



*St Edmundsbury*  
BOROUGH COUNCIL

# DEV/SE/18/048

## Development Control Committee 6 December 2018

### Planning Application DC/18/1507/FUL – Paltry Farm, Brand Road, Great Barton

<b>Date Registered:</b>	15.08.2018	<b>Expiry Date:</b>	10.10.2018 (Extended until 14.12.18)
<b>Case Officer:</b>	Matthew Harmsworth	<b>Recommendation:</b>	Approve Application
<b>Parish:</b>	Pakenham	<b>Ward:</b>	Pakenham
<b>Proposal:</b>	Planning Application - Change of use of B8 storage and distribution building to 1no. residential dwelling		
<b>Site:</b>	Paltry Farm, Brand Road, Great Barton		
<b>Applicant:</b>	Mr & Mrs R Jackson		

#### **Synopsis:**

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

#### **Recommendation:**

It is recommended that the Committee determine the attached application and associated matters.

#### CONTACT CASE OFFICER:

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## Background:

**This application is referred to the Development Control Committee on the basis of the identified conflict with policy, noting that, in order to progress as a delegated item, proposals otherwise need to be 'consistent' with the provisions of the Development Plan.**

**Members will note the conflict identified with the report as well as the material considerations that Officers believe otherwise justify an APPROVAL in these circumstances.**

## Proposal:

1. Planning permission is sought for a change of use of B8 storage and distribution building to 1no. residential dwelling. The building for which the change of use is proposed is approximately 18.6m in width, 6.1m in height and 8m in depth, and is within the curtilage of Paltry Farm. The full extent of the scheme can be viewed on the proposed drawings.

## Application Supporting Material:

2. The following materials have been submitted in support of the application:

- Application Form
- Existing Floor Plans and Elevations
- Location and Block Plan
- Proposed Floor Plans and Elevations
- Planning Statement
- R&R Supplies Ltd. Company Information Document
- An appeal court case considered to be of relevance to the current application
- Two appeal decisions considered to be of relevance to the current application
- Land Contamination Questionnaire
- Land Contamination Report
- Bat and nesting Survey
- Statutory Declaration
- Phase 1 Contamination Report – Parts 1, 2 and 3
- Witness Statement

## Site Details:

3. The site is situated to the east of Brand Road, Great Barton and the host building currently located on the site is a detached, two storey building located in the countryside, in an area characterised by agricultural uses. The site is also within the 100m buffer of an archaeological site.

## Planning History:

Reference	Proposal	Status	Decision Date
DC/17/2675/OUT	Outline Planning Application - 1 no dwelling following demolition of B8 storage and distribution building with stables	Application Withdrawn	09.02.2018
DC/18/0613/OUT	Outline Planning Application (All matters)	Application Refused	25.05.2018

	reserved) - 1no. dwelling (following demolition of B8 storage and distribution building and stables)		
SE/02/1981/P	Planning Application - Change of use from office accommodation to form dwelling	Application Granted	18.06.2002
E/95/1260/P	Planning Application - Construction of new vehicular access following stopping-up of existing access	Application Granted	10.04.1995
E/92/1362/P	Change of use of existing office accommodation to form dwelling	Application Granted	09.04.1992
E/91/1419/P	Conversion of redundant barn to form 3 no. cottages together with alteration of existing vehicular access	Application Refused	23.05.1991
E/89/3243/P	Erection of rear extension and conversion details in association with change of use of building to form offices as amended by letter and plans received 18th October 1989	Application Granted	13.12.1989
E/88/2995/P	Change of use and conversion of redundant farm building to form offices	Application Granted	31.08.1988
E/88/2603/P	Conversion of redundant farm building to form 6 no. holiday accommodation units	Application Refused	19.07.1988
E/86/2156/P	Change of use and conversion of barns for use as offices and associated dwelling	Application Refused	12.08.1986
E/84/1992/P	Erection of two storey extension to form kitchen showers and bedroom, erection of double garage and construction of vehicular access	Application Granted	06.06.1984

### Consultations:

Public Health And Housing

No objection but suggested revisions and conditions

Environment Team	Suggested conditions to be attached to any given permission.
Parish Council	Object - Consider this to be a new dwelling in the countryside with no reason to go against planning policy DM27
Ward Councillor	No comments received.
Legal Services	The information provided suggests that the storage use was continuous from 1994 to 2007 and since this is more than ten years it is likely to be a lawful use and therefore appropriate to treat the prior approval option as a fall-back position
Public Health And Housing	No objection but revisions recommended to floor plan with regard to fire safety. Conditions also recommended with regard to any given permission.
Environment Team	Suggested conditions to be attached to any given permission.
Environment & Transport - Highways	Recommended conditions to be attached to any given permission.

**Representations:**

- 4. None received

**Policy**

5. The following policies of the Joint Development Management Policies Document, the St Edmundsbury Core Strategy 2010 & Vision 2031 Documents have been taken into account in the consideration of this application:

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM5 Development in the Countryside
- Policy DM7 Sustainable Design and Construction
- Policy DM11 Protected Species

- Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity
- Policy DM22 Residential Design
- Policy DM25 Extensions to Domestic Gardens within the Countryside
- Policy DM26 Agricultural and Essential Workers Dwellings
- Policy DM27 Housing in the Countryside
- Policy DM28 Residential use of Redundant Buildings in the Countryside
- Policy DM46 Parking Standards
- Core Strategy Policy CS3 - Design and Local Distinctiveness
- National Planning Policy Framework 2018

**Officer Comment:**

6. The NPPF was revised in July 2018 and is a material consideration in decision making from the day of its publication. Paragraph 213 is clear however that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework, the greater weight that may be given. The Policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provisions of the 2018 NPPF that full weight can be attached to them in the decision making process.
7. The main considerations in determining this application are:
  - Principle of development
  - Lawfulness of the historic B8 use of building
  - Permitted Development Fallback Option
  - Impacts on residential amenity
  - Design, Form and Character
  - Highway Safety
  - Ecological Implications

Principle of Development

8. The site is located in the countryside, outside of the settlement boundary of Great Barton. The principle of residential development in this location is therefore to be considered against policies DM5, DM26, DM27, DM28 and DM33 of the Joint Development Management Policies Document, and policies CS1 and CS4 of the Core Strategy.
9. In a similar manner, Policy CS1 of the St Edmundsbury Core Strategy sets out a spatial strategy framework for environmentally sustainable economic growth, and Policy CS4 of the same documents sets out a spatial hierarchy for growth and development. In being in the countryside and outside of a town, key service centre or local service centre, the developments is considered unsustainable development and conflicts with the provisions of

policies CS1 and CS4. This conflict, as a matter of principle, weighs against the scheme in the balance of considerations.

10. Policy DM5 seeks to protect the countryside from unsustainable development. The proposal is located at a site which is approximately 1 mile from the nearest settlement boundary and 0.6 miles from the nearest public footpath when measured in a straight line. Given the lack of provision of footpaths and street lighting as well as being in a countryside location not adjacent to a settlement boundary, it is concluded that the proposal should be considered as unsustainable development and therefore conflicts with policy DM5.
11. The proposed conversion of the building to a dwelling is not considered to be an agricultural and essential workers dwelling given there has been no evidence or justification put forward as such, thus the proposal does not accord with policy DM26.
12. The proposal is also not within a closely knit cluster of 10 or more dwellings adjacent to or fronting a highway and is not considered to be an infill plot as defined in policy DM27. Therefore the proposal is not considered to accord with policy DM27.
13. In the context of the proposal it is also not accompanied by an exploration of the potential alternative uses of the building deemed to be redundant such to satisfy the requirements of policy DM28 part a., notwithstanding that the building is considered to be structurally sound and capable of conversion, of an appropriate design relative to its countryside setting and would not have a harmful impact on the character of the area by virtue of the minimal external changes to the building. Therefore, given this lack of exploration of alternative uses, the proposal is not considered to fully accord with Policy DM28.
14. Given the conflict of the proposal with Policy DM28 as outlined above, the residential use of the building is considered to also not be compliant with Policy DM33 which considers re-use or replacement of building in the countryside. The change of use of the building would not result in a more sustainable form of development than the current use of the building as also discussed above. Therefore the proposal is not considered to accord with Policy DM33.
15. As a consequence, it must be concluded that the proposal fails to comply with the provisions of the Development Plan and this conflict weighs heavily against the scheme. The proposal must be considered in accordance with the provisions of the Development Plan unless there are material considerations that indicate otherwise. As set out, and when assessed against the wider provisions of the Development Plan, it must be concluded that the proposal should therefore be refused.
16. The proposal is accompanied however by reference to a Permitted Development fall-back option relating to Class P under Part 3 of the General Permitted Development Order 2015 (As amended) that would potentially permit the building to be converted through a prior approval process. The legality and weight to be attributed to this fall-back option is therefore to be assessed below as this is a further material consideration that may need to be balance against and with the Policy conflict identified above.

## Lawfulness of the historic B8 use of building

17. The applicant has submitted a statutory declaration and a witness statement confirming the use of the building for storage purposes associated with R & R Supplies Ltd. and Takeback Ltd. between the years of 1989 and 2007 with no gaps in the usage of the building as such during this period.
18. Consultation took place with Legal Services in this regard and it is concluded that the evidence submitted is of a nature and breadth sufficient otherwise to be accepted pursuant to the grant of a certificate of lawfulness for an existing use and that it is in practice unlikely, on the balance of probability, that evidence to contradict the submitted information would otherwise emerge. Since therefore the applicant is able to appropriately evidence that the storage use has been continuous for more than 10 years it is likely to be a lawful use and therefore it is appropriate to treat the mentioned Class P permitted development option as a material fall-back position. This accords with the comments received from the Legal team.

## Permitted Development Fall-Back Option

19. Similar applications to the current application were recently submitted that included the same fallback option. In the case of application DC/17/2675/OUT, that application was withdrawn as limited weight was able to be attributed to the fallback option given the requirements of Class P that at that time required the use of the building to fall within Class C3 before 15<sup>th</sup> April 2018.
20. In the case of application DC/18/0613/OUT, the application was refused due to the conflict with development policies DM5, DM27 and DM28 in that the development was considered to be unsustainable development in the countryside, insufficient information being submitted with respect to the fallback option under Class P and in respect of land contamination issues. The lack of a protected species survey to assess biodiversity issues was also considered to be unacceptable.
21. However, as of 6<sup>th</sup> April 2018, the requirements of the Class P fallback option have been amended such that the C3 use of the building must now begin no later than 10<sup>th</sup> June 2019. As such this allows sufficient time that if the fallback option were otherwise acceptable, the C3 use of the building could conceivably be achieved before the revised date. Additional information has also been submitted regarding land contamination issues and biodiversity issues.
22. Nevertheless, notwithstanding the lawfulness of the use of the building for B8 storage purposes, in order to fully assess the weight to be attached to any Class P fall-back option, the proposal must also be robustly assessed in the context of the wider requirements of the General Permitted Development Order Schedule 2, Part 3 Class P.
23. These requirements have been assessed and it is considered that the change of use fall-back option could be satisfied by the development if pursued based on the following key considerations:

- The building was used solely for a storage or distribution centre use on 19th of March 2014 or when it was last in use for a period of at least 4 years before any development under Class P would begin
- It would be possible for such a use to begin before 10th of June 2019
- The gross floor space of the building would not exceed 500m<sup>2</sup>.
- The express consent for the development has been obtained from the owner of the site by virtue that the owner of the site is the applicant.
- The building is not located with an Area of Outstanding Natural Beauty, The Broads, a National Park, a World Heritage Site, a Section 41(3) area, a site of special scientific interest, a safety hazard area, a military explosives storage area, nor the curtilage of a listed building or scheduled monument.
- Evidence has been submitted to demonstrate the B8 use of the building for the period of time discussed.
- There proposal is considered to not have a harmful impact in respect to air quality, highways impacts, contamination risks, noise impacts, sustainability of local services, and that there are no significant flood risks to the site.
- The other requirements associated with paragraph W of Schedule 2, part 3 of the General Permitted Development Order are considered to be fully satisfied, in terms of the information being accompanied by the necessary information for the site and developer, the site is not considered to have an unacceptable impact upon highways issues (as discussed in the relevant section of this report), the site is not within flood zones 2 or 3, and the relevant notice periods and the relevant policy frameworks have been observed and considered respectively.

24. Therefore, given that it is considered, reasonably so, that the building could very likely obtain prior approval under Class P of the General Permitted Development Order as referenced and outlined above, strong weight should be attached to this fall-back position.

25. In assessing this matter it is considered that the weight of this fall-back position outweighs the harm previously identified as a result of the conflict with the development plan policies notwithstanding that there has been no such prior notification fall-back position submitted and formally determined to date.

26. That said, the provisions of the GPDO are noted, as is the requirement in relation to any fall back option under Class P for the change of use to have been effected prior to 10<sup>th</sup> June 2019. In assessing this matter, Officers are also mindful of the advice set out in the National Planning Policy Guidance in relation to time limits, as follows –

*Under section 91 Town and Country Planning Act 1990 if the local planning authority grants planning permission it is subject to a condition that specifies the time limit within which the development must begin.*

*The relevant time limit for beginning the development is not later than the expiration of:*

- 3 years beginning with the date on which the permission is granted, or;
- such other period (whether longer or shorter) as the local planning authority may impose.



*The local planning authority may wish to consider whether a variation in the time period could assist in the delivery of development. For example, a shorter time period may be appropriate where it would encourage the commencement of development and non-commencement has previously had negative impacts. A longer time period may be justified for very complex projects where there is evidence that 3 years is not long enough to allow all the necessary preparations to be completed before development can start.*

27. Noting this, and noting that it is open to an Authority to impose a shorter or longer time period, and respecting that the fall back situation is potentially also subject to change, as it clearly already has to this point, and noting the relatively short window until June 2019 after which the fall back situation will have no weight (unless extended of course), Officers consider it appropriate in these circumstances, all other matters being acceptable of course, to impose a shorter time period for implementation, to ensure that the change of use is implemented by 10<sup>th</sup> June 2019. There remain over six months within which implementation can be secured which, even noting the conditions suggested below, remains within the bounds of reasonableness in these specific circumstances. The applicant has been informed of this proposed shorter timescale and of the local authority's reasoning for such a requirement, and has accepted such.

#### Impact on Residential Amenity

28. It is considered that the degree of separation between the building in question and neighbouring properties is such that the proposal will not result in a loss of residential amenity in any aspect, to an unacceptable level. Given that there are also minimal changes to the external appearance of the building, the overall scale, massing, and appearance of the proposed dwelling is considered to be acceptable in regards to issues of local amenity, including visual amenity, such that refusal of the application would not be justified in relation to impacts in relation to local amenity. The proposal accords with policy DM2 in this regard.

29. Therefore it is not considered that the proposal would result in unacceptable impacts to local and neighbouring amenity and therefore accords with policy DM2 and the requirements of the NPPF.

#### Design, Form and Character

30. The building is located within a curtilage and area for which the intended proposal for a dwelling to be located is not consistent with policies DM26, DM27 or DM28 for reasons previously outlined where the principle of development was discussed. This is a concern expressed by the parish council who have objected to the proposal on similar grounds.

31. However, the permitted development fall-back position discussed is considered to be of significant weight in considering the application. Taken together with its context, the proposal leaves the property with a sufficiency of private amenity space and does not otherwise overdevelop the site by virtue of the expansive location of the proposal and that the mass of the building will not be increased. The proposal is designed with minimal changes to the external appearance of the building, such that no negative impacts to the character of the area, nor to the context of the host dwelling,

nor any adjoining sites and properties, relative to the surrounding dwellings, such to warrant refusal of the application.

32. Furthermore, it is considered that the proposal would not result in the loss of the best and most versatile agricultural land by virtue of the configuration of the proposal and the reuse of the existing footprint of the building, as well as not resulting in unacceptable impacts to hedgerows, biodiversity interests, or the character of the countryside location.

33. Suitable landscaping and boundary treatments can be secured by condition to further mitigate the potential impacts from the domestication of land within a new residential curtilage. Thus in these regards, the proposal demonstrates accordance with policies DM2, DM22 and DM25.

#### Highway Safety, Access and Parking

34. The access and parking arrangements proposed are considered to be appropriately designed relative to the proposed use of the building as a dwelling, given the design of the access and the adequate provision of parking and turning areas afforded to the site. This is consistent with the comments received from the county highway authority who considered that there were no major reasons for refusal of the application, subject to the proposed bin storage, parking and manoeuvring areas are carried out in accordance with the proposed drawings.

35. Based on the information submitted, it is therefore concluded that the development accords with local policy DM46 and paragraph 109 of the NPPF in so much that the access and parking arrangements are appropriate, and it is considered that the proposal would not have any significant negative impacts to highway safety such to warrant refusal of the application.

36. Section 3.4.2 of the Suffolk Guidance for Parking states that "Access to charging points should be made available in every residential dwelling." Policy DM2(l) and DM46 seek to ensure compliance with the parking standards and to promote more sustainable forms of transport. The new NPPF at para 105 seeks to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles and para 110 (d) states 'Within this context, applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.' On this basis a condition will be attached to the permission to secure an operational electric vehicle charge point.

#### Ecological Implications

37. The development involves the conversion of an existing rural building in the countryside and the application is accompanied by a bat and nesting bird survey as such. The survey found no evidence of bat droppings, feeding remains or any other evidence of bat activity or roosting bats in either the building to be converted or the adjoining stable block to be demolished. Similarly the buildings were considered within the survey to be unsuitable for barn owls, with no signs of barn owls recorded in the building. It is also noted that the building is not within a special protection area.

38.As such, further surveys are not deemed necessary and it is considered that the proposed development would not have a negative impact on biodiversity. However, as per the requirements of policies DM11 and DM12, each development is required to deliver enhancement measures with respect to protected species and biodiversity. As such, a condition is to be secured for enhancement measures.

#### Other Matters

39.DM7 states (inter alia) proposals for new residential development will be required to demonstrate that appropriate water efficiency measures will be employed. No specific reference has been made in regards to water consumption. Therefore a condition will be included to ensure that either water consumption is no more than 110 litres per day (including external water use), or no water fittings exceeds the values set out in table 1 of policy DM7.

#### **Conclusion:**

40.The principle of the development, while considered in the context of the discussed local development management policies to be unsustainable development in the countryside, the proposal benefits from a fall-back position relating to Class P under Part 3 of the General Permitted Development Order 2018 (As amended) that would potentially permit the building to be converted through a prior approval process.

41.The fall-back position relating to Class P has been found to be a potentially lawful option which the proposal would meet the requirements of when assessed under the requirements of class P.

42.The development, by virtue of the minimal changes to the external appearance of the building and its surroundings, as well as the appropriate parking and access arrangements is considered to be acceptable and to not cause harm in relation to issues relating to the character and appearance of the area, local amenity, highway safety, nor ecological implications, such to warrant refusal of the application.

43.In conclusion, the development is, on balance, considered to be supportable when the relevant development plan policies and requirements the National Planning Policy Framework are considered in the context of the fall-back position, albeit Members will note the recommendation in relation to the time limits for implementation.

#### **Recommendation:**

44.It is recommended that planning permission be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun not later than 10<sup>th</sup> June 2019.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 and, in particular, noting the weight that has been attached to the Permitted Development fall back in this instance and the fact that this fall back under Class P of the GPDO will no longer apply after 10<sup>th</sup> June 2019.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

<b>Reference No:</b>	<b>Plan Type</b>	<b>Date Received</b>
REV A	Location & Block Plan	15.08.2018
200-02	Ex Elevations & Floor Plans	02.08.2018
200-03 REV C	Proposed Elevations & Floor Plans	01.10.2018

Reason: To define the scope and extent of this permission.

- 3 The areas to be provided for storage of Refuse/Recycling bins as shown on Drawing No. Rev.A 15.08.18 shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

- 4 The use shall not commence until the areas within the site shown on Drawing No. Rev.A 15.08.18 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter those areas shall be retained and used for no other purposes.

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.

- 5 No development approved by this planning permission shall commence until the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

i) A site investigation scheme (based on the approved Preliminary Risk Assessment (PRA) within the approved Desk Study), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

ii) The results of a site investigation based on i) and a detailed risk assessment, including a revised Conceptual Site Model (CSM).

iii) Based on the risk assessment in ii), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.

Reason: In the interests of Environmental Health

- 6 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in iii) is submitted and approved, in writing, by the Local Planning Authority. The long term monitoring and maintenance plan in iii) shall be updated and be implemented as approved.

Reason: In the interests of Environmental Health

- 7 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179, Environment Agency Groundwater Protection: Principles and Practice (GP3), Policy CS2 (Sustainable Development) of the Core Strategy and Policy DM14 of the Joint Development Management Policy. This condition requires matters to be agreed prior to commencement since it relates to consideration of below ground matters that require resolution prior to further development taking place, to ensure any contaminated material is satisfactorily dealt with.

- 8 The site demolition, preparation and construction works shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:30 Saturdays and at no time on Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.

Reason: To protect the amenity of the area.

- 9 No security lights or floodlights shall be erected on site without the submission of details to, and written approval from, the Local Planning Authority to ensure a lighting environment of low district brightness at residential properties.

Reason: To protect the amenity of the area.

- 10 No development above ground level shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted. The works shall be completed prior to first use/occupation in accordance with the approved details.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 11 Prior to first occupation, all dwellings with off street parking shall be provided with an operational electric vehicle charge point at reasonably and practicably accessible locations, with an electric supply to the charge point capable of providing a 7kW charge.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 105 and 110 of the National Planning Policy Framework paragraphs 105 and 110 and the Suffolk Parking Standards.

- 12 The dwelling hereby approved shall not be occupied until the optional requirement for water consumption (110 litres use per person per day) in part G of the Building Regulations has been complied with and evidence of compliance has been obtained.

Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with policy DM7 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 13 Prior to occupation details of biodiversity enhancement measures to be installed at the site, including details of the timescale for installation, shall be submitted to and approved in writing by the Local Planning Authority. Any such measures as may be agreed shall be installed in accordance with the agreed timescales and thereafter retained as so installed. There shall be no occupation unless and until details of the biodiversity enhancement measures to be installed have been agreed in writing by the Local Planning Authority.

Reason: To secure biodiversity enhancements commensurate with the scale of the development, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

**Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/18/1507/FUL](https://www.westsuffolk.gov.uk/DC/18/1507/FUL)