

PLANNING PERMISSION

Town and Country Planning Act 1990

Correspondence Address:

CBM Smith and Partners
The Garden House
Bruisyard
Suffolk
IP17 2ED

Applicant: Bruisyard Parish Council

Date Received: 08 August 2007

Application No: C07/1490

Date Valid: 08 August 2007

Particulars and location of development:

Construction of village hall and car parking facility

BRUISYARD ARCH, THE STREET, BRUISYARD, SUFFOLK

Suffolk Coastal District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the development referred to above in accordance with the application and plans submitted subject to the following conditions:

Approved Plans: 10129/3C, /4A, /5B, /6A, /7 & /8 (received 08/08/07)

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall not be carried out other than in complete accordance with the approved drawings.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. No development shall commence until details of the roof and wall materials to be used, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development in the interest of visual amenity.

4. Unless otherwise agreed in writing with the Local Planning Authority, the access route from the proposed development to Rendham Road shall be located at a minimum level of 17.50m AOD.

Reason: To ensure unaided safe access to and exit from the proposed development in the 1% annual probability of occurrence flood event for the lifetime of the development when

considering the impact of climate change.

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5. Unless otherwise agreed in writing with the local planning authority, the proposed development shall be constructed with a minimum finished floor level of 17.80mAOD, or a lower level if sensitivity testing on the hydraulic model indicates the associated errors in the calculated flood levels are less than the standard 300mm freeboard.
Reason: To ensure that the development remains dry in the event of flooding for the adequate protection of the building and visitors.
6. Prior to the commencement of development, a scheme for the provision and implementation of flood resilience measures shall be submitted to and agreed, in writing, with the Local Planning Authority. The scheme shall be carried out in its entirety before the development is first occupied and constructed and completed in accordance with the approved plans and in line with the CLG publication 'Flood Resilient Construction: Improving the flood performance of new buildings'.
Reason: To minimise the damage to the development in the event of flooding and enable a faster recovery once floodwaters have subsided.
7. A flood plan detailing actions to be taken in the event of flooding from the River Alde should be submitted to and agreed, in writing with the Local Planning Authority before any occupancy of any part of the proposed development. This should include the closure of the village hall in the event of flooding.
Reason: To ensure that the future users of the development are aware that the site is at risk of flooding and what actions to take in the event of flooding. This will minimise the risk to future users/visitors to the site.
8. Prior to the commencement of development, a scheme for the provision and implementation of compensatory flood storage works for all events up to the 1% annual probability of occurrence flood level including allowances for climate change, shall be submitted to and approved, in writing, with the Local Planning Authority. The scheme shall be constructed and completed before occupancy of any part of the proposed development and be in accordance with the guidance contained within the CIRIA document C624 'Development and Flood Risk - guidance for the construction industry'.
Reason: To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity.
9. Notwithstanding the submitted details no development shall commence on site until revised details regarding the size of the car park, layout, surfacing, fencing, lighting and landscaping has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented.
Reason: The proposed car park was considered to be too large and would detract from the Special Landscape Area.
10. The number of parking spaces on the site shall not exceed the number indicated on the plans hereby approved or on any plan approved in pursuance of any condition of this permission.
Reason: To promote sustainable transport choices.

11. No development shall commence until precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks and other operations as appropriate) at a scale not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.

12. The approved scheme of landscape works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the Local Planning Authority may allow) and shall thereafter be retained and maintained for a period of five years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter and shall be retained and maintained.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity

13. No part of the development shall commence elsewhere on site until the new vehicular access has been laid out and completed in all respects in accordance with Drawing No. 10129/7 and DC101/A and made available for use. It shall be retained thereafter in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time In the interests of road safety.

14. The use shall not commence until the area(s) within the site shown on the submitted plans received on 08/08/07 for the purpose of loading, unloading, manoeuvring and parking of vehicles has been provided. Thereafter the area(s) shall be retained and used for no other purpose.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

15. There shall be no playing of amplified music in connection with any authorised use of the village hall before 09:00 hours and after 23:00 hours on any day of the week, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of amenity and the protection of the local environment.

16. The permitted hours of use of the village hall shall only be between 09:00 hours and 24:00 hours on any day of the week, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of amenity and the protection of the local environment.

17. No development shall commence until details of any air conditioning [or mechanical or electrical ventilation] scheme to be installed, have been submitted to and approved in writing by the local planning authority. Thereafter the approved system of air conditioning shall be installed and retained in fully operational condition, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity and the protection of the local environment.

18. Prior to the commencement of the development a scheme to attenuate noise and vibration associated with the playing of amplified music within the village hall shall be submitted in writing to the Local Planning Authority. Only a scheme approved in writing by the Local Planning Authority shall be implemented at the site and shall be retained and maintained in the approved form thereafter.

Reason: In the interests of amenity and the protection of the local environment.

19. No development shall commence on the site until a comprehensive otter and water vole survey has been undertaken by a suitably qualified consultant and submitted to and approved in writing by the Local Planning Authority. The survey shall demonstrate how the hereby approved development would impact on these species and their habitat and any necessary mitigation measures to be undertaken.

Reason: The species have statutory protection under the Wildlife and Countryside Act 1981 and adequate mitigation is essential to enable development to commence.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking or re-enacting the said Order] no development of any kind specified in Part 2, Classes A and B of Schedule 2 of the said Order shall be carried out unless otherwise agreed in writing with the Local Planning Authority..

Reason: In order that the local planning authority may retain control over this particular form of development in the interests of amenity and the protection of the local environment.

21. No recycling facilities shall be provided at the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: So that the Local Planning Authority can retain control over this particular form of development in a Special Landscape Area.

22. None of the trees or hedges shown to be retained on the approved plan shall be lopped, topped, pruned, uprooted, felled, wilfully damaged or in any other way destroyed or removed without the prior written consent of the local planning authority. Any trees or hedges removed, dying, being severely damaged or becoming seriously diseased within five years of the completion of the development shall be replaced during the first available planting season, with trees or hedges of a size and species, which shall previously have been agreed in writing by the Local Planning Authority.

Reason: To safeguard the contribution to the character of the locality provided by the trees and hedgerow.

23. No development shall commence or any materials, plant or machinery be brought on to the site until, full details showing the position of fencing to protect all trees and hedgerow(s), shown to be retained on the approved plan, have been submitted to and approved in writing by the local planning authority. The protective fencing shall be 1.2m cleft chestnut, complying with BS.5837, and shown to be erected 1 metre beyond the canopy spread of the trees and hedgerow(s) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the trees/hedgerow during the course of development in the interest of visual amenity.

24. No development shall commence or any materials, plant or machinery be brought on to the site, until the approved scheme of protective fencing has been implemented. At no time during the development shall there be any materials, plant or equipment stored, or building or excavation works of any kind undertaken, beneath the canopies of the trees and hedges. All fencing shall be retained and maintained until the development is complete.

Reason: To protect the trees/hedgerow during the course of development in the interest of visual amenity.

Summary of reasons for approval:

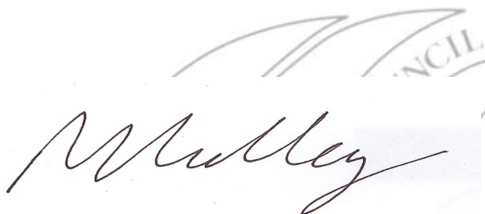
In determining this application the local planning authority had regard to the development plan policies set out below (together with relevant Supplementary Planning Guidance) and other material planning considerations. It concluded that the development proposed accorded with the provisions of the development plan and did not result in demonstrable harm to interests of acknowledged importance.

Local Plan Policies AP8, AP13, AP19, AP39, AP87, AP92

Notes to Applicant:

This planning permission contains condition precedent matters that must be discharged before the development approved is commenced, or any activities that are directly associated with it.

If development commences without compliance with the relevant condition(s) you will not be able to implement the planning permission & your development will be deemed unauthorised. An application under Section 73 of the Town & Country Planning Act 1990 will be required to amend the relevant condition(s) before development continues. You are strongly recommended to comply with all conditions that require action before the commencement of development.



P J Ridley
Head of Planning Services

Date: 13 November 2007

