



Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Chris"/>	Surname:	<input type="text" value="Read"/>
Company name:	<input type="text" value="Radford Homes"/>				
Street address:	<input type="text" value="Unit A"/>				
	<input type="text" value="Homefield Road"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="Haverhill"/>				
Country:	<input type="text" value="Suffolk"/>				
Postcode:	<input type="text" value="CB98QP"/>				
	Telephone number: <input type="text"/>				
	Mobile number: <input type="text"/>				
	Fax number: <input type="text"/>				
	Email address: <input type="text"/>				
Are you an agent acting on behalf of the applicant?					
<input type="radio"/> Yes <input checked="" type="radio"/> No					

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use to convert and renovate the Vixen Public House (Class A4) to form 18 residential flats (Class C3) and 2 retail, commercial or Offices (Class A1, A2 or B1) and associated external works to remodel and extend the existing car park.

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Pre-application advice was provided by Senior Planning Officer, Penelope Mills. Details of the pre-application advice are included and discussed in detail in the Design and Access Statement accompanying this planning application.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawing(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

A secure, enclosed bin store is provide for 6 1100L bins to meet St Edmundsbury Borough Council's design standards.

7. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

White painted brick walls
Timber post and rail fence

Description of *proposed* materials and finishes:

Brick walls

Doors - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Grey upvc to flats
Grey aluminium entrance door to flats and retail/commercial units

Lighting - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Lighting proposals to be developed upon receipt of planning consent

Roof - description:

Description of *existing* materials and finishes:

Flat roofs with bitumen waterproofing

Description of *proposed* materials and finishes:

Single ply membranes to flat roofs to falls
Decked areas to external terrace areas

Vehicle Access - description:

Description of *existing* materials and finishes:

Concrete and tarmac

Description of *proposed* materials and finishes:

Tarmac resurfacing to existing car park
Block pavers to pedestrian crossing area
Block pavers to private car park for residents

Walls - description:

Description of *existing* materials and finishes:

White painted brickwork

Description of *proposed* materials and finishes:

Red clay brick or tile cladding
Grey brick or tile cladding
White insulated render
Grey standing seam metal cladding

Windows - description:

Description of *existing* materials and finishes:

9. Materials

Combination of timber and upvc windows white in colour

Description of *proposed* materials and finishes:

Grey coloured upvc frames in styles as indicated on proposed elevations
Grey aluminium windows to retail/commercial units

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

RH101 Revision 00 Design and Access Statement XX.11.2016
Planning Statement November 2016
P2610.3.0 Preliminary Ecological Appraisal 06.04.2016
P2610.1.0 Arboricultural Impact Assessment (AIA) 05.12.2016
P2610.2.0 Phase 1 Ground Contamination Desk Study 31.03.2016

RH P001 01 Site Location Plan
RH P002 01 Existing Site Plan
RH P003 01 Existing Building
RH P004 03 Proposed Site Plan
RH P005 01 Proposed Floor Plans
RH P006 02 Proposed Elevations
RH P007 01 Site Sections
A360/C/DS/01 - Drainage Strategy Plan 1 of 2
A360/C/DS/02 - Drainage Strategy Plan 2 of 2
A360/C/TR/01 - Vehicle Tracking Plan

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	24	52	28
Cycle spaces	0	26	26

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

A360/C/DS/01 - Drainage Strategy Plan 1 of 2
A360/C/DS/02 - Drainage Strategy Plan 2 of 2

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

12. Assessment of Flood Risk

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

Public House with residential landlords flat above - Use Class A4

Is the site currently vacant?

- Yes No

If Yes, please describe the last use of the site:

Public House with residential landlords flat above - Use Class A4

When did this use end (if known) (DD/MM/YYYY)?

01/06/2009

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

- Yes No

Land where contamination is suspected for all or part of the site?

- Yes No

A proposed use that would be particularly vulnerable to the presence of contamination?

- Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

- Yes No

16. Trade Effluent

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Trade waste is generated by the two retail, commercial or office units. The Suffolk County Council standard for waste storage for retail use is the most onerous of the 3 possible uses. The standard requires 5m³ (5000L) per 1000m² of floor area. The 120m² space (total GIA of both units) therefore requires 600L of waste storage. One third must be allocated for recyclable waste. The proposal includes an over provision of 2no. 1100L bins, one for general waste and one for recyclable waste. These are located to the north-east corner of the site within an enclosure.

17. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios	2				
Cluster Flats					
Flats/Maisonettes	4	7			
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	3	2	0	0	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

17. Residential Units

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals

Total proposed residential units	18
Total existing residential units	

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Net Tradable Area	0	0	120	120
A4 - Drinking establishments	481	481	0	-481
Total	481	481	120	-361

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees			0
Proposed employees	4		

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input checked="" type="checkbox"/>
A2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input checked="" type="checkbox"/>
B1A	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input checked="" type="checkbox"/>

21. Site Area

What is the site area?

891.00

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

 Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

 Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

 Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="St Edmundsbury Borough Council"/>	<input type="text" value="24/11/2015"/>
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="West Suffolk House"/>	
Street: <input type="text" value="Western Way"/>	
Locality: <input type="text"/>	
Town: <input type="text" value="Bury St Edmunds"/>	
Postcode: <input type="text" value="IP333YU"/>	

Title: First name: Surname:

Person role: Declaration date: Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

09/12/2016