

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/24/1424/OUT

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/24/1726/FUL](#) & DC24/1727/LB

Address: **Persephone Meeting Green Wickhambrook Suffolk CB8 8XS**

Proposal: Planning Application

Change of use from Church (use class F1) to residential dwelling (use class 3) and

application for Listed Building Consent

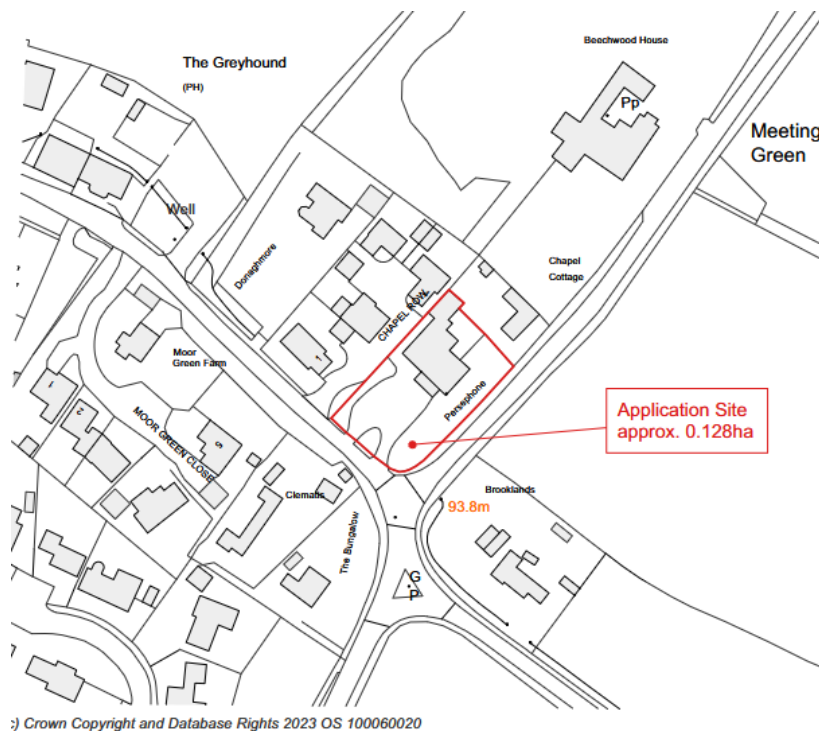
a. internal and external alterations to form residential dwelling including

replacement/refurbishment of windows and doors

b. remove flue to side elevation

c. infill of window to side elevation d. cladding to side and rear elevations

Full details of the application can be found at: [DC/24/1726/FUL](#)



The following documents were submitted with the original application:

- Application Form – without personal data
- Biodiversity Statement
- Design and Access and Heritage Statement
- Existing Site and Floor Plans
- Existing Elevations
- Land Contamination Questionnaire and Assessment
- Location Plan
- Planning Statement
- Proposed Elevations
- Proposed Floor Plans
- Proposed Site Plan
- Self Build BNG¹ Proforma
- URC Statement
- Suffolk Highways Consultation Response – no detrimental effect upon the adopted highway

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
- Grade: II Listing Ref: 1236189 Listing Name: United Reformed Church
- Designation: Housing Settlement Boundary Policy: RV3
- Designation: Countryside Policy: CS4, DM5
- Special Landscape Area
- 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
- Consultee: consultations@naturalengland.org.uk

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], 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.
 - 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 & 110², 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.

¹ Biodiversity Net Gain

² adequate provision of parking for ...ultra low emission vehicles and enabling of charging for such vehicles.

3. **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.
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.

Comments have been received from:

- [West Suffolk Council – Environment Team](#)
- [Suffolk County Council – Highways Engineer](#)
- Two neighbouring properties in support of the application.

Action:

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