

Philip Isbell – Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council

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Mr Fergus Bootman
Principle Planning Ltd
Bankside 300
Broadland Business Park
Norwich
NR7 0LB

Please ask for: John Pateman-Gee
Your reference:
Our reference: DC/21/05244
E-mail: planningyellow@babberghmidsuffolk.gov.uk
Date: 5th November 2021

Dear Sir/Madam

REFUSAL OF DISCHARGE OF CONDITION(S)
TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Discharge of Conditions Application for DC/21/00405 - Condition 8 (External Equipment)

Location: Fressingfield Baptist Chapel, School Lane, Fressingfield, Eye Suffolk IP21 5RU

Mid Suffolk District Council hereby gives notice that the details submitted in pursuance to the conditions referred to above have been determined as summarised below in relation to each relevant condition together with any appropriate comments, limitations or advice.

REFUSED CONDITION(S):

8. ACTION REQUIRED PRIOR TO INSTALLATION OF ANY EXTERNAL EQUIPMENT

Notwithstanding details received, prior to the installation of any external equipment (such as air source heat pumps, extraction systems and ventilation systems) further details of the equipment shall be submitted to and approved in writing by the local planning authority. Any such equipment shall be implemented in accordance with the details as may be approved and thereafter retained as may be approved.

Reason- In the interests of the amenity of neighbouring residents having regard to noise levels in the area and visual amenity of the area.

LPA Decision:

The proposal under this condition is detailed by two report being Sharps Redmore Technical Note 1 dated 20th Aug 2021 and Sharpes Redmore Report dated 23rd January 2021. Drawings 211 Rev n and 2617-21 are also submitted, but is not considered under this condition as the submitted details as this does not shown any element considered to be external plant.

The condition requires prior to the installation of any external equipment (such as air source heat pumps, extraction systems and ventilation systems) further details of the equipment shall be submitted

to and approved in writing by the local planning authority. Only details of the Air Handling Unit and Air Source Heat Pump (x5) are submitted under this condition and any other external plant is not considered or should not be implied as approved or refused.

The details submitted are considered insufficient and not acceptable as detailed below and the condition is refused.

- Insufficient details on the basic assumptions for the noise survey, including speed of units used at the time for comparison, location of survey points/boundaries referenced and lack of information on cumulative considerations and times of operation. Failure to measure at the boundaries of the site available.

- The details and base assumptions appear to be based on 2 heat pumps being in operation and not all units at the same time that would be 5 under this proposal. Planning is unable to control the number of units in operation at once and there is no proposal for a restriction that would be reasonable as the assumption is that all 5 are needed to supply the building or why propose this many. On this basis the details fail to assess the impact of the total scheme and worst case scenario proposed.

- Insufficient details on fencing and also this indicates this may be changeable. Uncertainly as to the arrangement is not acceptable.

On this basis it is considered that there is risk that the assumptions made would not likely result in a scheme that would protect amenities of the area.

You should note that this letter does not waive or exempt you from complying with the specific terms of the conditions on your original planning permission. Please also refer to the wording of all the conditions on your consent regularly during your development to ensure it continues to comply with any ongoing requirements. Should you have any further queries please do not hesitate to contact the case officer named at the top of this letter.

Yours faithfully

Philip Isbell
Chief Planning Officer - Sustainable Communities