

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 24<sup>th</sup> 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 has been re-circulated following changes to elevations, block plan, location and street scene. 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 24 November are:

- The garaging block appears to be shorter in length
- There are no windows from the garage block overlooking the road and there does not appear to be a first floor in the garage block



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 from:

- [SCC Highways](#)
- Suffolk Fire and Rescue Service [1](#) & [2](#)
- [Public Health & Housing](#)
- [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**)

The above recommending conditions which should be complied with; and

- 14 neighbouring properties, all of whom have objected 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 & 110<sup>1</sup>, Air Quality Planning Guidance, [CS2 – Conserving and where possible, Enhancing of Natural Resources including Air Quality], [DM14 –

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<sup>1</sup> adequate provision of parking for ...ultra low emission vehicles and enabling of charging for such vehicles.

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.

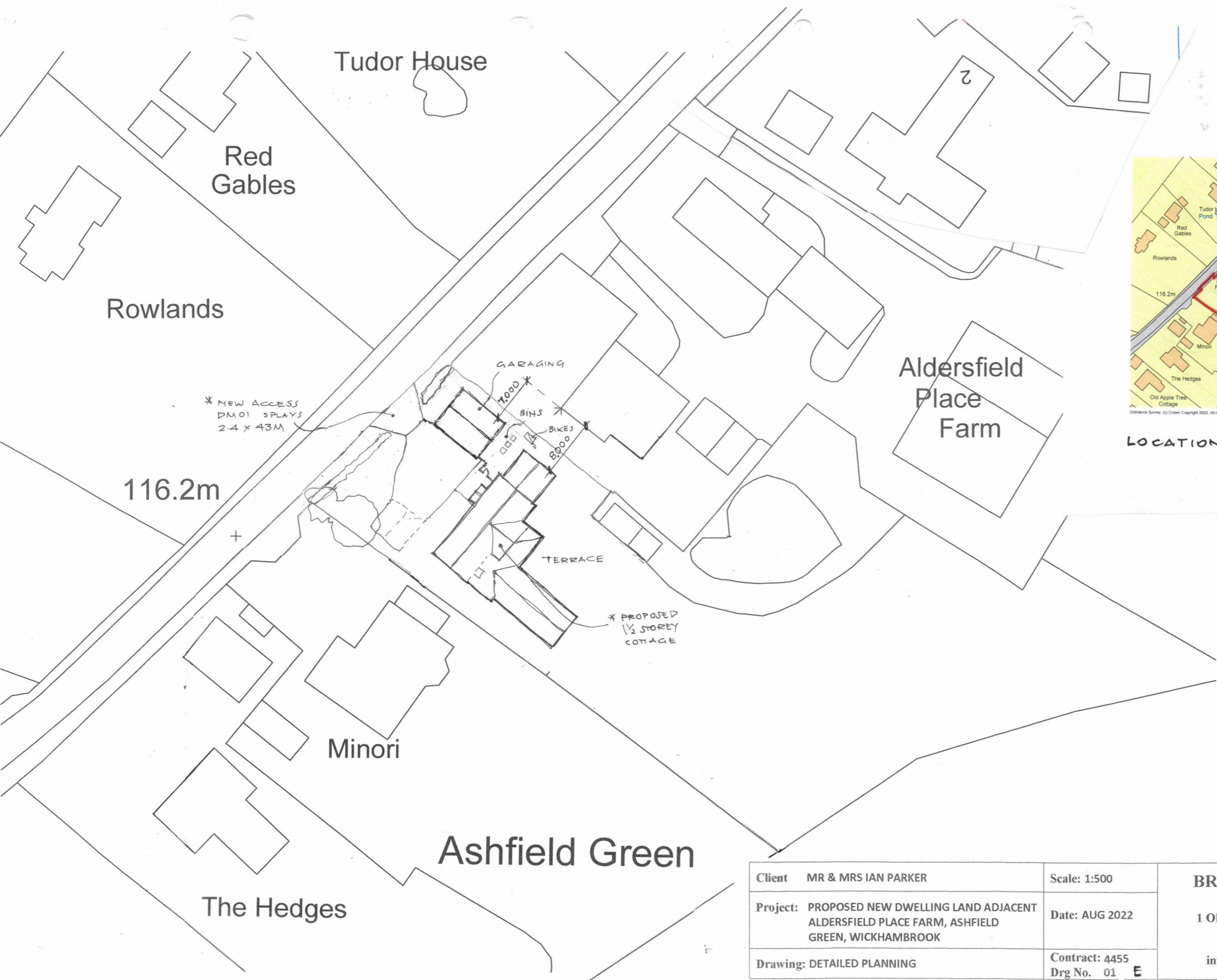
3. **Noise and Disturbance:** site clearance, preparation and construction activities (including deliveries and removal of waste materials) would result in noise and disturbance to neighbouring properties, particularly at weekends and bank holidays, a material consideration.
4. **Minimising Pollution 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:**

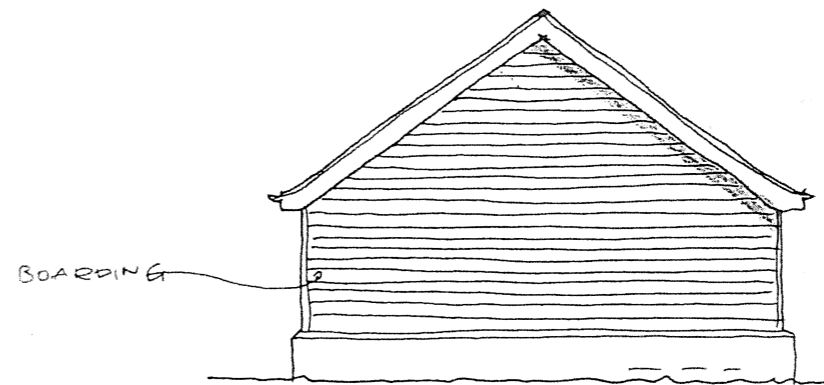
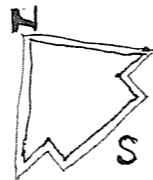
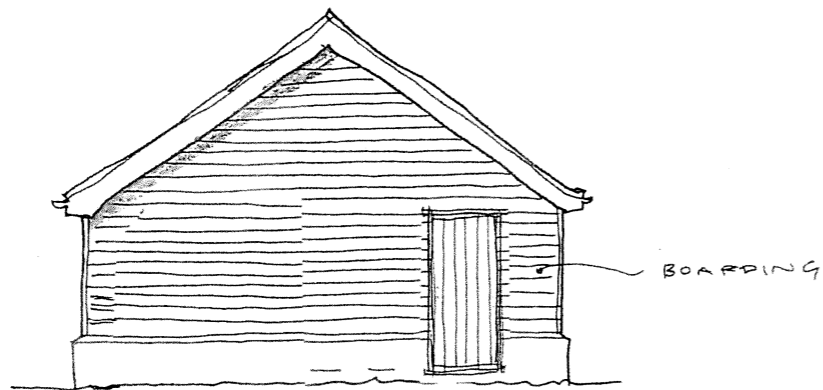
**The Parish Council is asked to consider the application above.**



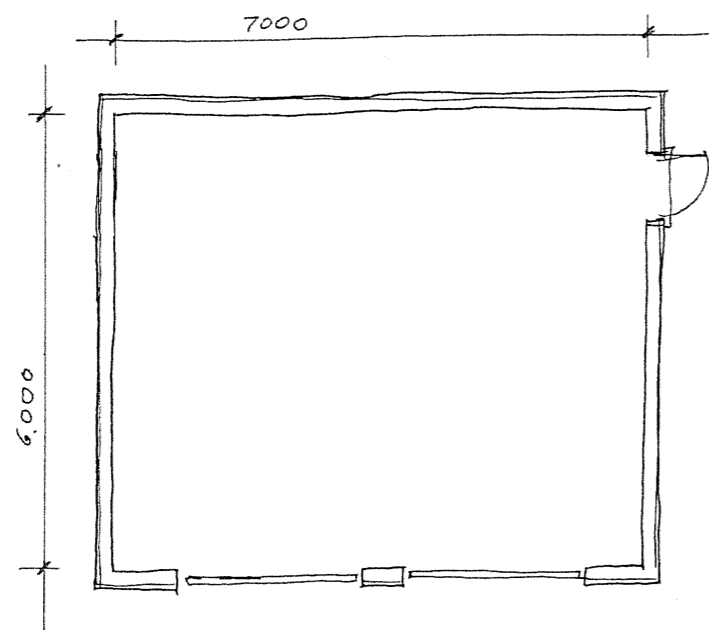
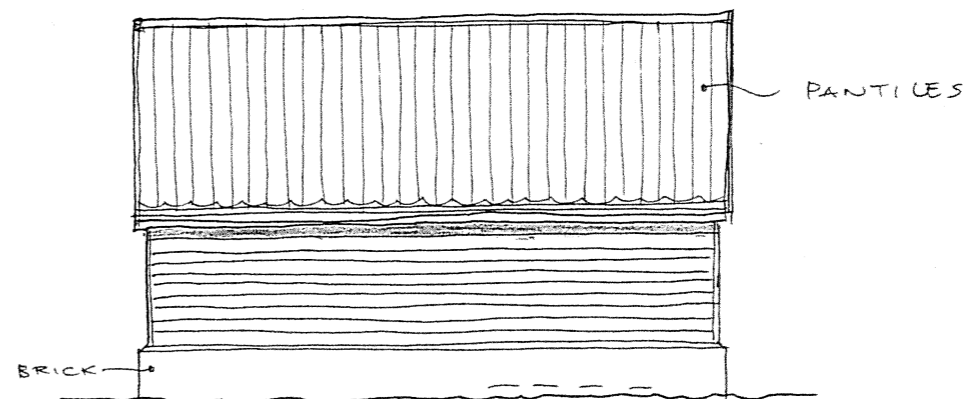
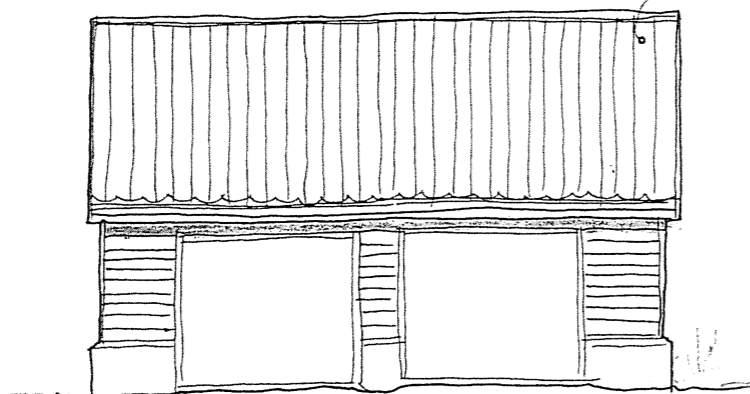
LOCATION ~ 1:2500



Client	MR & MRS IAN PARKER	Scale:	1:500	<b>BROWN &amp; SCARLETT ARCHITECTS</b> 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PROPOSED NEW DWELLING LAND ADJACENT ALDERSFIELD PLACE FARM, ASHFIELD GREEN, WICKHAMBROOK	Date:	AUG 2022	
Drawing:	DETAILED PLANNING	Contract:	4455 Drg No. 01 E	



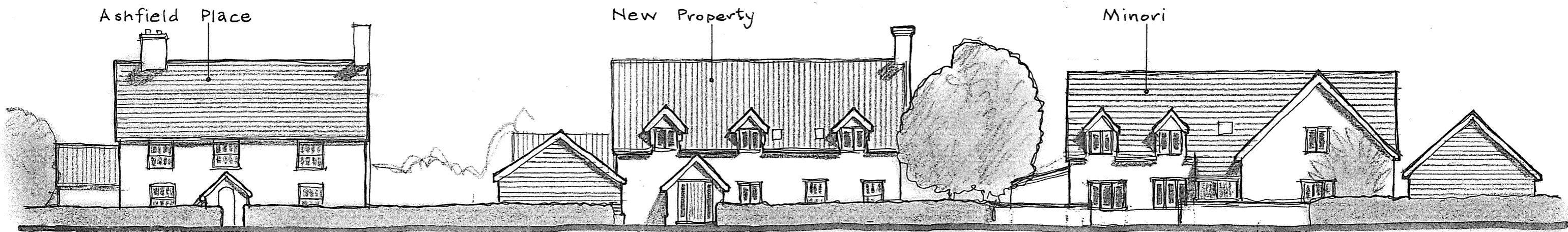
ELEVATIONS ~ GARAGING



FLOOR PLAN ~ GARAGING

Client	MR & MRS IAN PARKER	Scale: 1:100	<b>BROWN &amp; SCARLETT ARCHITECTS</b> 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PROPOSED NEW DWELLING LAND ADJACENT ALDERSFIELD PLACE FARM, ASHFIELD GREEN, WICKHAMBROOK	Date: NOV 22	
Drawing:	DETAILED PLANNING	Contract: 4455 Drg No. 06	

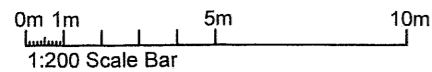




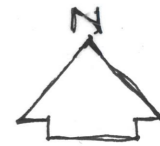
STREET SCENE ~ 1:200

WICKHAMBROOK ROAD

ASHFIELD GREEN



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Project:	PROPOSED NEW DWELLING LAND ADJACENT ALDERSFIELD PLACE FARM, ASHFIELD GREEN, WICKHAMBROOK	Date: NOV 22	
Drawing:	DETAILED PLANNING	Contract: 4455 Drg No. 07. A	



LOCATION ~ 1:2500

Tudor House

Red Gables

Rowlands

Aldersfield Place Farm

Minori

Ashfield Green

The Hedges

\* NEW ACCESS  
DMOI SPLAYS  
2.4 x 43M

116.2m

GARAGING

BINS  
BIKES

TERRACE

\* PROPOSED  
1/2 STOREY  
COTTAGE

Client	MR & MRS IAN PARKER	Scale:	1:500	<b>BROWN &amp; SCARLETT ARCHITECTS</b> 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PROPOSED NEW DWELLING LAND ADJACENT ALDERSFIELD PLACE FARM, ASHFIELD GREEN, WICKHAMBROOK	Date:	AUG 2022	
Drawing:	DETAILED PLANNING	Contract:	4455 Drg No. 01	



**Planning application reference – DC/22/1845/FUL**

Thank you for requesting advice on this application from Place Services’ arboricultural advice services. This provides advice to planning officers to inform West Suffolk Council planning decisions with regard to potential arboricultural impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

**Background**

An application was submitted to West Suffolk Council for the property

Land adjacent to Aldersfield Place Farm, Ashfield Green, Wickhambrook.

for consent to carry out the following works:

Planning application - one dwelling

**Comments**

The applicant has provided, within the arboricultural report, a tree survey and tree schedule, an arboricultural impact assessment and a statement of tree protection measures specifying the methods and materials to be used.

The construction of this dwelling will necessitate the removal of 5 trees that do not qualify as material considerations in the planning process as they are categorised as category C2 (T1-5 in the accompanying Arboricultural Report). There is a section of young Elm hedging that borders the adjacent Wickhambrooke Road notified for removal to facilitate vehicular access. It would have been preferable that it had been categorised and listed in the tree schedule however it is not of sufficient value to warrant objection and does not require consent from the LPA .

There is one tree (T6 Horse Chestnut), that is to be retained, that will be impacted by construction works relating to the access drive and paved area at the front of the proposed property. Compaction of the Root Protection Area of T6 is to be prevented, prior to commencement of the use of machinery or ingress of materials, by the demarcation of a No-Dig zone and instalment of a cellular confinement system. A protective barrier system incorporating all weather signs has also been specified.

There are no objections to the works outlined in this report providing all protective measures outlined are undertaken.

**Decision**

Object		<b>Support (Subject to Condition(s))</b>	X	<b>No Objection</b>		<b>Support</b>		<b>No Comment</b>	
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Where permission is granted subject to conditions, the following should apply in relation to trees



### **Protection of trees (non-dischargeable)**

During construction of the development hereby permitted, the trees located (Land Adjacent To Aldersfield Place Farm, Ashfield Green, Wickhambrook) shall not be lopped or felled without the written consent of the local planning authority.

Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area.

During construction of the development hereby permitted, any trees within or near to the site shall be protected in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction'. The protection measures shall be implemented prior to any below ground works and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted.

Reason: To ensure that the trees and hedges on site are adequately protected, to safeguard the character and visual amenity of the area, in accordance with policies DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground disturbance.

This advice has been provided by Place Services on behalf of West Suffolk Council.