

This prepared response to a planning application sets out the policies and guidance referred to, an application summary, planning history and the comments of the parish council and any grounds for objection.

Consultee Comments for Planning Application DC/22/1845/FUL

The Parish Council has referenced the following where relevant:

- [National Planning Policy Framework \[NPPF\]](#)
- [Core Strategy \(2010\) Former SEBC area \[CS\]](#)
- [Rural Vision 2031 \(2014\) Rural \[RV\]](#)
- [Joint Development Management Policies Document \(2015\) \[DM\]](#)

The Parish Council does not currently have a made Neighbourhood Plan, but is in the process of preparing one.

Application Summary – West Suffolk Council

Application No: [DC/22/1845/FUL](#)

Address: Land Adjacent to Aldersfield Place Farm, Ashfield Green, Wickhambrook

Proposal: Planning application – one dwelling

This application, first considered by Wickhambrook Parish Council at its meeting on 24th November '22 (Min 22.11.16.3 refers) made by Brown & Scarlett Architects on behalf of Mr & Mrs Parker for planning permission for one dwelling (and subsequently at an extraordinary meeting on 15th December, Min. 22.12.07 refers), has been re-circulated following changes to elevations, block plan, and boundary. The revised plans are attached as Appendix A. Full details of the application can be found at:

[DC/22/1845/FUL | Planning application - one dwelling | Land Adjacent To Aldersfield Place Farm Ashfield Green Wickhambrook Suffolk \(westsuffolk.gov.uk\)](#)

The applicant has described the site as

“within a built-up frontage of ten or more dwellings and thus, we believe, accords with your Local Plan Policy DM27”

The site is located between Aldersfield Place Farm and Minori in Ashfield Green, outside the published settlement area of Wickhambrook [RV3] and within designated countryside [CS4, DM5].

The main differences between this submission and that considered by WPC on 15th December are:

- The garaging block appears to be shorter in length
- The access splays appear to have been amended
- The proposed boundary of the property has been extended backwards, in line with the rear boundaries of neighbouring properties.

The following documents were submitted with the application:

- Biodiversity Statement
- Land Contamination Report
- Site Layout, Location Plans and Elevation

The application describes that the site has an existing access which will be re-modelled to form an entrance in accordance with Suffolk County Council requirements.

Planning History

- [DC/17/1628/OUT](#) – Outline Planning Application (Means of Access to be considered) – Application Approved – WPC – No objection
- [DC/18/1442/RM](#) – Reserved Matters Application – Submission of details under DC/17/1628/OUT – Application Approved – WPC – No comments made
- [DCON\(A\)/18/1442](#) – Application to Discharge Conditions 4 (provision of access), Condition 5 (Bound Surface Material) Condition 6 (surface water drainage) and Condition 11 (soft landscaping) of DC/18/1442/RM – Application Approved – No consultation with PC
- [DC/19/1251/VAR](#) – Variation of condition 2 of DC18/1442/RM to replace drawing numbers 4177-01A, 4177-05 and 4177-06 with drawing number 4177-10 to reduce the scale and reposition the proposed garaging for 1 no. dwelling and garage – Application Approved – WPC – No objection

Comments

Responses have been submitted:

- [SCC Highways – note – no change to their views from original submission](#)
- Suffolk Fire and Rescue Service [1](#) & [2](#)
- [Public Health & Housing – no change to their views from original submission](#)
- [West Suffolk Environment Team](#)
- Comments have also been lodged on the planning portal from Place Services (arboricultural advice services) which were not available at the previous meeting (**Appendix B**)
- An [Ecology assessment](#)

The above recommending conditions which should be complied with; and

- 14 neighbouring properties, all of whom have objected to the application and their subsequent comments on amendments to the application.

The following matters are relevant and should be considered with respect to the application:

1. **Settlement Hierarchy and Identity:** The proposed site is not within the published settlement boundary of Wickhambrook [RV3 – Housing Settlement Boundaries], but in designated countryside [CS4 – Settlement Hierarchy & Identity, DM5 – Development in the Countryside]. It is acknowledged that the proposal may be described as small scale residential development [DM5]
2. **Sustainable Development:**
 - a. District Council policies seek to protect the countryside against unsustainable development. Further development of the green could adversely affect its built character and sense of place.
 - b. The application does not appear to make provision for the installation of an electric charging points for the proposed dwelling. This could have a negative impact on air quality in the vicinity and is not consistent with the NPPF

paragraphs 105 & 110¹, Air Quality Planning Guidance, [CS2 – Conserving and where possible, Enhancing of Natural Resources including Air Quality], [DM14 – Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards], and Section 3.2 of Suffolk Parking Standards, which sets out requirements for electrical charging infrastructure.

3. **Noise and Disturbance:** site clearance, preparation and construction activities (including deliveries and removal of waste materials) would result in noise and disturbance to neighbouring properties, particularly at weekends and bank holidays, a material consideration.
4. **Minimising Pollution and Safeguarding from Hazards:** Hazardous materials must be removed from site and not burnt, to ensure that there is no risk to contamination of ground or surface water and that the amenity of neighbouring areas is protected. Relevant policies are NPPF (paragraphs 170, 178, 179), (GP3), Policy CS2 (Sustainable Development) and Policy DM14.
5. **Infrastructure Capacity:** that the provision of surface water disposal through a soakaway may increase the risk of surface water onto the highway within Ashfield Green, which already experiences regular flooding of the road (although this matter should have been adequately dealt with under application [DCON\(A\)/18/1442](#) – Application to Discharge ...Condition 6 (surface water drainage).
6. **Risk of loss of amenity to neighbouring properties:** arising from the proposed development (the rear garden of Minori, to the south-east of the site, and opposite, the front of the properties Rowlands & Red Gables). The overlooking of a property and/or loss of privacy is a material consideration (although the change to plans with respect to removal of the first floor of the garaging may have mitigated this with respect to properties opposite). NPPF paragraph 130(f) and policies [DM2- development principles and local distinctiveness] and [DM22- residential design] are relevant.

Action:

The Parish Council is asked to consider the application above.

¹ adequate provision of parking for ...ultra low emission vehicles and enabling of charging for such vehicles.