

**Babergh  
District Council  
South Suffolk**

Council Offices  
Corks Lane  
HADLEIGH  
Ipswich  
IP7 6SJ

*21*

Town and Country Planning Act 1971

**O U T L I N E P L A N N I N G P E R M I S S I O N**

Correspondence address

Applicant

WILLIAM H BROWN  
23/24 MARKET HILL  
SUDBURY  
SUFFOLK

MR & MRS J J RANDALL

Part 1 - Particulars of Application

Date of application: 27th November 1989  
Date received: 29th November 1989

Application No. B/89/1855

Particulars and location of development:

OUTLINE - ERECTION OF 2 DETACHED BUNGALOWS WITH DETACHED GARAGES AND  
CONSTRUCTION OF JOINT VEHICULAR ACCESS (EXISTING BUNGALOW TO BE DEMOLISHED)  
IMPROVEMENTS TO EDIES LANE INCLUDING PROVISION OF A VEHICLE TURNING AREA

ORCHARD LEA EDIES LANE LEAVENHEATH

Part 2 - Particulars of decision

The BABERGH DISTRICT COUNCIL hereby give notice dated 22nd March 1990  
in pursuance of the provisions of the Town and Country Planning Act 1971 that  
OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the carrying out of the  
development referred to in Part 1 hereof in accordance with the application and  
plans submitted subject to the following conditions:

01 Before any development is commenced, approval of the details of the  
siting, design and the external appearance of the building(s), the means  
of access thereto and the landscaping of the site (hereinafter called  
"the reserved matters") shall be obtained from the Local Planning  
Authority.

02 Application for the approval of reserved matters must be made not later  
than the expiration of three years beginning with the date of this  
permission and the development must be begun not later than whichever is  
the later of the following dates:-

a) the expiration of five years from this permission or

b) the expiration of two years from the final approval of the  
reserved matters or, in the case of approval on different dates, the

Chief Planning Officer

*A. E. Swan*

**Babergh  
District Council  
South Suffolk**

28

B/89/1855

Continued.....

- final approval of the last such matter to be approved.
- 03 The dwellings erected pursuant to this permission shall be of a single-storey design.
- 04 Before either of the two dwellings hereby permitted is first occupied, the existing bungalow (Orchard Lea) together with all other buildings on the site shown for demolition of drawing no. 1147/AIA, shall be demolished and all materials resulting therefrom shall be cleared from the site, or as may be agreed in writing by the Local Planning Authority.
- 05 Arrangements shall be made within the site for the provision of one garage or garage space and one car standing space for each dwelling to be available for use prior to the dwelling to which the provision relates being first occupied and shall thereafter be retained for these purposes. Notwithstanding the provisions of Article 3, Schedule 2 of the Town & Country Planning General Development Order 1988 (or any Order revoking or re-enacting those Orders), no development shall be carried out on the site in such a position as to preclude vehicular access to those car parking spaces.
- 06 Concurrently with the first submission of details referred to at Condition 01 above, details shall be submitted showing the public footpath (Leavenheath Footpath 13) adjacent to the western boundary of the site.
- 07 Before any development is commenced details of the size of pipe to be used in the culverting of the ditch along the frontage of the site shall be submitted for the written approval of the Local Planning Authority and shall be installed as approved.
- 08 The detailed landscape/boundary treatment scheme submitted pursuant to Condition 01 above shall be carried out by a date to be first agreed in writing with the Local Planning Authority, and any trees/shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced with trees/shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.
- 09 Before the hereby permitted dwellings are first commenced:-
- a) the existing highway along the frontage of the site shall be widened by 1.0 metres;
- b) a turning head shall be constructed off the highway at the eastern end of the application site,

Chief Planning Officer

*A. C. Swann*

**Babergh  
District Council  
South Suffolk**

29.

B/89/1855

Continued.....

all in accordance with details which shall first have been agreed in writing with the Local Planning Authority.

- 10 Before the hereby permitted development is first occupied, the highway along the frontage of the application site, as improved, together with the proposed vehicle turning head, shall be surfaced with an impervious material in accordance with details to be agreed in writing by the Local Planning Authority in conjunction with the Highway Authority.
- 11 The access shall be completed in all respects in accordance with Drawing No. DC101 and be available for use before any part of the development is first occupied. At this time all other means of access within the frontage of the application site shall be permanently and effectively "stopped up" in a manner which shall previously have been agreed in writing with the Local Planning Authority.
- 12 Prior to the access being constructed the ditch beneath the proposed access shall be piped or bridged in accordance with the details which shall previously have been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter in its approved form.
- 13 Before the development is commenced details showing an adequate car turning space within the site shall be submitted to the Local Planning Authority for written approval. The approved scheme shall be carried out before any part of the development is first occupied and thereafter shall be retained and used for no other purpose.
- 14 Before the development is commenced, details shall be submitted for approval in writing to the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall thereafter be retained in its approved form.

Note(s) to the applicant :

- 01 A public footpath exists within the site adjacent to the western boundary and it should not be stopped up or diverted without first obtaining the necessary closure or diversion orders.
- 02 This permission shall not commit the Local Planning Authority to the precise details indicated on the applicant's drawing no. 1147/A1 received on the 15th February 1990, which is stated as being for information only.

Chief Planning Officer

*T. E. Swann*

**Babergh  
District Council  
South Suffolk**

*2*

B/89/1855

Continued.....

The reasons for the conditions are:

- 01 To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character of the neighbourhood.
- 02 Required to be imposed pursuant to Section 42 of the Town and Country Planning Act 1971.
- 03 In order to secure a design in scale with development surrounding the site so as to protect the visual amenities and character of the area.
- 04 In order to prevent an over-intensive form of development with an unsatisfactory layout, detrimental to the character of the surrounding area.
- 05 To ensure adequate car parking facilities are provided clear of the highway in the interests of road safety and in the interests of visual amenity.
- 06 In the interests of amenity.
- 07 To prevent flooding in the interests of amenity and public health.
- 08 In order to enhance the appearance of the development in the interest of visual amenity.
- 09 - 14 In the interests of road safety.

*G. E. Swann*

Chief Planning Officer