



Committee Report

Planning committee - 14 November 2023

Application no DC/23/3171/FUL

Location

The Walled Garden
High Street
Wickham Market
Suffolk
IP13 0QS

Expiry date

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 (following recent approval of a similar scheme within DC/23/0234/FUL) 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 The application must be determined by the Planning Committee because East Suffolk Council control the access between the proposed parking area and publicly adopted highway at High Street. The application report could not be completed to make the October Planning Committee (South) meeting and, therefore, to enable a decision to be made as soon as possible, it has been agreed with the Committee Chairs and Vice-Chairs that this application can be determined by the Planning Committee (North). The scheme of

delegation allows for any application to be considered outside of its relevant geographical Planning Committee and, given this is a modest amendment to a previously approved application, the use of Planning Committee North in this case is acceptable for determination.

2. Site Description

- 2.1 The application 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.
- 2.2 The site lies 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 draws 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 are otherwise party to the site's southern and eastern boundaries, including Thatcher's Barn (adjacent) which was previously permitted for conversion to a dwelling by C/02/1855.

3. Proposal

- 3.1 This application seeks full planning permission for the replacement of an existing outbuilding with a single-storey market dwelling (following recent approval of a similar scheme within DC/23/0234/FUL) 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 parapet.
- 3.3 In comparison to that approved by DC/23/0234/FUL, this current application seeks to include a basement and reduce the floor area as a result of moving the west-facing elevation away from the party boundary. The inclusion of a basement is also sought to provide additional habitable floor space that would be served by windows for natural light and ventilation. A summary of all changes are as follows:
 - Inclusion of basement level with external ground level windows to north and east-facing elevations;
 - Minor reduction to dwelling footprint following amendments to western elevation;
 - Inclusion of two additional conservation style rooflights to north-facing roof pitch;

- Reconfiguration of PV array and inclusion of roof lights to flat roof;
- Inclusion of ground floor window to west-facing elevation;
- Raised height of flat roof parapet to align with ridge of mono-pitched roof section;
- Various minor changes to landscaping.

3.4 Access to the site would be as already approved off the Council's car park via an existing gated rear vehicular entrance currently serving no.46. Two off-road parking spaces would continue to 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, as per the approved scheme.

4. Consultees

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	6 October 2023	10 October 2023
Summary of comments: No objection.		

Consultee	Date consulted	Date reply received
Wickham Market Parish Council	22 August 2023	11 September 2023
Summary of comments: Wickham Market Parish Council Support this application		

Consultee	Date consulted	Date reply received
SCC Highways Department	22 August 2023	12 September 2023
Summary of comments: Conditions proposed.		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	6 October 2023	20 October 2023
Summary of comments: Internal consultation - no objection. See comments for previous consent.		

Consultee	Date consulted	Date reply received
East Suffolk Services - Property And Facilities	6 October 2023	No response
Summary of comments: Internal consultation - as per previous consent.		

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	22 August 2023	30 August 2023
Summary of comments: Internal consultation - no objection. Conditions proposed.		

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	22 August 2023	4 September 2023
Summary of comments: Standard response received concerning the need for compliance with the relevant building regulations.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	22 August 2023	11 September 2023
Summary of comments: Internal consultation - conditions proposed.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	22 August 2023	15 September 2023
Summary of comments: Internal consultation - conditions proposed.		

Publicity

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

Category	Published	Expiry	Publication
Conservation Area	24 August 2023	15 September 2023	East Anglian Daily Times

Site notices

General Site Notice

Reason for site notice: Conservation Area; Affects Setting of Listed Building
Date posted: 24 August 2023
Expiry date: 15 September 2023

5. Planning policy

National Planning Policy Framework 2023 (NPPF)

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)

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

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

SCLP11.5 - Conservation Areas (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)

SCLP10.2 - Visitor Management of European Sites (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.3 - Environmental Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

Historic Environment Supplementary Planning Document (East Suffolk Council, Adopted June 2021)

6. Third Party Representations

6.1 No third-party representations have been received.

7. Planning Considerations

Planning history:

- DC/23/0234/FUL | Demolition of Outbuilding and Erection of Dwelling | The Walled Garden High Street Wickham Market - Permitted 28 June 2023;
- 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; and
- C/07/1260 | Erection of front and rear boundary walls and gates | Crafters Antiques 46 High Street Wickham Market - Permitted 4 October 2007.

Principle:

- 7.1 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.
- 7.2 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.
- 7.3 While it is otherwise noted that 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 application 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.
- 7.4 The proposed reuse of the subject land to accommodate one dwelling is judged 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.
- 7.5 The principle of development for one new market dwelling on the site is already established by extant planning permission DC/23/0234/FUL.

Visual amenity and heritage:

- 7.6 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.
- 7.7 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. Indeed, 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.
- 7.8 In assessing the scheme, the Council's Design and Conservation Team provided the following comments in response to the scheme previously permitted by DC/23/0234/FUL:

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 it 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'.

- 7.9 In response to the amended scheme sought subject of this application, the Council's Design and Conservation Team commented as follows:

'The minor change of scale/position and the insertion of a basement would not affect any of the nearby heritage assets'.

- 7.10 As concluded previously, the site has sufficient capacity to absorb the dwelling without resulting in its overdevelopment and 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 harm 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.

- 7.11 The dwelling's position within the site remains appropriate and the submitted scheme would continue to provide an attractive blend of traditional forms and features that

respond sympathetically to the site and its historic surroundings, thereby providing an overall enhancement to the quality of the Wickham Market Conservation Area.

- 7.12 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 within the wider public realm.
- 7.13 The proposed palette of natural facing materials, including the flint and brick treatment applied to the north-facing elevation, will ensure the integration of the development within its surroundings.
- 7.14 While officers are mindful that the dwelling's position would be set back from High Street thereby representing something of a departure from the historic pattern of dwellings within the area, it would otherwise 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.
- 7.15 Taken together, it is therefore 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 - ensure that any minor harm arising would be outweighed when considered within the context of the NPPF (para.196) and The Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.16 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).
- 7.17 In-line with the above assessment, the proposal is thus found to accord with the provisions set out within SCLP5.7, SCLP10.4, SCLP11.1, SCLP11.3 (Historic Environment), SCLP11.5 (Conservation Areas) and SCLP11.6 (Non-Designated Heritage Assets) of the adopted development plan.

Parking and highway safety:

- 7.18 The parking and access arrangements remain unaltered from that approved by DC/23/0234/FUL. For that application, the below considerations were assessed.
- 7.19 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.
- 7.20 The site is straddles 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).
- 7.21 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.

- 7.22 Given that the existing shared vehicular access would be used to gain entrance into the site, the submission of a Construction Management Plan sought 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.
- 7.23 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:

- 7.24 Given the development's single-storey height, its orientation and proximity in relation to other neighbouring dwellings, the proposal would not harm existing levels of neighbouring amenity when judged against the provisions of the NPPF and policy SCLP11.2 (Residential amenity) of the adopted development plan.
- 7.25 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 – currently pending consideration) 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.

Biodiversity:

- 7.26 Following a site visit undertaken by the Council's Arboriculture and Landscape Team in relation to DC/23/0234/FUL, it was confirmed that the proposal is likely to be achievable without undermining nearby tree 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. Therefore, there is no concern with the proposal with respect to trees and vegetation impacts given that the basement is within the footprint of the consented building and is not in conflict with any retained trees.
- 7.27 The Council's Ecology Team also maintain the following position 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)).'

- 7.28 It is otherwise felt 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.
- 7.29 Provided the above recommended condition is 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 could be satisfied.

Contributions:

- 7.30 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).
- 7.31 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.
- 7.32 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.
- 7.33 As such, the applicant has confirmed their acceptance to see the contribution of £321.22 provided in relation to DC/23/0234/FUL transferred to this current proposal. The appropriate forms in-line with the Council's habitat mitigation strategy have also been provided. The application is therefore considered compliant with policies SCLP10.1 and SCLP10.2 of the adopted Local Plan.

8. Conclusion

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

9. Recommendation

- 9.1 Approve with conditions.

10. 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 drawing(s) and document(s):
 - 22-021-PL-01G (Proposed layouts and elevations);
 - 22-021-PL-02G (Existing and proposed site plans, location plan);
 - 22-021-PL-03A (Basement layout and building section);

- P3255-TS01 V1 (Tree Survey);
- P3255-TPS01 V1 (Tree Protection Scheme);
- Demolition and Construction Management Plan (Received 11 August 2023).

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

3. No building work shall take place above slab level until large scale details of parapet, eaves, verges, external flue, rainwater pipes and rainwater goods, including materials and finishes have been submitted to and approved in by the Local Planning Authority. 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. 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.

5. The use shall not commence until the area(s) within the site shown on Drawing No. 22-021-PL-02G 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.

6. The use shall not commence until the area(s) within the site shown on Drawing No. 22-021-PL-02G 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.

7. 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.

8. Prior to occupation an Ecological Enhancement Strategy demonstrating how ecological enhancements will be achieved on site, shall be submitted to and approved 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.

9. The development shall be undertaken in complete accordance with the measures outlined within the approved Tree Protection Scheme document 'P3255-TPS01 V1' with protective measures fully implemented prior to commencement of any development, site works or clearance and shall be maintained and retained until the development is completed, 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.

10. 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.

11. 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.

12. 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.

13. The existing site entrance off High Street shall be used for pedestrian access only as shown on approved drawing no.22-021-PL-02G 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.

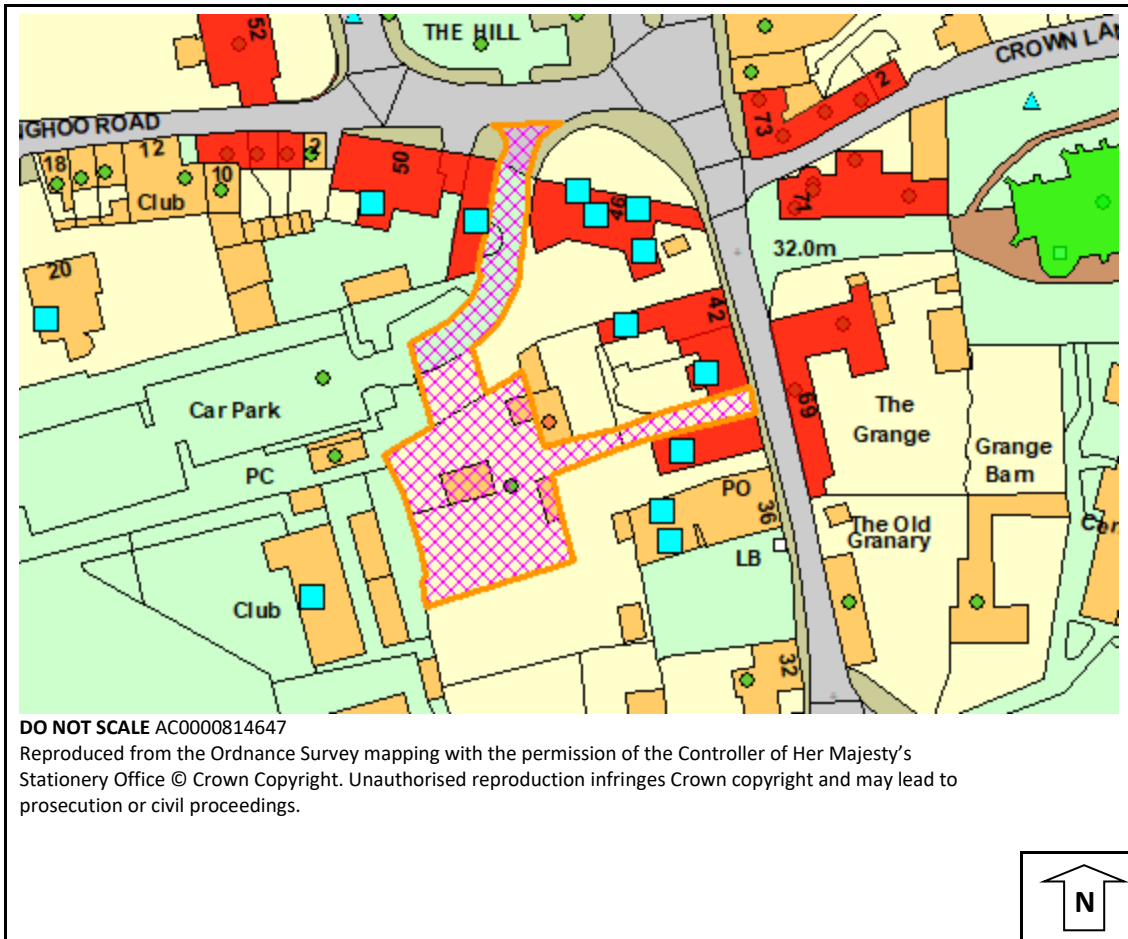
14. The demolition and construction phases of the hereby approved development shall be undertaken in complete accordance with approved document 'Demolition and Construction Management Plan' (Received 11 August 2023) unless otherwise agreed by the Local Planning Authority.

Reason: In the interest of highway safety, to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

Background information

See application reference DC/23/3171/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support