

**SOUTH PLANNING COMMITTEE - UPDATE SHEET****23.02.2021****Item 8 – DC/20/2540/FUL – Proposed new garden and cycle structure 28 Harvesters Way, Martlesham Heath, IP5 3UR.**

An informative noting the applicant's obligation in relation to the use of the unit is considered necessary as set out below:

Informative

The use of the approved garden and cycle structure is to hereby approved as ancillary to the main dwelling. If in the future it is proposed to use the structure for business purposes, the owner is advised that planning permission would be required for a change of use, and that a planning application should be submitted prior to any such use commencing.

Item 9 – DC/20/4198/OUT – Outline Application (All Matters Reserved) - Demolition of existing dwelling and erection of replacement dwelling and additional cart lodge at BLACKSTOCK COTTAGE, BLACKSTOCK CROSSING ROAD, CAMPSEA ASHE, IP13 0QL

In response to the council's Environmental Services response a noise survey was carried out in relation to the potential noise implications associated with the adjacent trainline. Environmental Services are reviewed this report and made the following comments:

The noise prediction at night with SZC movements is extremely high with a max level of 105dB. The recommended WHO guidelines on noise can only be reached with 2.5m high 50m long fence along edge of railway line as well as glazing capable of reducing noise by 60dB in the bedroom windows which would require mechanical ventilation. Whilst possible, it will be very expensive, approx. £50k for the fence alone. The exact detail of the layout is not yet known so there may be some variation in this.

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Officers consider that it is unreasonable to require any of this at this stage given that SZC only in pre-examination. Officers suspect that we could only require that the assessment consider existing rail activity, in which case there will not be a problem with appropriate mitigation, which can be conditioned.