

Item No: 8

Reference: B/07/01822/DPA

Parish: EAST BERGHOLT

Location: Land fronting 11-16 Foxhall Fields, East Bergholt

Proposal: Construction of parking area.

Applicant: Babergh District Council

Case Officer: Alex Scott

Date for Determination: 4 January 2008

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

THE SITE

1. The proposal site is located fronting 11-16 Foxhall Fields, East Bergholt.
2. The site is within the built up area boundary of East Bergholt.

THE PROPOSAL

3. The proposal is for 7 hard-standing parking bays serving Numbers: 11 to 17 Foxhall Fields.
4. Surface water will be drained by the existing surface water system.
5. The Proposal involves for the felling of 3 Trees on the site and the planting of 3 replacement Trees in the vicinity of the site of the same species.

RELEVANT HISTORY

6. 1986 – Outline Planning permission refused for erection of 4 Dwellings and the construction of a vehicular access from Foxhall Fields (Existing dwelling to be demolished) (B/86/00521/OUT)
7. 1987 – Appeal dismissed for Outline Planning permission for erection of 4 Dwellings and the construction of a vehicular access from Foxhall Fields (Existing dwelling to be demolished) (B/86/00521/OUT)

NATIONAL GUIDANCE

8. **PPS1 – Delivering Sustainable Development**
9. **PPG13 – Transport**

PLANNING POLICIES

10. 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

11. Parish Council – Comments not received.

REPRESENTATIONS

12. None received.

PLANNING CONSIDERATIONS

13. At present the occupants of 11-17 Foxhall Fields park on the street creating highway issues. The proposal will therefore be beneficial in terms of highway safety.
14. The site offers good visibility splays when exiting onto Foxhall Fields and does not give rise to any particular issues. Surface runoff water would be disposed of via the existing surface water system. This is acceptable.
15. The three Small-Leaved Lime Trees to be removed from the site will be replaced with three Trees of the same species in the vicinity of the site and can be secured by the imposition of a planning condition.

REASON FOR APPROVAL

16. 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 and would not result in the loss of any significant trees or give rise to highway safety issues.

RECOMMENDATION

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

DECISION

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