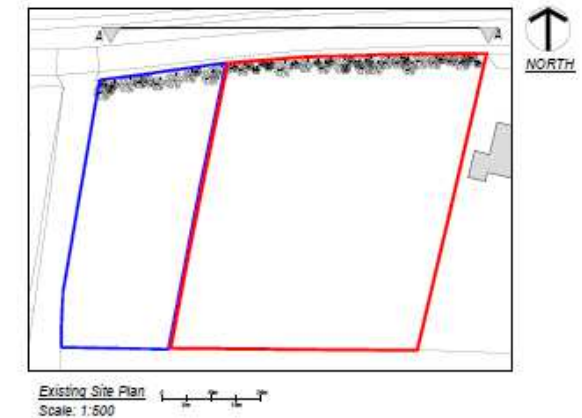
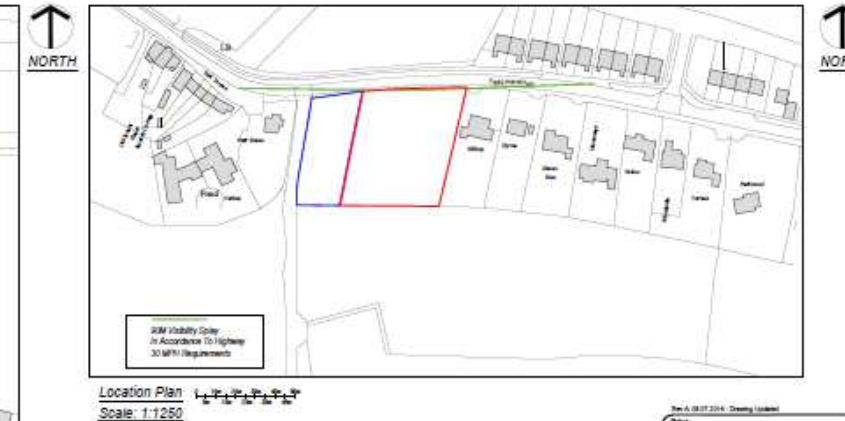
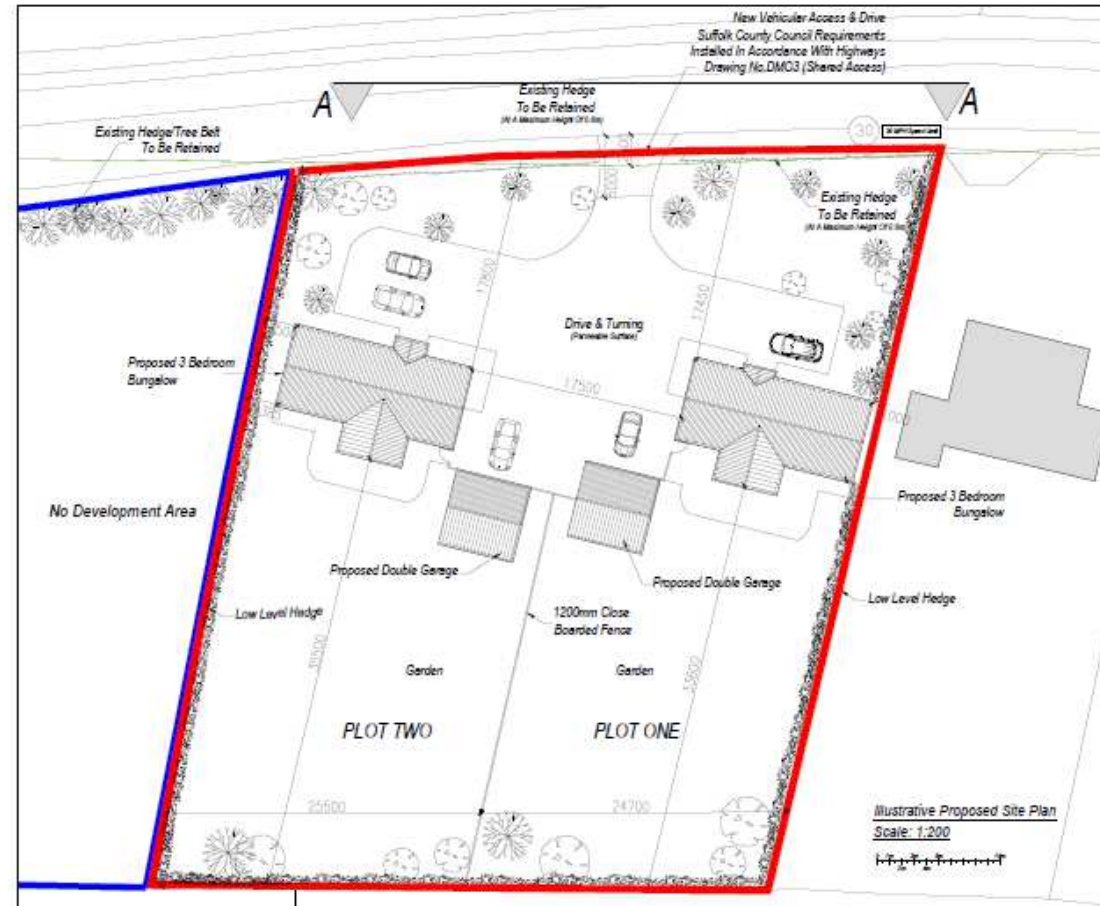
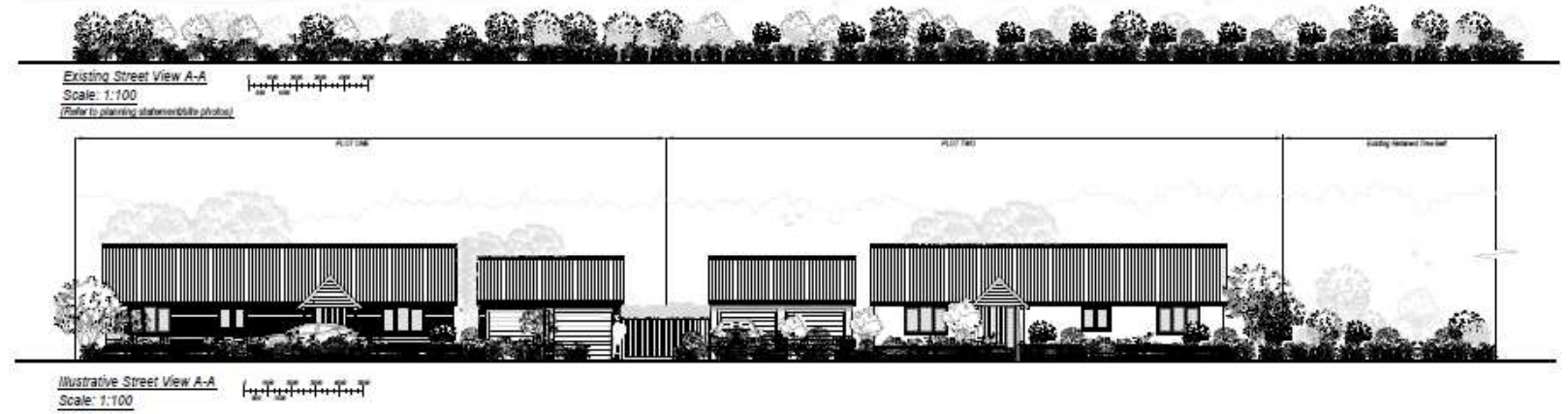
Historic Parkland
(Shaded in Green)



Original outline scheme
DC/17/0994/OUT, refused
but then allowed through
appeal (APP/081/2017)



Previous approved
outline scheme
DC/18/2907/OUT,
approved at Planning
Committee 18/10/2018



Plan A 18/17/2018 - Drawing Updated

Planning

Medusa Design Ltd
Architectural Services
Medusa Design Ltd
Riverside House, 28 Green Street,
Buckley, Notts, NG23 7JL
Tel: 01959 460000
Email: info@medusadesign.co.uk
Web: www.medusadesign.co.uk

Client: Harroton Planning

Project:
Proposed 2 no Bungalows,
Land South Of Garden Road,
Buckley, Notts NG23 7JL

Drawing/Detail:
Existing & Illustrative Street Views,
Existing & Illustrative Proposed Site Plans,
Location Plan

Date:	Scale:	Drawn:
June 2018	1:100, 1:200, 1:500 and 1:1250 @ A1	ETC
Number:	1703/18/01	Rev: A

Photographs of existing hedgerow and view from site West (dated 2018)



Photographs of Historic Parkland (dated 2020)



Photographs of adjacent property,
proposed access and view from site East
(dated 2020)



hatched zone represents new screen planting behind visibility splays comprising native mixed hedging species including Beech, Holly, Whitebeam, Hawthorn, Blackthorn and Hazel

cartton road

new vehicular access to Suffolk County Council standard DM03 with 2.4m x 4.3m vis splays. Reduce vegetation height forward of vis splays to max 600mm

refuse/recycling collection point

shared access

turning and parking for plot 2

turning and parking for plot 1

proposed dwelling house

plot 2

new 2.0m and rail fence

plot 1

hilltop

nyvue

site plan
scale 1:500
SOURCE OF MATERIALS

NORTH

location plan
scale 1:1000
SOURCE OF MATERIALS

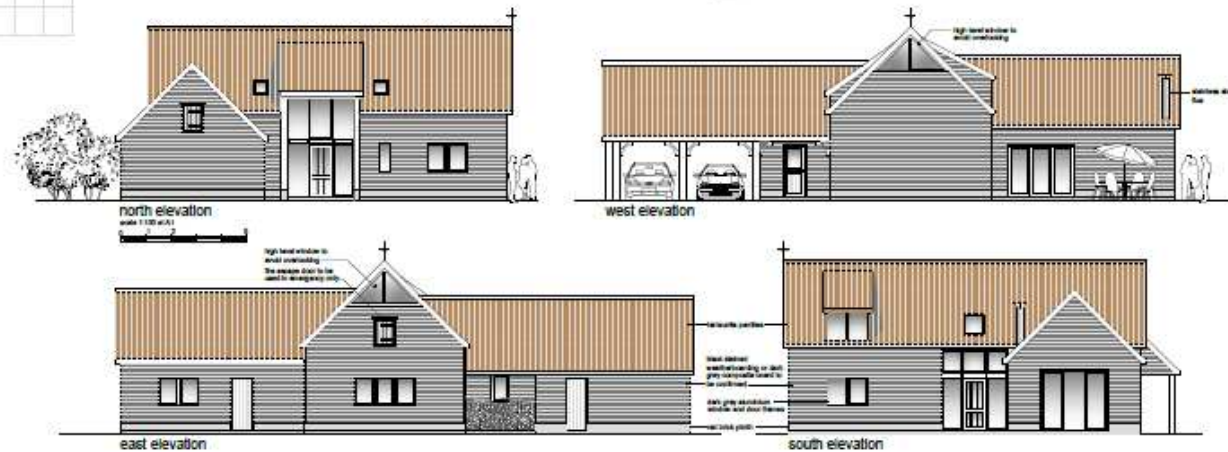
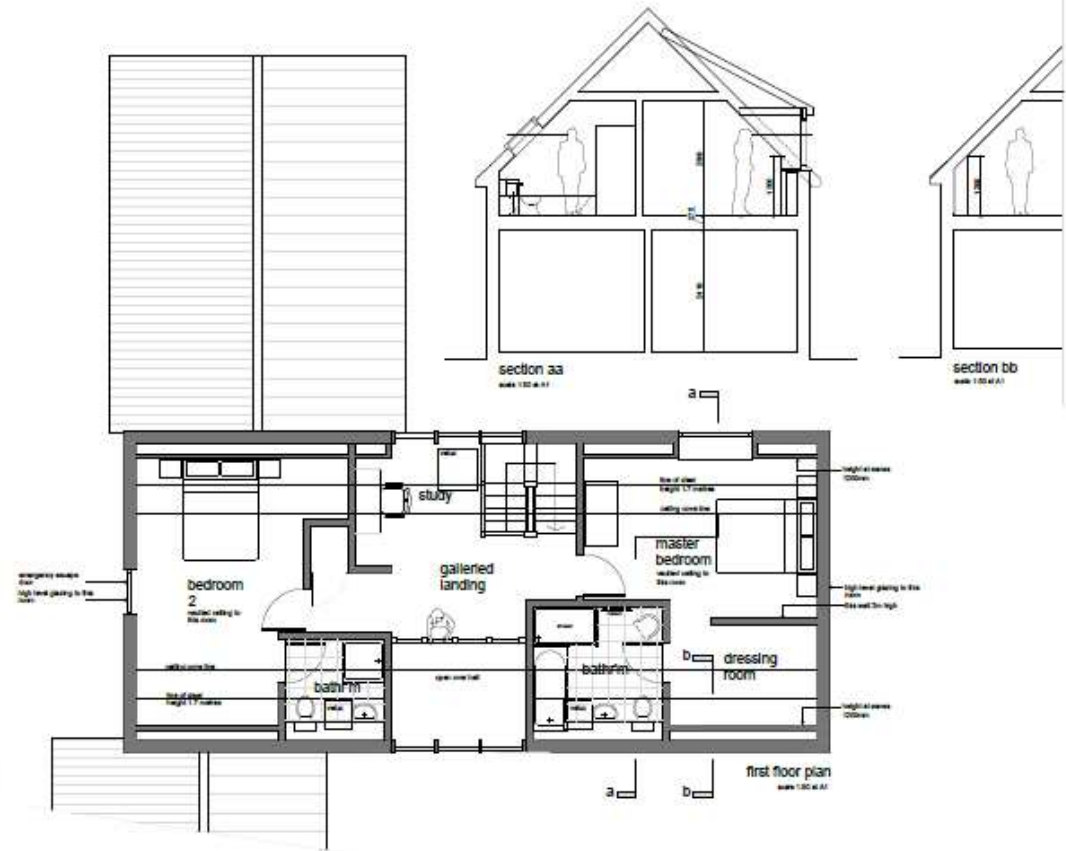
location plan
Map 1/1000

0 200m

Distance Survey © Crown Copyright 2010. All rights reserved. Licence number 100024121

1997 02 rev

Proposed Plans




SIMON MERRETT
ARCHITECTS Ltd
The Studio, Church House, Mansfield Road, Leicester,
Leicestershire LE1 7RH
Tel: 01533 450000
Email: info@simonmerrett.co.uk
Web: www.simonmerrett.co.uk

for New Housing
Plot 1 Land South of Carlton Road Kilsall (P17 21P)
for Houses A Plot and P South
general arrangement
planning

1997 01 rev

[illegible]

Material Planning Considerations and Key Issues

- Visual Amenity and Streetscene
 - Residential Amenity
 - Impact upon the Historic Parkland and Landscape
- 
- A large, solid teal shape that starts as a thin wedge at the bottom left and expands diagonally upwards to the right, filling the bottom right corner of the slide.

Recommendation

Approve subject to conditions as summarised:

- Standard 3 year condition
- Standard plan compliance condition
- Materials to be submitted (Fences/gates, external materials and rainwater goods)
- Tree/Hedge planting scheme
- Details of discharging of Surface Water
- Highways Access (Gradient, and bound materials)
- Highways Visibility Splays
- Unexpected Contamination
- Mitigation Method Statement
- Ecological Mitigation
- No removal of vegetation

(As per Page 76-79 of the report)

Item: 8

DC/20/1275/FUL

The installation of an Automated Teller Machine and
Non-Illuminated logo panel

Council Offices, 1A Broad Street, Bungay, NR35 1EE



Item: 9

DC/20/1050/LBC

Listed Building Consent - The installation of an Automated Teller Machine and Non-Illuminated logo panel

Council Offices, 1A Broad Street, Bungay, NR35 1EE



Item: 10

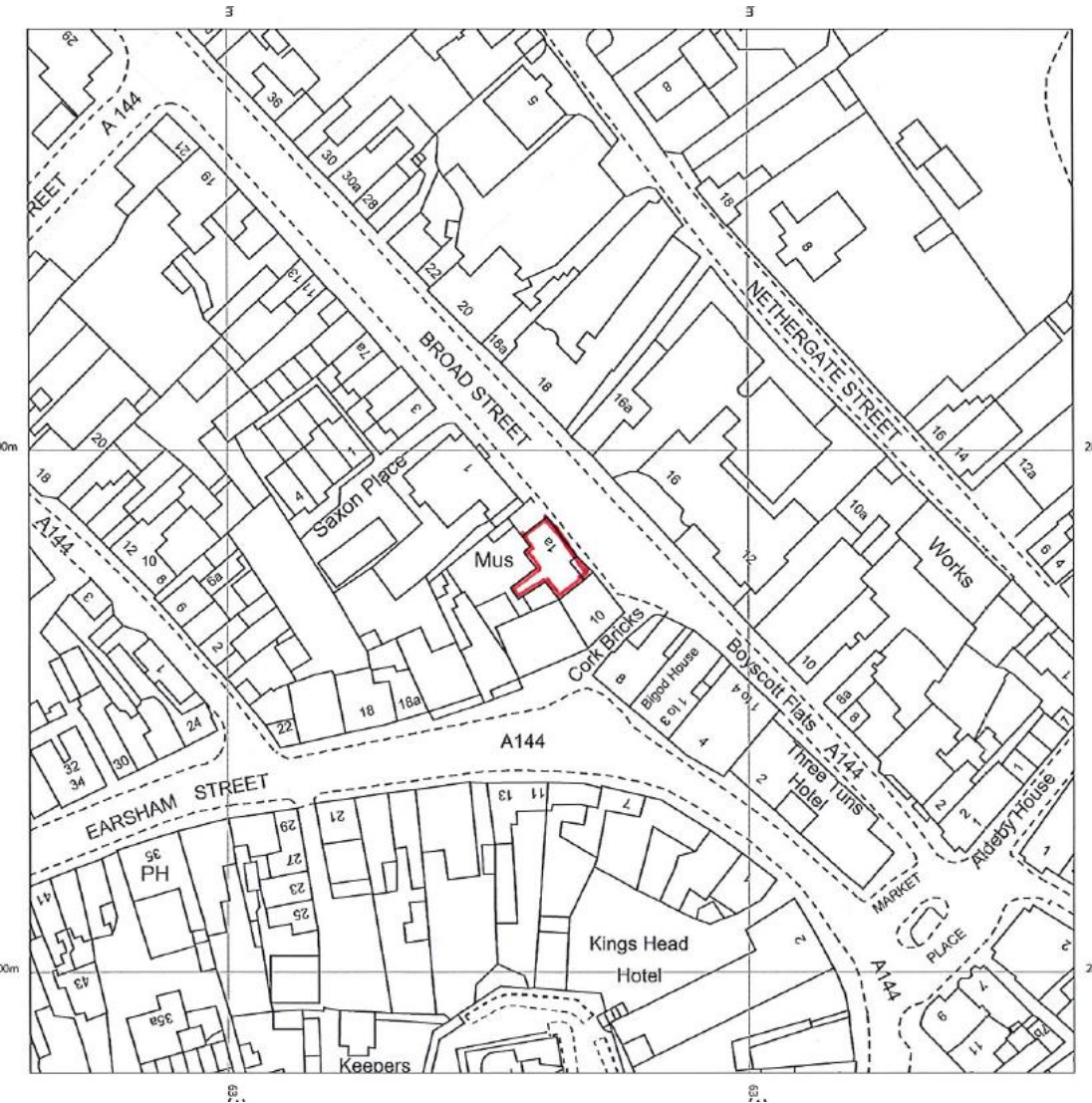
DC/20/1276/ADN

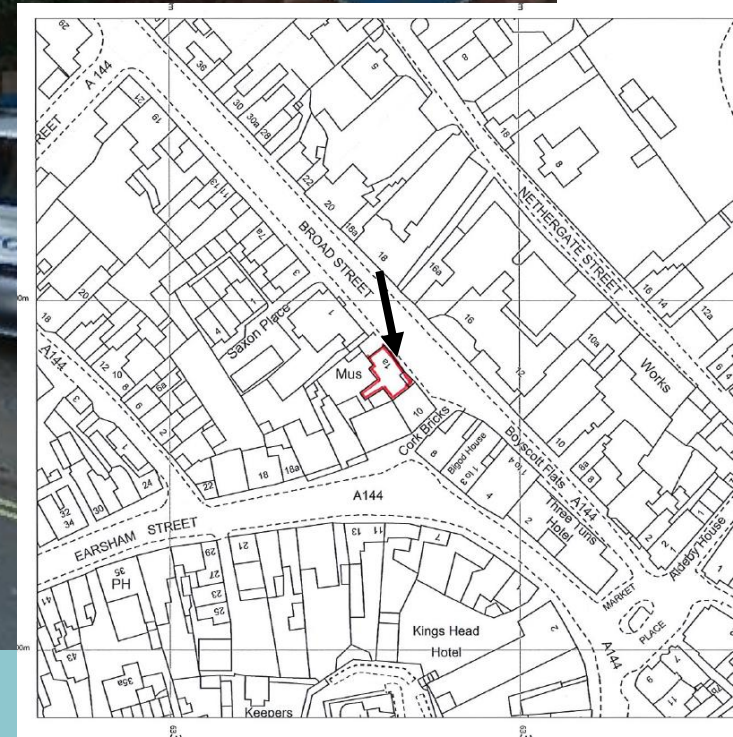
Non Illuminated Advertisement Consent - The
installation of an Automated Teller Machine and Non-
Illuminated logo panel

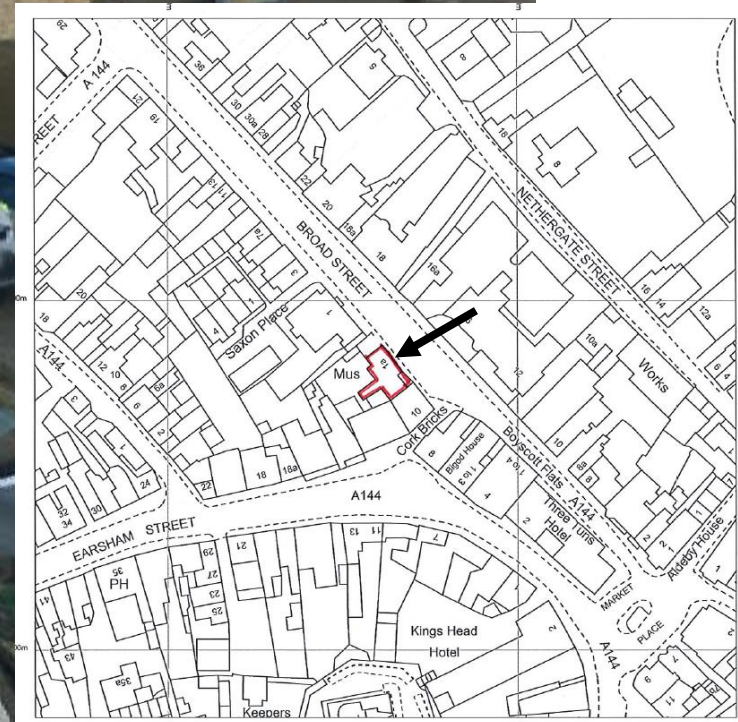
Council Offices, 1A Broad Street, Bungay, NR35 1EE



Site Location Plan





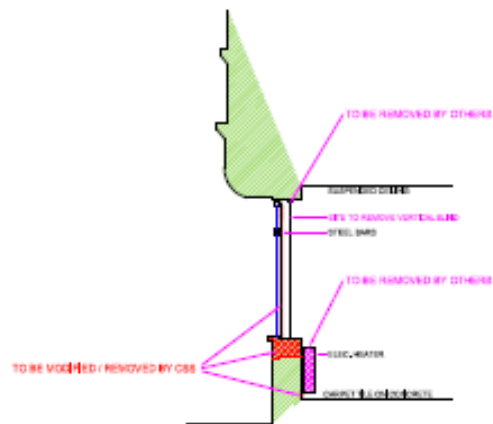


Existing front elevation



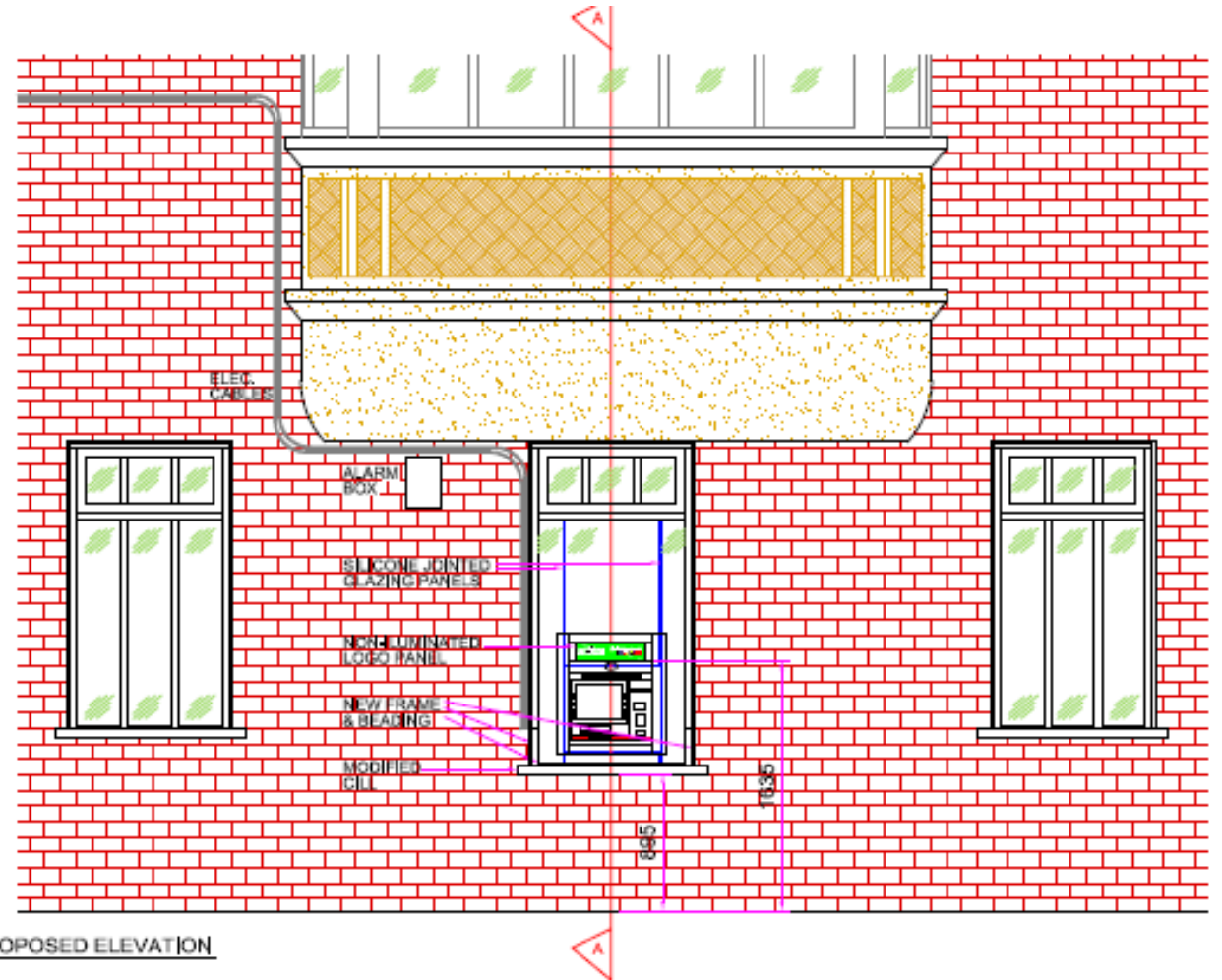
TO BE MODIFIED / REMOVED BY C55

EXISTING ELEVATION

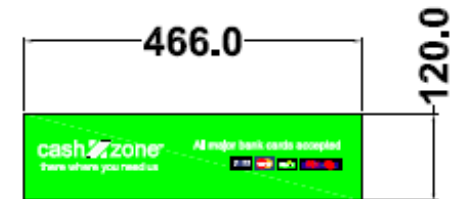
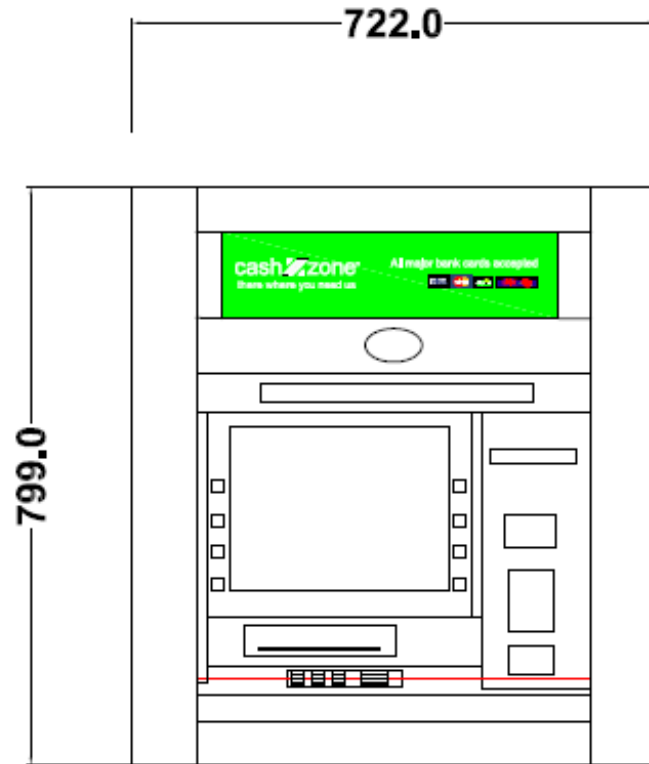


EXISTING SECTION VIEW A-A

Proposed front elevation

PROPOSED ELEVATION

Proposed ATM with sign



SIGN MATERIALS :-

GREEN PERSPEX SHEET WITH WHITE LETTERING
AND BANK SYMBOLS IN VARIOUS COLOURS



Example of similar installation in Halesworth

2016



2009




Material Planning Considerations and Key Issues

- Design
 - Heritage impact – Conservation Area and Listed Building
 - Public benefit
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned in the bottom right corner of the slide.


Recommendation – DC/20/1275/FUL

APPROVE subject to the following conditions:

- Standard 3 year implementation period
 - Approved plans
 - Materials and finishes as submitted
- 
- A teal-colored decorative shape, resembling a stylized wave or a large triangle, is positioned in the bottom right corner of the slide.


Recommendation – DC/20/1050/LBC

APPROVE subject to the following conditions:

- Standard 3 year implementation period
 - Approved plans
 - Materials and finishes as submitted
- 
- A teal-colored decorative shape, resembling a stylized wave or a triangle, is located in the bottom right corner of the slide.

Recommendation – DC/20/1276/ADN

APPROVE subject to the following conditions:

- Standard 5 year consent period
 - Approved plans
 - Materials and finishes as submitted
- 
- A teal-colored decorative shape, resembling a stylized wave or a triangle, is located in the bottom right corner of the slide.

Item: 11

DC/20/1369/FUL

Erection of conservatory to rear of property

40 High Street, Saxmundham, IP17 1AB



Site Location Plan

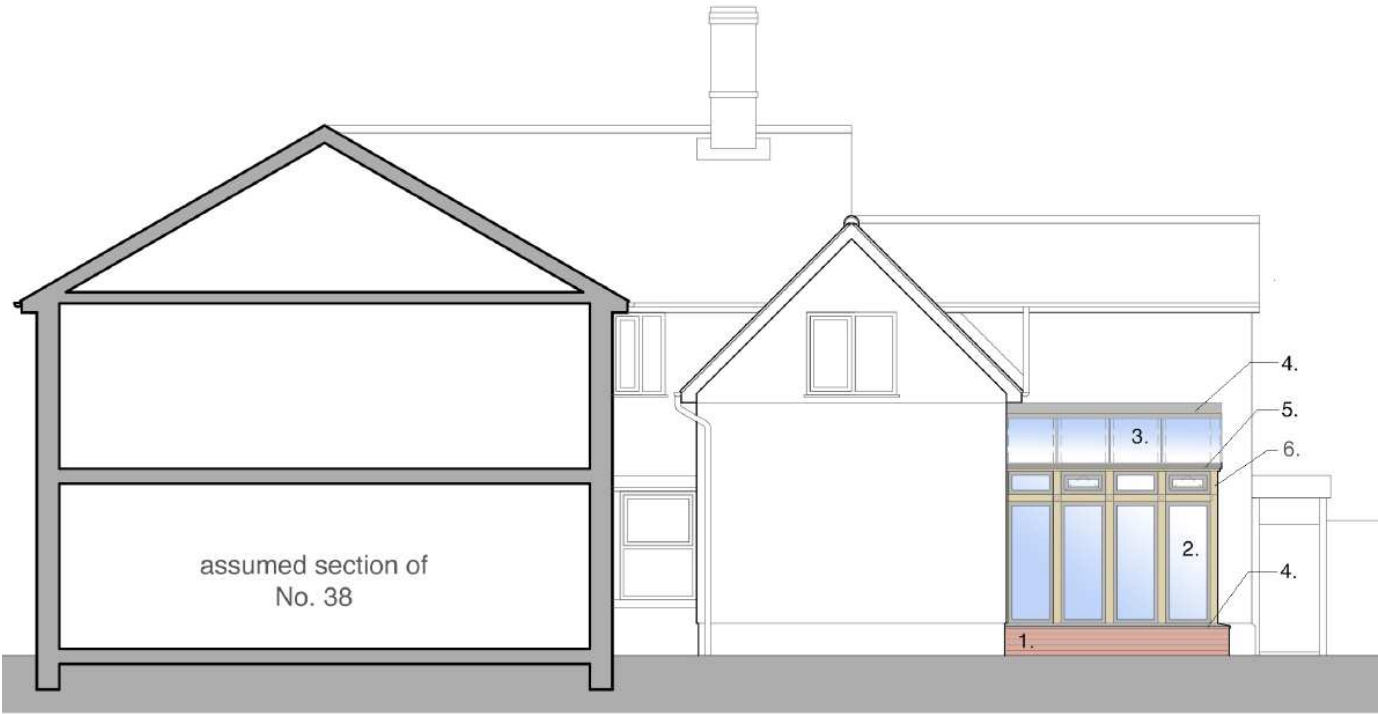




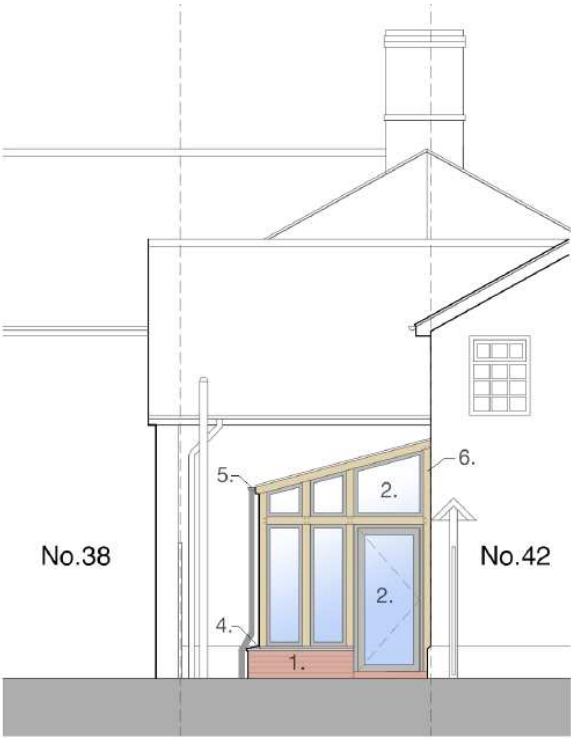
Photographs



Existing Block Plan

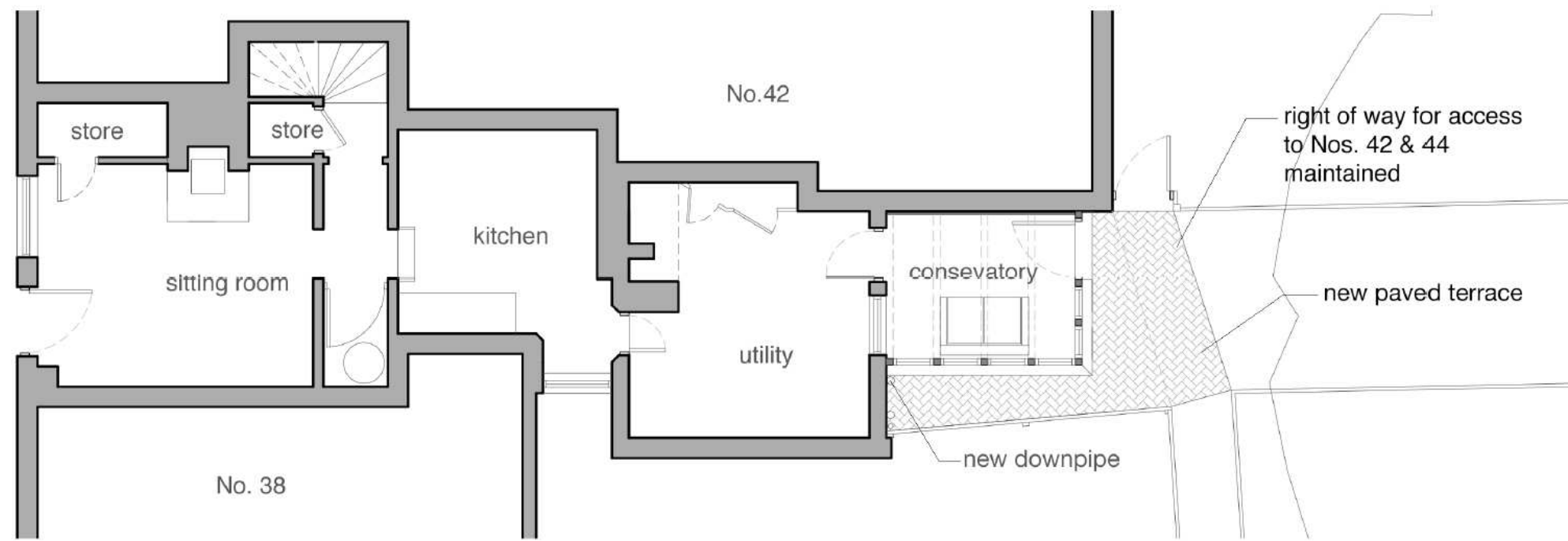


South Elevation



East Elevation

Proposed Block Plan



Ground Floor Plan 1:100

Material Planning Considerations and Key Issues

- Design
- Residential Amenity

Recommendation

Approve subject to controlling conditions summarised below:

- Standard time limit
- Approved drawing numbers
- Materials as submitted