

PARISH COUNCIL RESPONSE FORM

Planning and Regulatory Services
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YS

The Case Officer is: Charlotte Ballard
Direct Line: 01284 757349

Application No: DC/13/0623/FUL

Consultation
Period Expires: 17 December 2013

26th November 2013

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL Planning Application - Change of use of site to world war one army camp including (i) Extension of existing barn and change of use to cafe/visitors centre (ii) erection of 12 timber huts (iii) construction of trenches and associated works

LOCATION Brook Farm, Bells Lane, Hawstead, Suffolk, IP29 5NW

APPLICANT Khaki Devil Ltd

AGENT The JTS Partnership - Miss Breena Coyle

Name of Town/Parish: HAWSTEAD PARISH COUNCIL

Signature of Chairman/Clerk: [REDACTED]

Do the Parish Council object to this application:

Comment

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Object

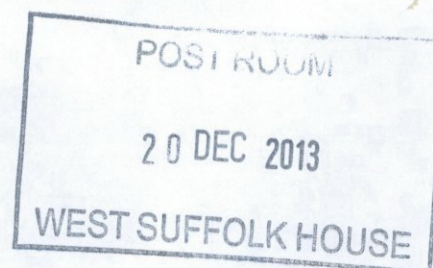
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CONDITIONAL **Support**

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Parish Council Observations:

Please see attached Note (2 pages)



CONSULTATION OF HAWSTEAD PARISH COUNCIL IN RELATION TO:-

Planning application DC/13/0623/FUL change of use of site to world war one army camp including (i) extension of existing barn and change of use to cafe/visitors centre; (ii) erection of 12 timber huts; (iii) construction of trenches and associated works at Brook Farm, Bells Lane, Hawstead, Suffolk.

On a majority vote of three to one the Parish Council resolved at a public meeting on 10 December 2013 to support the development proposals in principle subject to:-

(a) formal assessment/clarification from Suffolk County Council as highway authority as to; (1) whether passing places are required to make access to the development site safe; (2) the proposed location of those passing places; and (3) whether the highway authority has power to create those passing places in the locations proposed; and

(b) imposition of appropriate planning conditions to regulate the following matters;

Access:

- (i) The number of coaches visiting the development site should be limited to one per day (in line with the applicants' assurances) in order to avoid undue congestion on the narrow and dangerous approach roads which are already used by agricultural traffic and horse riders and which are not suited to coaches. (Bells Lane is only 3.1m wide)
- (ii) Arrival and access to Brook Farm must always be eastwards on Bells Lane, (not westwards) and departure must always be westwards along Bells Lane (not eastwards) as coaches will not be able to negotiate the lane safely any other way;
- (iii) Coach operators must be given advance warning of the approved approach route (item ii), the very difficult approach from Bury St Edmunds towards Hawstead and in particular the potentially dangerous bend at Larkfield Corner, Hawstead.
- (iv) Measures must be taken to prevent erosion of the village Green by any additional traffic generated by the development proposals. Such measures might include the provision of suitable passing places at agreed and duly authorised locations. St Edmundsbury BC and SCC Highways are requested to consult with the Parish Council about any such passing places to be constructed along Bells Lane between Bury Road and Brook Farm, Hawstead and for reassurance that any costs should be borne by the applicant. The Parish Council is concerned that any such places must be sympathetic in appearance to the rural setting, incapable of being used as parking places and should not unnecessarily encroach onto the Green.
- (v) Measures must be taken to ensure that the existing concerns the Parish Council has regarding vehicles speeding through Hawstead and the dangerous bend at Larkfield Corner (in relation to which both Suffolk County Council and St Edmundsbury District Council are already aware) are not exacerbated by the additional traffic generated by these proposals;
- (vi) St Edmundsbury BC and Suffolk CC Highways are requested to consult with the Parish Council about any changes to the existing traffic triangle at

the junction of Bells Lane and Bury Road, Hawstead necessitated by the development proposals. Reassurance is required that any associated costs will be borne by the applicant.

Opening Hours

- (vii) The opening hours should be restricted to 10am-5pm during the summer months in line with assurances given by the applicant in order to minimise the impact of associated noise, traffic and light on the local community. The site should not be allowed to open overnight.

Lighting

- (viii) All lighting at the site to be sympathetically down lit and hooded in order to mitigate the impact of light pollution on the village;
- (ix) Car park/ external lighting to be restricted in accordance with approved opening hours in order to reduce the impact of light pollution on the village.

Parking

- (x) Parking for the development site is to be restricted to 31 on site parking places in line with the development proposals;
- (xi) All visitors to the Brook Farm site to park on site; no parking off site associated with the use of the development site to be permitted, in order to safeguard the village Green.

Long term legacy for site

- (xii) Planning permission to be personal to the applicant in order to prevent a more intense use of the site should the current applicant move on, given the very specific and niche nature of the development proposals in what is an unspoiled and rural community.
- (xiii) The consent for the erection of 12 timber huts should be temporary with their removal required upon cessation of use of the site under this consent, in order to prevent their use for any purpose other than those connected with the development proposals currently under consideration.

Use

- (xiv) Use of the site to be restricted to educational purposes with no permission for use for WW1 recreations/ filming/TV in line with assurances given by the applicant in order to safeguard the local community from any noise impacts which might otherwise affect the peace and tranquillity of the area for residents and riders.