

**TO: Members and Substitutes of the  
Development Control Committee**

**(Copy to recipients of Development  
Control Committee Papers)**

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26 January 2018

Dear Councillor

**ST EDMUNDSBURY DEVELOPMENT CONTROL COMMITTEE - THURSDAY 1  
FEBRUARY 2018**

I am now able to enclose, for consideration on the Thursday 1 February 2018 meeting of the St Edmundsbury Development Control Committee, the following reports that were unavailable when the agenda was printed.

**Agenda  
No**      **Item**

4.      **Planning Applications DC/17/1763/FUL & DC/17/2606/VAR -  
Nunwick Farm, Rede Road, Whepstead (Pages 1 - 2)**

Report No: **DEV/SE/18/002**

DC/17/1763/FUL - Planning Application - Construction and part retention of a single storey outbuilding to provide garaging and storage associated with the residential occupation of the site

DC/17/2606/VAR - Planning Application - Variation of Condition 9 of DC/15/0426/FUL (Planning Application - Change of use of land from agriculture to domestic use) to read "The change of use hereby approved shall not be implemented unless and until the development approved under DC/15/0029/PMBPA2 has been implemented and the dwelling (shown as 'proposed house number one' on drawing 3A dated February 2015) occupied"

**Leah Mickleborough • Service Manager (Democratic Services) and Monitoring Officer**

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**www.westsuffolk.gov.uk**

8. **Planning Application DC/17/2482/FUL - Land North of Willow Tree Farm, Mill Road, Brockley (Pages 3 - 4)**

Report No: **DEV/SE/18/006**

Planning Application - 2no. dwellings with associated vehicular access and copse area

Helen Hardinge  
Democratic Services Officer



*St Edmundsbury*  
BOROUGH COUNCIL

# Development Control Committee

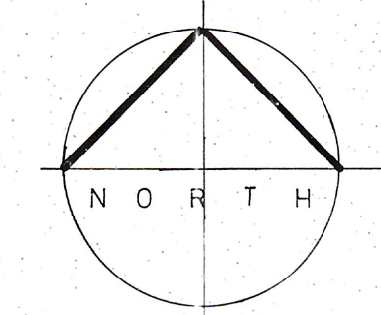
## 1<sup>st</sup> February 2018

### Late Papers

#### **Item 4 – DC/17/1763/FUL & DC/17/2606/VAR – Nunwick Farm, Rede Road, Wepstead.**

1. The following is provided as clarification, supplemental to the existing report. Members will note that paragraph 42 of the report sets out the view that the proposed outbuilding is NOT within the curtilage of the larger barn. This is a technicality on the basis that the curtilage of any dwelling approved under the provisions of Class Q of the General Permitted Development Order cannot be any larger than an area of land equivalent to the footprint of the building under conversion.
2. However, inconsistent with this, other sections of the report incorrectly refer to the proposed outbuilding as being within the curtilage of the larger barn. This is not correct. Rather, the proposed outbuilding should be considered as being within the garden area of the larger barn, assuming of course a concurrent approval of the associated 'VAR' application.
3. As a consequence, and in order to avoid any misunderstanding or confusion, the word 'curtilage' in paragraphs 41, 44 and 46 should be replaced with the word 'garden'. There is also use of the word 'curtilage' twice within the italicised officer responses to third party comments in paragraph 15 that should also be read as 'garden'.
4. Doing so resolves any inconsistency in terminology and in turn reduces the potential for misinterpretation but does not in any way alter the planning considerations, balance and assessments otherwise offered within the report. Neither therefore does it alter the conclusions, recommendations nor any of the proposed conditions.

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Page 3

AREA LIABLE TO SURFACE WATER FLOODING. (SEE E.A. PLANS)

prop. copse

RES. AMENITY (P1)

RES. AMENITY (P2)

FIELD DITCH RETAINED

mill road

mulley view

EXTG AGRICULTURAL ACCESS RETAINED

EXTG ACCESS (DWELLING)

EXTG ACCESS

C-O-U (res) (DC/17/00319/F)\*

barn

RL 106.95  
(class a. B16/1623) dwelling c-o-u.

barn

barns

willow tree farm

nb:  
hatched denotes residential amenity

barn

barn

willow tree farm house

SITE PLAN 1 / 200 (A1)



<p><b>dean jay pearce</b>          architectural design &amp; planning ltd          2 / 3 Milestone, Hall Street, Long Melford          Sudbury, Suffolk, CO10 9HZ          T: 01787-378797 E: dean.pearce@live.co.uk</p>		
<p><b>Project:</b>          2 no. single-storey, linked, three bedroom dwellings, associated ancillary outbuildings and new vehicular access.</p>		
<p><b>Site Address:</b>          Land north of Willow Tree Farm, Mill Road, Brockley, BSE, Suffolk, IP29 4AT</p>		
<p><b>Applicant:</b>  <b>Mr &amp; Mrs C Driver</b></p>		
<p><b>Drawing title:</b>          Proposed Site Plan</p>		
<p>scale: 1 / 200          date: 11 / 2017          drawn: djp          checked:</p>	<p>drg no:  <b>17/79/06</b></p>	<p>rev:</p>
<p><small>Do not scale this drawing. Use figured dimensions only. Contractor to set out all of the works prior to commencement and report any omissions / discrepancies immediately. Scales shown on this drawing are at A1 sheet size.</small></p>		
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