

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/24/1045/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.

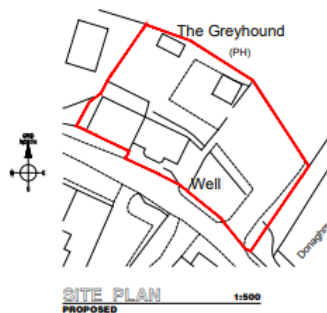
Application Summary – West Suffolk Council

Application No: [DC/24/1045/FUL](#)

Address: The Greyhound Inn, Meeting Green, Wickhambrook

Proposal: Planning Application
Detached Garage & Store

This is a planning application made by Mr Jack Couzens for planning permission for a detached garage and store.



The following documents were submitted with the application:

- Application form
- Planning Statement
- Plans (attached as Appendix A)

The proposal is to create additional storage space for the business, but in a sympathetic manner and style with minimal (if any) impact to the streetscape in order to meet the demands of the growing and expanding business. The proposed location will fully utilize the existing screening of the large well established hedge line sub-dividing the present car parking facility. The visual impact from the main road will be negligible due to the existing hedges positioned between the main road and the proposed garage. Whilst the proposed garage/store will take two car parking spaces, it will only result in the loss of one physical space. The proposed materials will match the main building comprising a duo pitched roof covered with natural slates and black rainwater goods, and red facing bricks and coloured mortar. No trees or hedges will be removed in order to construct the garage facility.

Constraints - identified by West Suffolk are:

- Development Type: All wind farm / turbine development
- Description: within 100m of a Suffolk County Council Historic Environment Record Consultee – Suffolk Archaeological Service
- Location: Wickhambrook – Bat Roosts
- Designation: Housing Settlement Policy: RV3
- 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 been received to date

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

1. **Settlement Hierarchy and Identity:** The proposed site is within the published settlement boundary of Wickhambrook [RV3 – Housing Settlement Boundaries]
2. **Noise and Disturbance:** site clearance, preparation and construction activities (including deliveries and removal of waste materials) could result in noise and disturbance to neighbouring properties, particularly at weekends and bank holidays, a material consideration.
3. **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:

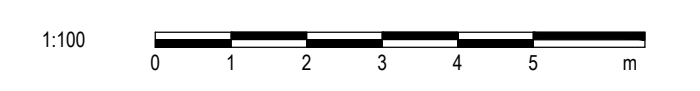
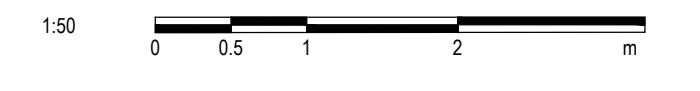
The Parish Council is asked to consider the application above and prepare a response setting out the reasons for its decision.

NOTES

It is the building owners responsibility to check if further consents are necessary to undertake the proposed works e.g. Building Regulations Approval, Party Wall Act 1996 and/or covenants or other restrictions in the title to your property.

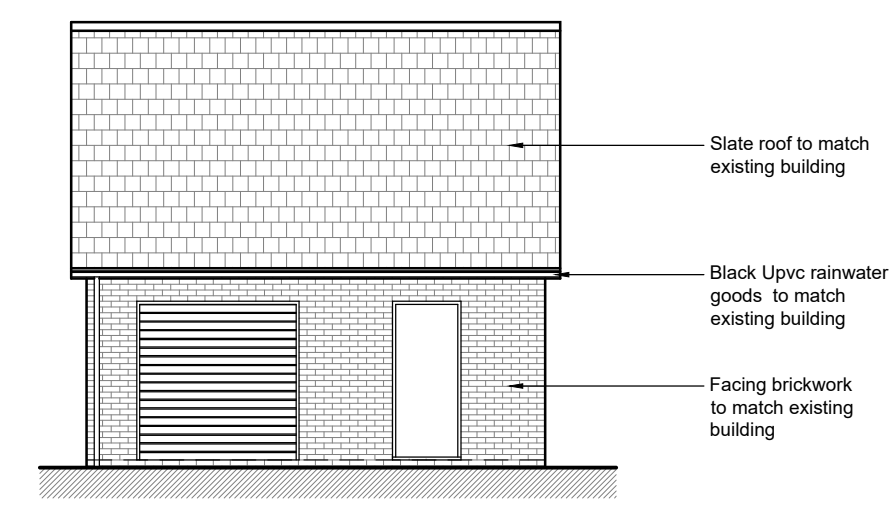
Dimensions must not be scaled from this drawing. All figured dimensions to be checked on site by the Contractor and the contractor must verify all drawings before setting out and commencing work. Any discrepancies to be notified immediately.

The Principle contractor is responsible for the issue of all necessary drawings to sub-contractors (nominated or otherwise) and ensuring that they work to the latest issue.

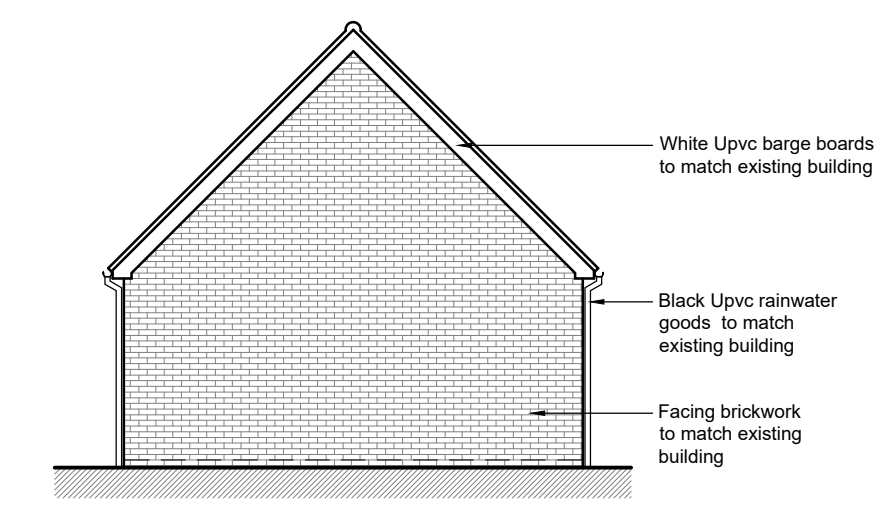


The Greyhound, Meeting Green

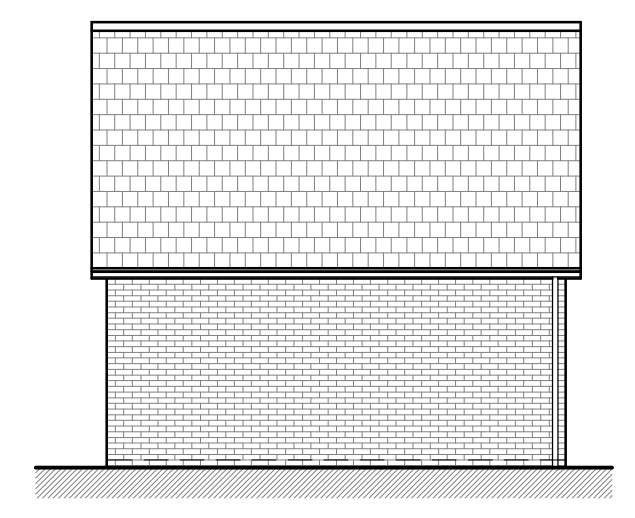
GEORGE LAUREL & PARTNERS



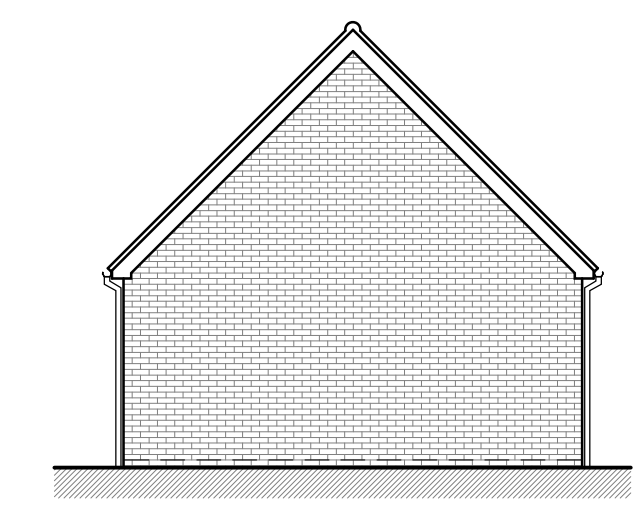
FRONT ELEVATION 1:100



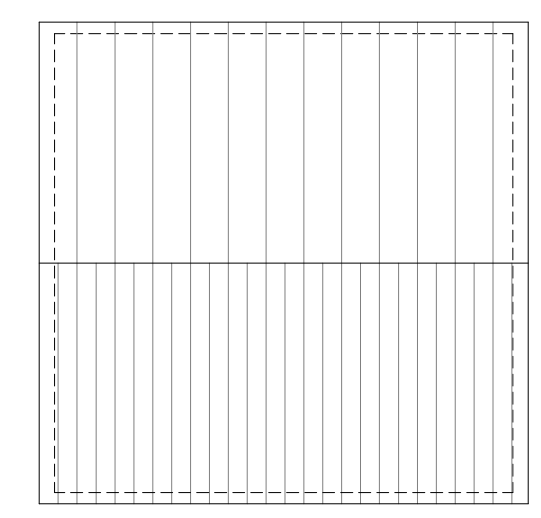
SIDE ELEVATION 1:100



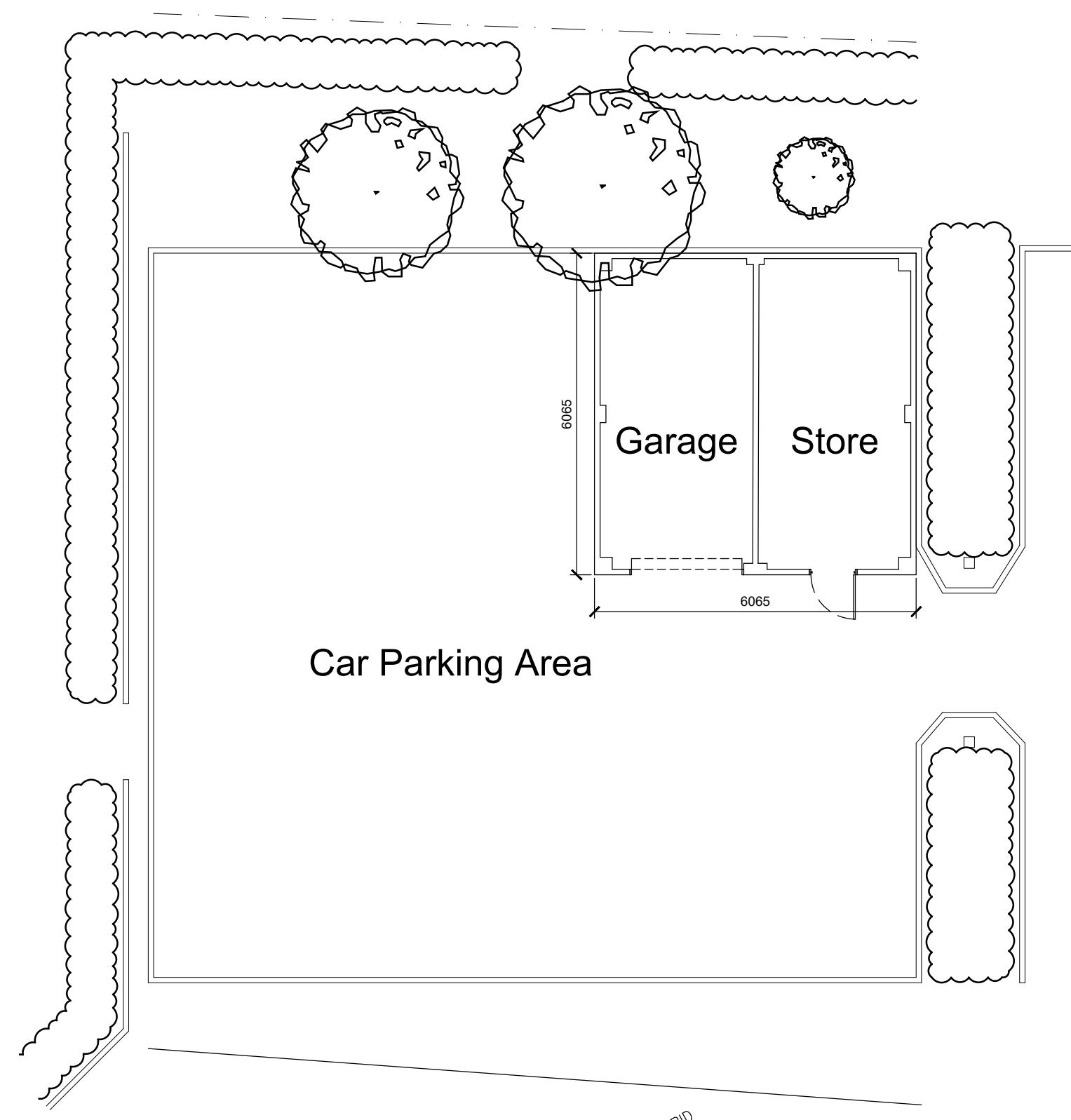
REAR ELEVATION 1:100



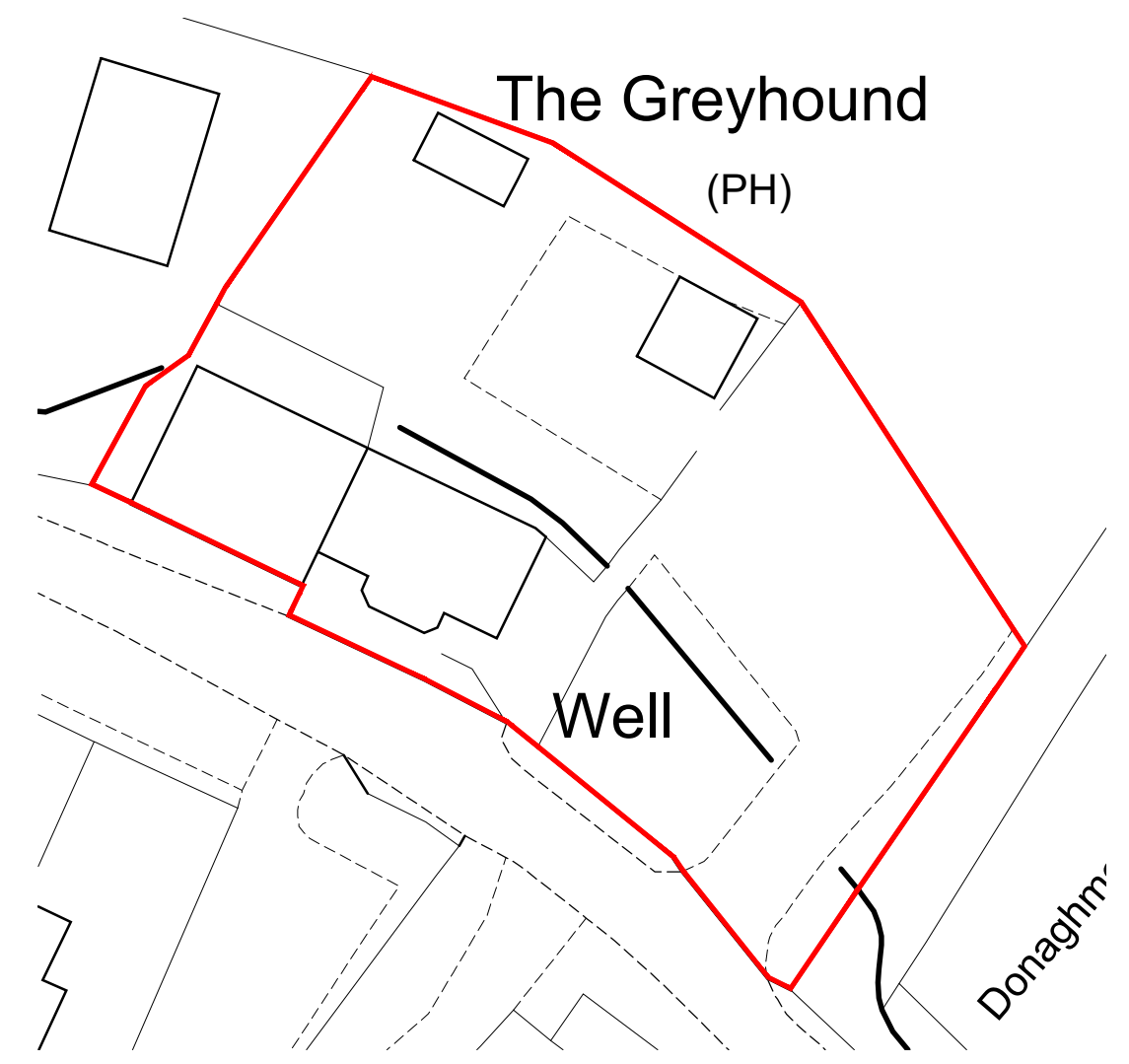
SIDE ELEVATION 1:100



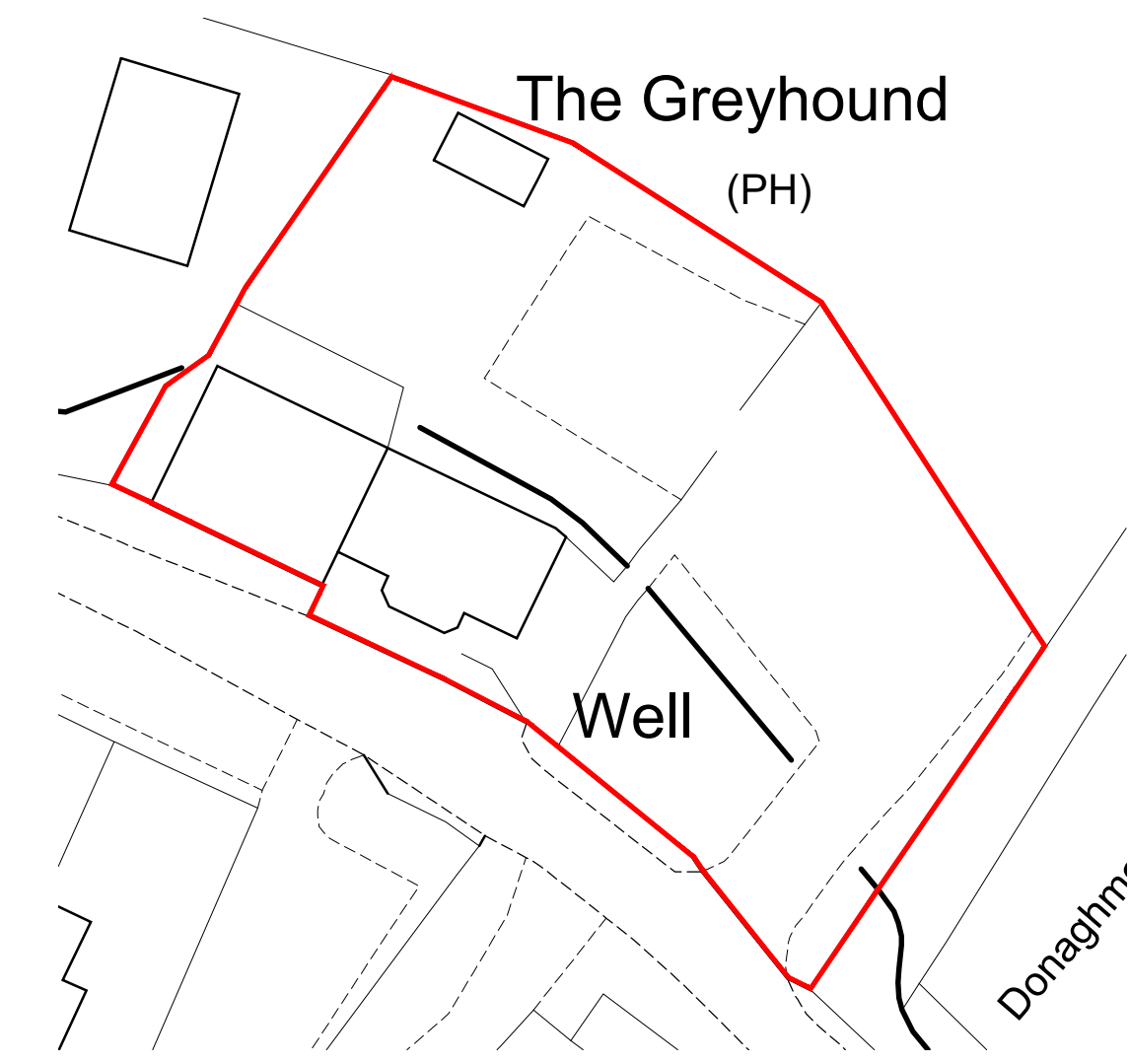
ROOF PLAN 1:100



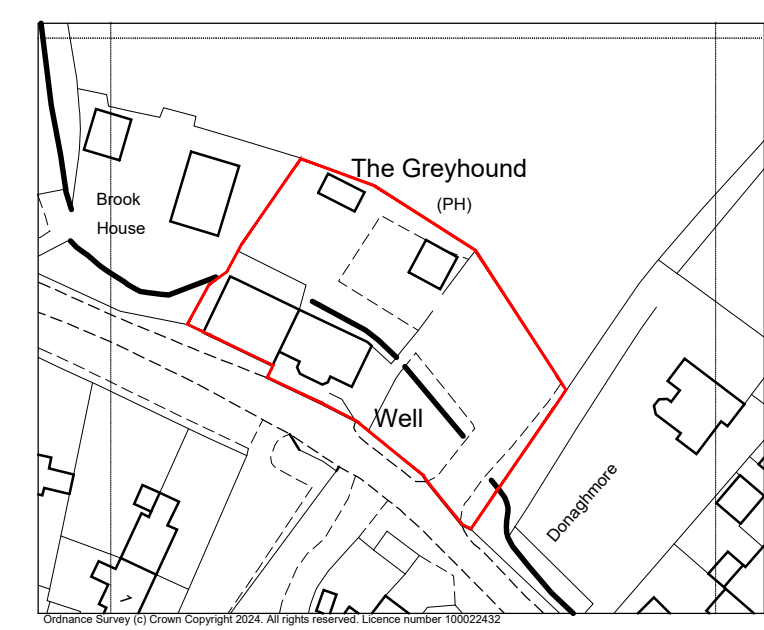
FLOOR PLAN 1:100



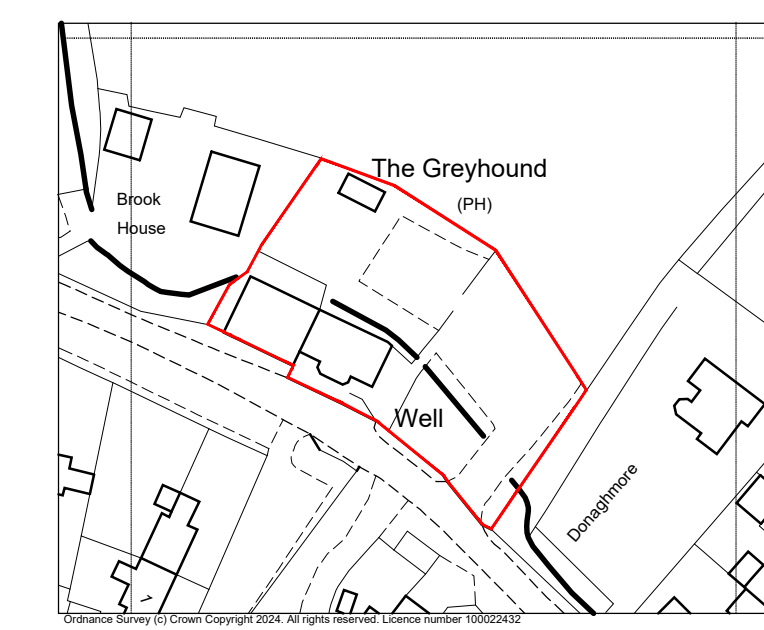
SITE PLAN PROPOSED 1:500



SITE PLAN EXISTING 1:500



LOCATION PLAN PROPOSED 1:1250



LOCATION PLAN EXISTING 1:1250

REV.	DATE	DESCRIPTION	DRN	APP
A	08/07/24	Plans and elevations revised	VMP	DVH
-	22/05/24	First issue	VMP	DVH

GEORGE LAUREL & PARTNERS
 Chartered Surveyors & Property Consultants
 Offices in: Cambridgeshire - King's Lynn
 Waltham Abbey - King's Lynn
 Tel: 08456 349173 Fax: 01353 721809

Client Name: Paul Couzens
 Site Address: The Greyhound, Meeting Green, Wickenbrook, Newmarket, CB8 8XS
 Title: Existing Plans

Original Size: A1	Drawing no. GL7385/001
Issue: A	Scale: AS SHOWN
Drawn: VMP	Date: 15/05/24
Approved: DVH	Date: 15/05/24