

Item No: 9 Reference: B/07/01821/DPA

Parish: SUDBURY

Location: Grass verge junction of Manor Road, Tudor Road

Proposal: Construction of parking area.

Applicant: Babergh District Council

Case Officer: Alex Scott

Date for Determination: 4 January 2008

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**This matter is referred to the Development Committee as the applicant is Babergh District Council.**

#### THE SITE

1. The Grass Verge is located at the junction of Manor Road and Tudor Road, Sudbury.
2. The site is within the Built up Area Boundary of Sudbury.

#### THE PROPOSAL

3. The proposal is for five hard-standing parking bays and a one-way access road serving Numbers: 89, 91, 93 and 95 Tudor Road and Number 43 Manor Road.
4. Surface water would be drained by Soakaways.
5. The Proposal involves the felling of four trees on the site and the planting of replacement trees on the site of the same species.

#### RELEVANT HISTORY

6. No relevant history has been recorded at the site.

#### NATIONAL GUIDANCE

7. **PPS1 – Delivering Sustainable Development**

8. **PPG13 – Transport**

#### PLANNING POLICIES

9. The following Development Plan policies are applicable to the proposal:
  - CN01 – Design Standards

**This report only includes policy references. For further details please see Page 4.**

OBSERVATIONS

- 10. Town Council – No objection.
- 11. LHA – Does not wish to restrict the grant of permission.

REPRESENTATIONS

- 12. None received.

PLANNING CONSIDERATIONS

- 13. At present there are many vehicles parked on the junction of Manor and Tudor Road. The proposal will be beneficial in terms of highway safety.
- 14. The site offers good visibility splays when exiting onto Tudor Road.
- 15. The one-way system proposed, for use of the site as a parking area further increases highway safety.
- 16. Surface runoff water will be disposed of via soakaways, keeping the site well drained.
- 17. The four Field Maple trees to be removed from the site will be replaced with four trees of the same species in different locations on the site, and can be secured by the imposition of a planning condition.

REASON FOR APPROVAL

- 18. The proposal is in accordance with policy CN01 of the Babergh Local Plan Alteration No. 2 (2006). The proposed development is considered to be acceptable in terms of its scale, materials and relationship to its surroundings. It would not result in the loss of any significant trees or give rise to highway safety issues.

RECOMMENDATION

- 19. Grant planning permission, subject to the following conditions:-
  - STLC
  - Replacement planting.

DECISION

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