

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/24/0909/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/24/90909/HH](#)

Address: Australia Farm, Meeting Green, Wickhambrook

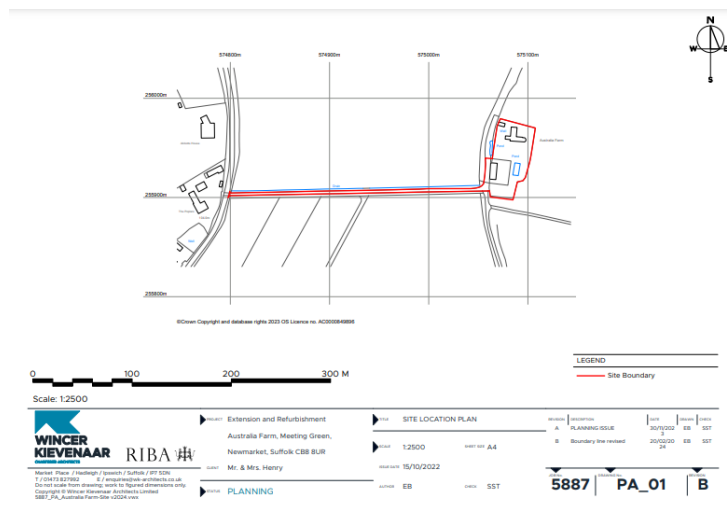
Proposal: Householder planning application

- single storey extension to the south elevation
- single storey extension to the west elevation (following demolition of existing single storey elements)
- two storey extension to the east elevation (following removal of existing conservatory)
- alterations and conversion to existing barn to provide detached garage and gym with first floor bedroom
- surface improvements to the track leading to Australia Farm

This is a further householder application (previous application considered by the parish council at its meeting on 11 January '24 **Min 24.01.14.1**) made by Wincer Kievenaar Architects Ltd on behalf of Mr Jim Henry for planning permission for:

- Single storey extensions to south and west elevations;
- Two storey extension to east elevation
- Alterations to existing barn; and
- Surface improvements to track leading to Australia Farm

Full details of the application can be found at: [DC/24/90909/HH](#)



The following documents were submitted with the application:

- Arboricultural Report
- Bat and GCN Survey
- Design & Access Statement
- Existing Elevations, Floor and Site Plans
- Preliminary Ecological Appraisal
- Proposed Elevations & Floor & Site Plans
- Proposed Track Improvements

The application describes that the site has an existing access over a bridleway for which improvements are proposed.

Constraints - identified by West Suffolk are:

- Development Type: All wind farm / turbine development
- Designation: Countryside Policy: CS4, DM5
- Route: W-561/031/0 Consultee: Suffolk County Council Type: Byway Open to All Traffic
- Route: W-561/032/0 Consultee: Suffolk County Council Type: Bridleway
- 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

Responses have been received from:

[Local Resident](#)

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].
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

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

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 proposed access is over a bridleway (Route: W-561/032/0).

The parish council is referred to Minute 24.02.08 (set out below)

An enquiry had been received from a parish resident concerned that an application had been made to HM Land Registry for registration of the Bridleway from Abbots House to Australia Farm by the new owners of Australia Farm. The clerk had made enquiries of the Suffolk County Council Public Rights of Way Team who had advised that:

- SCC has no right of objection to Land Registry applications
- Land ownership is irrelevant in respect of public rights of way (which are highways) the public rights cannot be extinguished (or only where it can be demonstrated that there is no public use of the highway)
- A land owner can only make changes to a highway (including public rights of way such as this bridleway) with the consent of the highways authority

The meeting reached the conclusion that there would be no case for the parish council to consider making an application to register the bridleway in its name, and asked the clerk to write to SCC PROW stating that the parish council would like to be reassured that SCC PROW, when commenting on any future planning application, be assured that access over the bridleway to Australia farm be for residential use or access for other landowners for agricultural purposes, such that the safety of public users of the bridleway is not impeded in anyway.

Action:

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