



Committee Report

Planning Committee South – 28 June 2022

Application ref: DC/21/5748/FUL

Location

10-12 Market Hill

Woodbridge

Suffolk

IP12 4LU

Expiry date 1 July 2022

Application type Full Application

Applicant Mr Ken and Sarah Baines

Parish Woodbridge

Proposal Erection of 1 no. dwelling

Case Officer Grant Heal
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1. Summary

- 1.1 Planning permission is sought for the erection of one new market dwelling on land to the rear of 10 and 12 Market Hill, Woodbridge.
- 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 and 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. Nor is the land owned by the District Council.
- 1.4 The application was presented to the Council's referral panel on Tuesday 16 June 2022 because the 'minded to' decision of the Case Officer is contrary to the Town Council's recommendation to refuse the application.

- 1.5 In-light of concerns raised in relation to the proposal's potential to impact on existing highway safety and residential amenity, the Chair and Vice-Chair of planning committee felt there are sufficient grounds to debate the merits of the application at planning committee.

2. Site description

- 2.1 The site comprises land to the rear of two three-storey mid-terrace buildings in red brick with hipped roofs fronting Market Hill. These buildings are Grade II listed and enjoy linear private rear amenity areas extending towards Chapel Street; where an existing red brick wall (curtilage listed) with pedestrian gated access culminates at its northern extremity. The site descends gently northward and is overgrown and unmanaged with several trees.
- 2.2 While 10-12 Market Hill, Woodbridge are not specifically referred to within the Woodbridge Conservation Area Appraisal, a more general assessment of their contribution to Market Hill can be gleaned from the following:
- 2.3 'The buildings around the Market Place are predominantly two storeys with some three storey buildings at the eastern; all are ranged along the back edge of the footway. They appear to cluster around the Shire Hall, which is of greater height and mass and the focal point of the space which divides east and west and also to a lesser extent from north to south. Market Hill contains a fine progression of spaces and views. At each corner of Market Hill there are breaches in its continuous and enclosing facades where there are attractive views and changes in spatial quality. It is arguably one of the finest examples of townscape in Eastern England'.
- 2.4 Concerning the site's northern boundary onto Chapel Street, the Woodbridge Conservation Area Appraisal notes the following:
- 2.5 'On the south side of the Street there is an almost complete built-up frontage. Here the south side of the street rises steeply and with the houses on the north side of the street forms a residential scale linear space. At its east end the street descends sharply and describes a quadrant. There are serial views up and down the street, best coming down, for the views of the rooftops of buildings in the Naverne Valley'.

3. Proposal

- 3.1 This application seeks planning permission for the erection of one new market dwelling on land to the rear of 10-12 Market Hill, Woodbridge.
- 3.2 The two-bedroom dwelling is single storey and comprises two adjoining pitched roof structures that would be stepped to accommodate the site's descending topography. The building's linear form culminates in gable ends with the street facing elevation being finished in a perforated Corten sheeting. The back half of the building would otherwise be finished in black coloured profiled steel sheeting.
- 3.3 The new dwelling would benefit from pedestrian access only onto Chapel Street to allow retention of the site's historic boundary wall. A paved ramp would allow occupiers to negotiate the change in level between finished floors and the street below. Refuse/recycling storage areas are also provided close to the pedestrian entrance onto Chapel Street.

- 3.4 Front and rear private amenity areas would also be provided, while a portion of the host property's existing garden areas would be retained along with the several existing trees, including a mature horse chestnut.

4. Third Party Representations

- 4.1 Eight third-party representations of objection have been received which raise concerns summarised as follows:

- The proposed building's impact on the outlook of adjacent residents;
- The proposed building's impact on neighbouring privacy;
- The impact of the proposal on highway safety;
- The impact of the proposal on the Woodbridge Conservation Area;
- The Overbearing and domineering presence of development;
- The impact of the proposal on existing trees;
- The impact of the proposal on surface water run-off;
- The proposed design's impact on the prevailing character;
- The impacts of the proposed construction.

- 4.2 No neutral or supportive third-party representations have otherwise been received.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Woodbridge Town Council	1 April 2022	13 April 2022

Summary of comments:

Woodbridge Town Council refer the Planning Authority to its previous refusal of this application on 18.01.22 which, with the removal of a reference to the first floor balcony and having considered the latest submission, we still consider to be extant and therefore we still recommend REFUSAL of this application.

Woodbridge Town Council classify this development as infill/ garden development, and therefore recommend REFUSAL of this application as it contravenes the following requirements of Local Plan Policy SCLP5.7: Infill and Garden Development:

- a) The scale, design and materials would not result in harm to the street scene or character of the area;*
- b) The proposal is well related in scale and design to adjacent properties, including the design of curtilage areas, parking and access, and incorporates landscaping where appropriate to mitigate any potential impacts or to enhance the appearance of the site;*
- c) There would not be significant harm to residential amenity of occupants of either the existing or proposed dwellings;*
- d) Existing and proposed dwellings have sufficient curtilage space;*

The proposed development is dominating and overbearing when considered in the streetscape of Chapel Street.

No parking provision has been provided and pedestrian access is on a blind bend – this contravenes Local Plan Policy SCLP4.10: Ensuring safe pedestrian access to link up with and enhancing existing pavements, pedestrian spaces, routes and focal points;

No construction method statement has been submitted. Whilst we recognise this is not generally required it is our opinion that the only option to construct the proposed dwelling would be numerous full closures of Chapel Street to offload and crane materials onto the plot. This is not acceptable to nearby residents. It would also block access for emergency vehicles along Chapel Street.

We are also of the opinion that the application contravenes the following policies of the Suffolk Coastal Local Plan:

SCLP4.9: Development in Town Centres - Residential development targeted at smaller homes in town centres. The proposed dwelling, whilst being only two bedroom, has a floor area consistent with a larger property.

SCLP11.1: Design Quality

c) Respond to local context and the form of surrounding buildings in relation to the following criteria:

- i. the overall scale and character should clearly demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings;*
- ii. the layout should fit in well with the existing neighbourhood layout and respond to the ways people and vehicles move around both internal and external to existing and proposed buildings;*
- iii. the height and massing of developments should be well related to that of their surroundings;*
- g) Create permeable and legible developments which are easily accessed, throughout the site and connections outside the site, and used by all, regardless of age, mobility and disability;*

Disabled access is not allowed for

h) Provide highway layouts with well integrated car parking and landscaping which create a high quality public realm and avoid the perception of a car dominated environment. In doing so, proposals will be expected to prioritise safe and convenient pedestrian and cycle movement;

Safe egress by foot or cycle from the proposed development is hindered by no pavement at the entrance and the negligible vehicle sightlines on the blind bend for traffic coming from New Street

SCLP11.5: Conservation Areas

c) Be of an appropriate design, scale, form, height, massing and position;

Woodbridge Town Council agree with the comments made by Karolien Yperman (ESC Design and Conservation Officer), regarding the scale, height, massing and impact on the conservation area of the proposed development. Whilst the latest submission shows a reduced height to the building, the topography of the area means that any development will significantly impact upon nearby residents and be to the detriment of the conservation area.

WTC consider that this development will lead increased surface water runoff and an enhanced risk of flooding of Chapel Street as commented on by SCC Highways in its response to the application.

This would impact properties opposite the site on Chapel Street. WTC is aware that surface water drainage inadequacies from developments close by have caused such issues.

Statutory consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	1 April 2022	12 April 2022
Summary of comments: No objection - recommend conditions.		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	N/A	24 May 2022
Summary of comments: Internal consultation - recommend conditions.		

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	1 April 2022	16 May 2022
Summary of comments: Internal consultation - no objections. See below comments.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	1 April 2022	24 May 2022
Summary of comments: Internal consultation - recommend conditions.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	1 April 2022	No response
Summary of comments: Internal consultation - recommend conditions.		

Publicity

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

Category	Published	Expiry	Publication
Conservation Area	13 January 2022	3 February 2022	East Anglian Daily Times

Site notices

General Site Notice

Reason for site notice: Conservation Area Affects Setting of Listed Building

Date posted: 21 January 2022

Expiry date: 11 February 2022

6. 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)

SCLP4.9 - Development in Town Centres (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)

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)

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)

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)

7. Planning Considerations

Planning history:

- 7.1 DC/20/2036/LBC: Listed Building Consent - Construction of New Detached 4 Bedroom Dwelling and Associated Parking - Land off Chapel Street, 10 Market Hill, Woodbridge - Withdrawn;
- 7.2 DC/20/1526/FUL: Construction of New Detached 4 Bedroom Dwelling and Associated Parking - Land off Chapel Street, 10 Market Hill, Woodbridge - Withdrawn;
- 7.3 C.95/1077: Retention of fence above existing brick wall at 10 and 12 Market Hill, backing onto chapel Street, Woodbridge - permitted 6 October 1995.

Planning principle:

- 7.4 The site is located within the Settlement Boundary (SCLP3.3) and Conservation Area of Woodbridge; which is classified as a 'Market Town' within the 'Settlement Hierarchy' (SCLP3.2) of the adopted Local Plan.
- 7.5 While the host building falls within the Woodbridge Town Centre (SCLP4.9: Development in Town Centres), the portion of the site subject to the proposal falls outside the Town Centre.
- 7.6 The creation of a new dwelling within the defined settlement boundary is generally considered acceptable in principle, subject to an appropriate assessment of other material planning matters, as set out below.

Visual amenity and heritage:

- 7.7 Amongst other things, policy SCLP11.1 (Design Quality) requires that proposals 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 evidence, informed sources and site-specific context and analysis.
- 7.8 In consultation with the Council's Design and Conservation Team, pre-application planning advice provided in relation to a previous scheme noted the following:

'An alternative single storey design may overcome overlooking issues and allow for an extended linear form in a more typical back land character. Any necessary stepping could also be taken up by modules in differing materials or quantity of glazing, for example. This could also assist in providing a more coherent design response. The result could be a design which, at first glance on coming down Chapel Street, is one which imparts an impression of sitting down low and quietly, and almost appearing as if it has always been part of the site in this way.'

- 7.9 Following a series of amendments in response to officer comments on the several design iterations received for this proposal, the Council Design and Conservation Team have confirmed acceptance of that most recently received, as per the following comments:

'This proposal for the erection of a dwelling has gone through several iterations. Initially at pre-application stage it was determined that the principle of the subdivision of land and the erection of a new dwelling would not detract from the significance of the nearby listed buildings or the character and appearance of the Conservation Area.

The full impact of a new dwelling on the significance of the heritage assets would depend on its design, location, scale, etc. It was also determined that the partial demolition of the C19 boundary wall would be detrimental to the significance of the wall itself (as a curtilage listed structure) and to the significance of 10-12 Market Hill.

Previous iterations of the proposed new dwelling were not considered to preserve the character and appearance of this part of the Conservation Area, largely due to the scale of the dwelling. A two-storey or 1.5-storey dwelling was considered to be over-dominant in this location, whereas a smaller scale dwelling could possibly sit more subordinately in the townscape.

The latest iteration of the scheme has addressed previous concerns. The contemporary single-storey building which is now proposed is of a lower scale and in combination with a simplified form, lends itself better to the subservient, 'backland' building typology expected in this location.

The reduction in scale allows the dwelling to sit more comfortably on the site in a less imposing manner. While the simplified form of the building presents relatively blank elevations, the materials provide visual texture to complement the surrounding traditional brickwork, and the perforated corten steel gable is an interesting design detail.

The corten steel is distinctly contemporary, however its red-orange tone would blend well with the surrounding brickwork walls, and the utilitarian character of the corten and black corrugated sheeting also supports the 'backland' character of the location.

With the retention of the boundary wall and reduced scale, the proposed dwelling would now be considered to preserve the character and appearance of this part of the Conservation Area. The application is therefore considered to meet the requirements of the NPPF and the Local Plan'.

- 7.10 Appropriately sized curtilage areas would also be provided for both existing and proposed properties and the site has sufficient capacity to absorb the proposal without resulting in its overdevelopment.
- 7.11 The works would take place a sufficient distance from existing boundary trees and the proposal is otherwise judged to represent less than substantial impact harm upon the character and appearance of the Woodbridge Conservation Area, while securing the site's long-term viable use as a dwelling with regard to the NPPF and The Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.12 In-line with the above assessment, the application accords with the provisions set out within SCLP10.4 (Landscape character), SCLP11.1 (Design quality), SCLP11.3 (Historic Environment), SCLP11.4 (Listed Buildings) and SCLP11.5 (Conservation Areas) of the adopted Local Plan.

Trees and biodiversity:

- 7.13 In consultation with the council's Principal Arboriculture and Landscape Officer at both pre-application and submission stage, it is confirmed that the conclusions of the submitted assessment of on-site trees is acceptable.
- 7.14 It concludes that the development will result in the removal of a single tree (which is borderline Category U or C1) and that the main tree protection issue relates to a proposed change of level within the RPA of horse chestnut T1.
- 7.15 Given that the proposed extent of works and level changes within the horse chestnut tree's RPA is low, it is considered that with controlled excavation and root pruning to minimise impacts, T1 can be retained and protected by suitable Tree Protective Fencing and Ground Protection included within a method statement secured by condition.
- 7.16 A submitted ecology survey and assessment also provides satisfactory conclusions in terms of the proposal's potential to impact on biodiversity, subject to the scheme being developed in accordance with the Ecological Survey and Assessment report (Essex Mammal Surveys, May 2021).
- 7.17 With the above in-mind, the proposal is likely to accord with the relevant policies of the NPPF and SCLP10.1 (Biodiversity and geodiversity) of the adopted Local Plan.

Highway safety and parking:

- 7.18 While the application does not propose the introduction of any vehicular parking to serve the two-bedroom dwelling, it is considered that the site's highly sustainable location on the cusp of Woodbridge Town Centre (which provides a number of services, facilities and alternative modes of travel within walking distance) would ensure that, along with proposed secure cycle storage, the development can be found acceptable in transport terms, when judged against SCLP7.1 (Sustainable Transport). Indeed, this is not an uncommon situation for other properties within the vicinity.
- 7.19 The provision of a refuse/recycling storage area close to Chapel Street will also ensure that the road would not be obstructed by wheelie bins entering the highway on collection day.
- 7.20 The applicant has otherwise agreed that a Construction Management Methodology can be submitted pre-commencement to set out an acceptable arrangement for the development's safe construction and management of the local environment throughout the entire construction phase.
- 7.21 The use of the existing entrance to serve the dwelling has garnered no objections from the Highway Authority and, as such, it is found unlikely that the application would cause detriment to highway safety, when judged against the NPPF and SCLP7.2 (Parking proposals and standards) of the adopted development plan.

Residential amenity:

- 7.22 Given the proximity of existing neighbouring dwellings in relation to the proposed dwelling and the position of proposed fenestration, it is considered unlikely that an unacceptable impact on residential amenity would result from loss of light or privacy, when judged against the provisions of SCLP11.2 (residential amenity).
- 7.23 While the outlook of occupants residing in properties on the opposite side of Chapel Lane would be altered as a result of the proposal, the modest scale and height of the building and its set back position would ensure that any such impacts would not be overbearing.
- 7.24 Given the development's single-storey height, its orientation and proximity in relation to other neighbouring dwellings, the proposal is not therefore considered to 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 Local Plan.

Contributions:

- 7.25 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 Case Officer notes that 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). As such, policy SCLP10.1 (Biodiversity and geodiversity) and SCLP10.2 (Visitor Management of European Sites) seek 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.
- 7.26 The Council 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 other benefits of development.
- 7.27 For this proposal, it is considered that sufficient compensation could be achieved by making a proportionate financial contribution towards appropriate mitigation for the creation of dwellings sited within Zone B of the adopted charging schedule.
- 7.28 The applicant has therefore provided the appropriate forms and submitted a payment of £321.22 for the new dwelling in-line with the Council's adopted requirements.

Pre-commencement conditions:

- 7.29 In the interest of ensuring a properly planned and sustainable development, the applicant has confirmed their agreement to the below pre-commencement conditions in email correspondence received 8 June 2022. Such conditions concern the submission of information relating to on-site contamination; tree protection measures; the means to prevent the discharge of water run-off from entering the highway, and; a construction management methodology.

8. Conclusion

- 8.1 As per the above assessment, this application accords with the NPPF, The Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant policies of the adopted development plan.

9. Recommendation

- 9.1 The application is recommended for approval 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 drawing(s):

- 08 Rev. N (Proposed plans);
- 09 Rev. N (Proposed elevations);
- 10 Rev. I (Proposed site plan);
- 11 Rev. H (Proposed roof block plan);
- 01 Rev. A (Location plan).

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

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity.

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 detailed remediation method statement (RMS) has been submitted to, and approved in writing by, the LPA. 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.

5. Prior to any occupation or use of the approved development the RMS approved under condition 4 must be completed in its entirety. The LPA 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.

6. A validation report must be submitted to and approved in writing by the LPA 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.

7. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to 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 BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) 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 in writing by the LPA.

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. The use shall not commence until the area(s) within the site shown on Drawing No. 08, Rev. K 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.

9. Before the development is commenced, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway. This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the development if, given the limitations on areas available, a suitable scheme cannot be retrospectively designed and built.

10. The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. 08, Rev. K shall be provided in their entirety before the development is brought into use and shall be retained thereafter 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.

11. No removal of hedgerows, trees or shrubs 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. No materials, plant or machinery shall be brought on to the site, until a full Arboricultural Method Statement including a comprehensive suite of tree protection measures to BS.5837

standard has been submitted to and approved by the Local Planning Authority. Thereafter, the development shall be constructed in strict accordance with approved methodology with all protection measures installed around all retained trees and hedgerows.

All protective fencing shall be retained and maintained until the development is complete and at no time shall there be any materials, plant or equipment stored, or building or excavation works of any kind undertaken, beneath the canopies of the trees and hedges unless otherwise approved.

Reason: To protect the trees/hedgerow during the course of development in the interest of visual amenity.

13. 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.

14. Within 3 month(s) of commencement of development, precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks, driveway construction, parking areas patios, hard surfaces etc, and other operations as appropriate) at a scale not less than 1:200 shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.

15. The approved landscaping and planting works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the Local Planning Authority may allow) and shall thereafter be retained and maintained. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the next available planting season and shall thereafter 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. No development shall commence until a detailed method of construction statement has been submitted to and approved by the Local Planning Authority. This statement shall set out hours of construction/activity on site, the location of parking areas for construction vehicles and delivery hours for materials and equipment to the site before and during construction. Thereafter the approved construction statement shall be adhered to throughout the construction of the development.

Reason: To reduce the potential impacts of noise pollution and additional vehicular movements in this area of Chapel Street during the construction phase of the development.

Informatives:

1. The Design and Access statement includes a section on Rainwater Harvesting for WC, irrigation, washing machine and an outside tap.

Water used for domestic purposes, but not provided by a regulated Water Undertaker, is regulated under the Private Water Supplies Regulations 2016 (as amended).

The term 'domestic purposes' is defined in section 218 of the Water Industry Act 1991, as drinking, washing, cooking, central heating and sanitary purposes. The term 'sanitary purposes' includes washing/bathing/showering, laundry and toilet flushing.

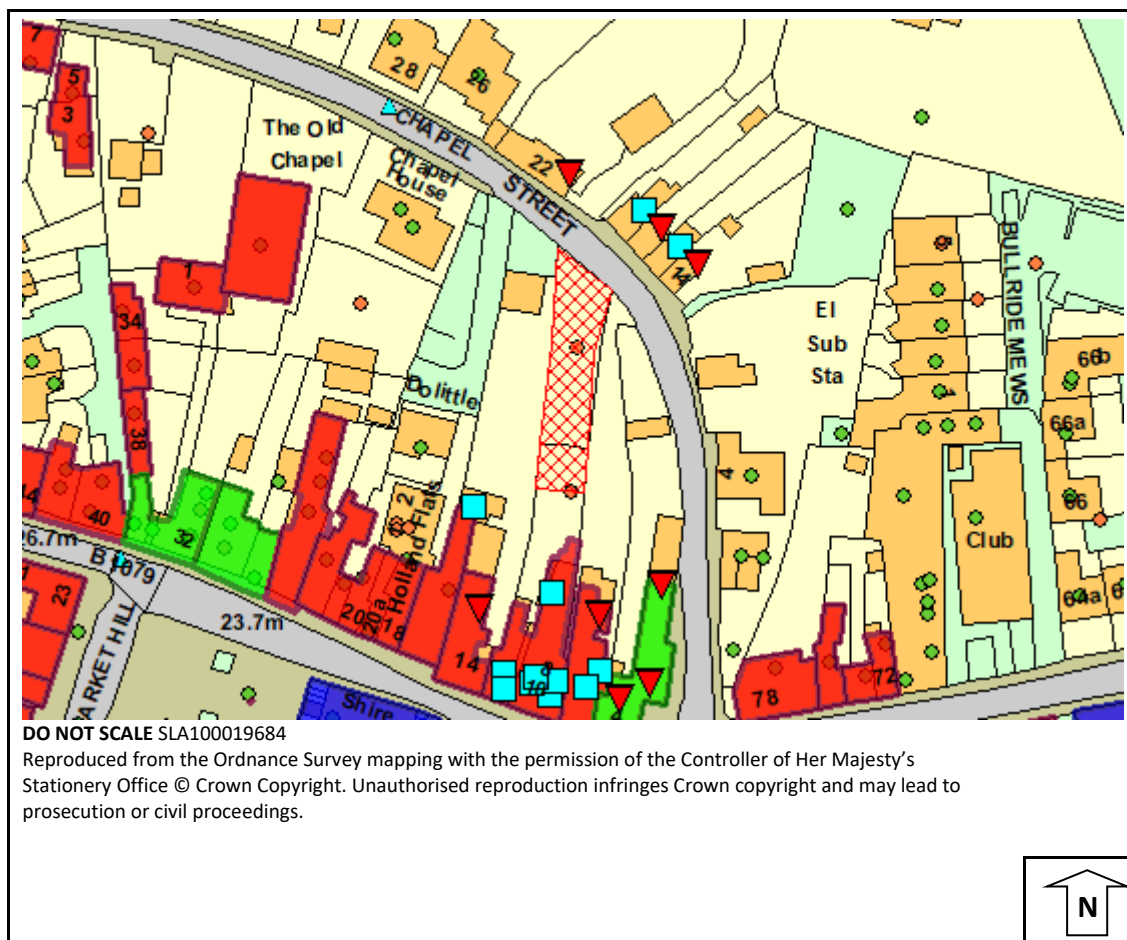
Therefore, if the development is to include the use of a Rainwater Harvesting System for domestic purposes advice should be sought from the Environmental Protection Team prior to commencing works. All works undertaken must comply with the Private Water Supplies Regulations 2016 (as amended).

If you have any questions relating to this consultation response, please email ep@eastsoffolk.gov.uk, quoting "our reference" listed above, and an Officer will do their best to assist you.





Background information

See application reference DC/21/5748/FUL on [Public Access](#)

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support