

Philip Isbell – Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council

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Mr Sebastian Blemings
Cherry Tree Cottage
Hitcham Road
WATTISHAM
IP7 7LD

Please ask for: Nikita Mossman
Your reference: 554 - Broad View Farm, Ringsh...
Our reference: DC/24/01433
E-mail: planningyellow@baberghmidsuffolk.gov.uk
Date: 2nd April 2024

Dear Sir/Madam

NON MATERIAL AMENDMENT
TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Application for a Non Material Amendment relating to DC/23/05779 - Change of wording to Condition 2 to omit reference to black cladding

Location: Broad View Farm, Lower Farm Road, Ringshall, Stowmarket Suffolk IP14 2JF

I write to confirm that the following amendments to the above proposal have been determined to be approved as listed below.

Amendment Details Approved:

There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme - an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material to grant an application under section 96A of the Town and Country Planning Act 1990.

The local planning authority must have regard to the effect of the change, together with any previous changes made.

The application seeks approval for the following:

The proposal to omit reference to black cladding from Condition 2 of the permission. Under the original application DC/23/05779 the cladding was indicated to be natural larch. This would be an acceptable material within the area and it is not considered necessary for the cladding to be black.

The removal of black cladding from the condition is considered to be acceptable as a non-material amendment as it would not impact on the character of the surrounding area.

The amended condition therefore reads as:

ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

Reason - To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

This condition will still need to be formally discharged via a Discharge of Condition application.

If you consider that a particular amendment you have sought is not covered by the description of the amendment(s) above, you should not assume that it has been agreed. Written confirmation of approval of all amendments must be obtained before any such works take place on site.

This decision only relates to the non material amendment(s) listed above. It is not a reissue of the original decision which still stands. This document should therefore be read in conjunction with the original applications decision notice referenced above.

It is emphasised that this decision is in relation to Planning Legislation only and that separate written approval of any approved amendments must be obtained under the Building Regulations Legislation or any other relevant Legislation.

Yours faithfully

Philip Isbell
Chief Planning Officer - Sustainable Communities