

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/23/0901/HH

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/23/0901/HH](#)

Address: Black Horse Farmhouse Ashfield Green Wickhambrook Suffolk CB8 8UZ

Proposal: Householder Planning application - three bay cart lodge and office/amenity space at first floor level

This is a new application from the Agent, Scott Sheds Ltd, for a three bay cartlodge and office/amenity space at first floor level. The plans are attached as **Appendix A**. Full details of the application can be found at:

[DC/23/0901/HH | Planning application - Three bay cart lodge and office/amenity space at first floor level](#)

The site location is indicated below:



And is outside the published settlement area of Wickhambrook [RV3] and within designated countryside [CS4, DM5].

The following documents were submitted with the application:

- Heritage Statement
- Proposed Elevations
- Arboricultural Impact Assessment
- Location Plan
- Block Plan
- Proposed Floor Plans

Planning History

- [DC/14/1410/HH](#) – Construction of timber garage
Application Approved

Constraints identified by West Suffolk are:

- Development Type: All wind farm / turbine development
- Grade II Listing Ref: 1235867 Listing Name: Blackhorse Farmhouse
- Designation: Countryside Policy: CS4, DM5
- Consultee: Norwich International Airport Constraint: Statutory consultee for all wind turbine applications within 42.5 nautical miles of Norwich International Airport
- Consultee: Cambridge Airport Constraint: Advise of Any Developments

No responses have yet been submitted.

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

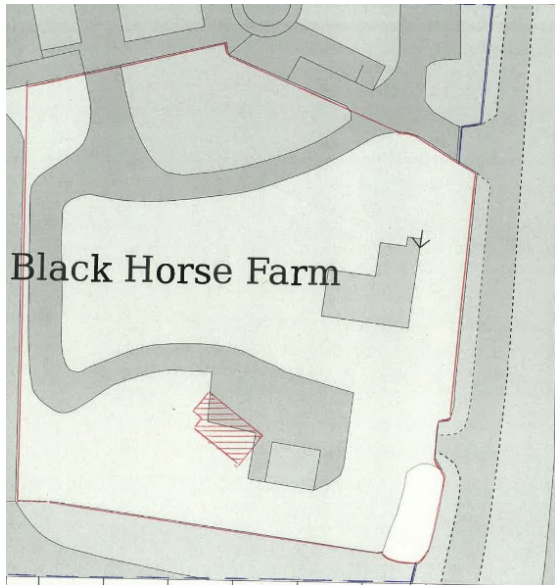
1. **Settlement Hierarchy and Identity:** The proposed site is not within the published settlement boundary of Wickhambrook [RV3 – Housing Settlement Boundaries], but in designated countryside [CS4 – Settlement Hierarchy & Identity, DM5 – Development in the Countryside]. It is acknowledged that the proposal 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 development. 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 be unlikely to result in noise and disturbance to neighbouring properties.
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.

Action:

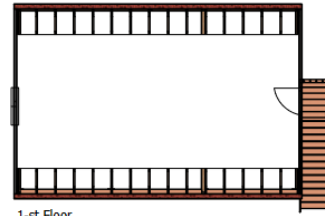
The Parish Council is asked to consider the application above and prepare a response setting out the reasons for its decision.

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

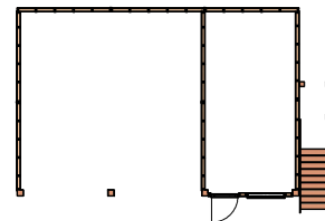
Block Plan



Floor Plans



1-st Floor



Ground Floor

Elevations

Left side Elevation

Front Elevation

Right side Elevation

Roof Line

Rear Elevation

Perspective

Specification:

Roofing: Oak frame 6000mm x 200mm. Oak joists supporting a 4000mm x 200mm Oak Beam. (See notes to corner of all openings. All Oak is planed, stop chamfered to corners and jointed as required)

Substrate: 100mm x 50mm PARI treated + lined with 11mm graded OSB and wrapped in a breather membrane

Cladding: 6X 200mm x 20mm Sawn feather edge

Roof Structure: 1st Floor - Apex Style. Supply and install Slatted Also houses over raft pines

Roofing: as per manufacturer details

Coloring: Finished as required for your roof choice - See 1.40m x 1.70m

Roof Line: Timber fascia, soffits and barge boards fitted as required

Black PVC Cladding fitted to both sides complete with down pipe

Staircase: Oak Square Staircase - 2.0m rise, 900mm wide, complete with 900mm x 1.20m Platform at 1st floor level. Oak string, Oak treads, Oak nosing, Oak hand rails, Oak apron, Oak nosing. All oak is green square complete with stop chamfer to edges, jointed as required. Platform at the top complete with 20mm Oak top

Finishes: Exterior walls and frames slip treated with Light Brown wood preservative and finished with Black Barn paint

Doors/windows: Description: Install 180mm OPC and PVC blind complete to install. Install: 1.4m x 2.00m Top hung roof window - complete with heating tile. Color roof with membrane 25mm x 25mm pressure treated balau and finish with Sandrolit lake clay pen tree colour - Tuscan. Cement bed, ridge and ridge line

DRAWN	19/05/2023		TITLE	REV
CHECKED			Proposed Elevation - 15430	1
DATE				
APPROVED				
SIZE		DWG NO		
A3		15430		
SCALE		1 / 100		SHEET 1 OF 1