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PLANNING COMMITTEE	
DATE:	WEDNESDAY, 12 FEBRUARY 2020 9.30 AM
VENUE:	KING EDMUND CHAMBER - ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

For consideration at the meeting on Wednesday, 12 FEBRUARY 2020, the following additional or updated papers that were unavailable when the Agenda was printed.

TABLED PAPERS

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	To Follow.	
b	DC/19/01708 LAND EAST OF CHURCH ROAD, CHURCH ROAD, STUTTON, IPSWICH, IP9 2SG	15 - 22
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Agenda Item 3

BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the King Edmund Chamber - Endeavour House, 8 Russell Road, Ipswich on Wednesday, 18 December 2019 - 0930

PRESENT:

Councillor: Peter Beer (Chair)
Stephen Plumb (Vice-Chair)

Councillors: Sue Ayres
David Busby
Leigh Jamieson
Alison Owen
Melanie Barrett
Derek Davis
Adrian Osborne
Lee Parker

Ward Member(s):

Councillors: Margaret Maybury
Clive Arthey

In attendance:

Officers: Strategic Projects and Delivery Manager (SS)
Development Management Planning Officer (SS)
Principal Planning Officer (VP)
Planning Lawyer (IDP)
Governance Officer (RC)

82 SUBSTITUTES AND APOLOGIES

Apologies of Absence were received from Councillors John Hinton and Zac Norman.

Councillor Derek Davis substituted for Councillor John Hinton.

83 DECLARATION OF INTERESTS

Councillor Lee Parker declared a Local Non-Pecuniary interest in application DC/19/04445 as he had previously had business arrangements with the Applicants Agent but said that this would not affect his judgement of the application.

84 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME

None received.

85 SITE INSPECTIONS

85.1 The Case Officer presented Members with a request for a site visit from Councillor Mary McLaren and gave a short presentation regarding application DC/19/01708 – Land East of Church Road Stutton.

85.2 Councillor Lee Parker proposed that Members undertake a site visit. Councillor Adrian Osborne seconded the motion.

85.3 **RESOLVED**

It was resolved that Members of the Planning Committee would undertake a site visit for Application DC/19/01708.

86 PL/19/21 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

In accordance with the Council's arrangements for Public Speaking at Planning Committee, representations were made as detailed below relating to the items in Paper PL/19/21 and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From
DC/19/04650	Lady Hart (Chilton Parish Council) Lady Hart (Objector) Jen Carroll (Agent) Timothy Chilvers (Applicant) Cllr Margaret Maybury (Ward Member) Cllr Clive Arthey (Ward Member)
DC/19/04445	None
DC/19/02585	Les Cole (Chattisham and Hintlesham Parish Council) Philip Williams (Applicant)
DC/18/05613	Les Cole (Chattisham and Hintlesham Parish Council) Philip Williams (Applicant)

It was RESOLVED

That subject to the imposition of conditions or reasons for refusal (whether additional or otherwise) in accordance with delegated powers under Council Minute No. 48(a) (dated 19 October 2004) decisions on the items referred to in Paper PL/19/21 be made as follows:-

87 DC/19/04650 LAND NORTH OF, WALDINGFIELD ROAD, CHILTON, SADBURY

87.1 Item A

Application Proposal	DC/19/04650 Submission of Details (Reserved Matters Application for Landscaping, Layout, Scale, and Appearance to be considered) under Outline Planning Permission DC/17/04052
Site Location	CHILTON – Land North of, Waldingfield Road, Chilton, Sudbury
Applicant	Anderson Design and Build Ltd

- 87.2 A break was taken between 09:45-10:22 to allow Members time to review the tabled papers that had been received. Further to this The Planning Lawyer and Governance Officer spoke to the Chair regarding an allegation of predetermination regarding the application. After the break the Chair addressed the Committee and stated that he would be looking at the application with an open mind.
- 87.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site and the officer recommendation of approval.
- 87.4 Members considered the representation from Lady Hart of Chilton Parish Council who spoke against the application.
- 87.5 The Parish Council representative responded to Members' questions on issues including: site visits, and the information regarding the tree planting.
- 87.6 Members considered the representation from Lady Hart who also spoke in a personal capacity as an objector.
- 87.7 The Objector responded to Members' questions on issues including: the proposed planting scheme, the consultations that had taken place, the conditions associated with the proposal, and the harm that was caused by the proposal.
- 87.8 Members considered the representation from Jen Carroll and Timothy Chilvers who spoke as the Applicant and Agent.
- 87.9 The Applicant and Agent responded to Members' questions on issues including: discussions that had been undertaken with the Parish Council, and that the landscape buffer had been widened from the original proposal.
- 87.10 Members considered the representation from Councillor Margaret Maybury who spoke as a Ward Member.
- 87.11 Members considered the representation from Councillor Clive Arthey who spoke as a Ward Member.
- 87.12 Members debated the application on the issues including: the proposed landscape buffer, the proposed mix of housing on the site, the response from

the Parish Council, the proposed density of the site.

87.13 Councillor Derek Davis proposed that the application be approved as detailed in the officer recommendation with an additional condition regarding landscaping.

87.14 A short break was taken between 12:20-12:30 where the Applicant, Parish Council Representative and Case Officer discussed and agreed the wording of the proposed landscaping condition.

87.15 The Case Officer read out the wording of the condition as follows:

“Notwithstanding the submitted drawings no development apart from the access and enabling works shall commence until a detailed planting specification and method statement for all trees and soft landscaping within the strategic landscaping buffer (including consideration of a grid matrix system) has been submitted to and approved in writing by the Local Planning Authority. The details shall include information to demonstrate how they have been informed by a programme of consultation and engagement with the Chilton Parish Council. The development shall then be carried out in strict accordance with the approved details.”

87.16 Councillor Davis agreed with the condition as read out by the Strategic Projects and Delivery Manager and asked that if the application for the discharge of this additional condition was not in accordance as set out above that it would be brought before the Committee for determination.

87.17 Councillor Melanie Barrett seconded the motion.

87.18 **RESOLVED**

Members resolved to approve the application subject to the conditions as follows

- 1. The development shall be carried out in accordance with the following plans and details secured as part of this Reserved Matters approval: - 0333-0001 Site Location Plan (Rev A) - 0333-0001 Proposed Site Layout (Rev R) - 0333-2001 Proposed Floor Plans & Elevations (HT - H753) (Rev F) - 0333-2002 Proposed Floor Plans & Elevations (HT - B753) (Rev D) - 0333-2003 Proposed Floor Plans & Elevations (HT - F840) (Rev E) - 0333-2004 v1 Proposed Floor Plans & Elevations (HT - H904) (Rev E) - 0333-2004 v2 Proposed Floor Plans & Elevations (HT - H904) (Rev C) - 0333-2005 Proposed Floor Plans & Elevations (HT - B1022) (Rev E) - 0333-2006 v1 Proposed Floor Plans & Elevations (HT - H1065) (Rev D) - 0333-2006 v2 Proposed Floor Plans & Elevations (HT - H1065) (Rev D) - 0333-2007 Proposed Floor Plans & Elevations (HT - H1313) (Rev D) - 0333-2008 v1 Proposed Floor Plans & Elevations (HT - H1220) (Rev F) - 0333-2008 v2 Proposed Floor Plans & Elevations (HT - H1220) (Rev F) - 0333-2009 Proposed Floor Plans & Elevations (HT - H1334) (Rev E) - 0333-2010 v1 Proposed Floor Plans & Elevations (HT - H1450) (Rev G) - 0333-2010 v2**

Proposed Floor Plans & Elevations (HT - H1450) (Rev E) - 0333-2011
Proposed Floor Plans & Elevations (HT - H1570) (Rev E) - 0333-2012
Proposed Floor Plans & Elevations (HT - H1334) (Rev B) - 0333-2251
Proposed Floor Plans & Elevations (Garages) (Rev B) - 0333-2252
Proposed Floor Plans & Elevations (Garages) (Rev B) - 0333-2501
Proposed Floor Plans & Elevations (HT - F540) (Rev C) - 0333-2502
Proposed Floor Plans & Elevations (HT - F840) (Rev E) - 0333-2503
Proposed Floor Plans & Elevations (HT - H850) (Rev B) - 0333-2504 v1
Proposed Floor Plans & Elevations (HT - H1000) (Rev B) - 0333-2504 v2
Proposed Floor Plans & Elevations (HT - H1000) (Rev B) - 0333-2751
Proposed Refuse & Cycle Stores (Rev A) - 0333-4003 Proposed Building
Heights Plan (Rev D) - 0333-4004 Proposed Housing Mix Plan (Rev E) -
0333-4005 Proposed Parking Strategy Plan (Rev F) - 0333-4006 Proposed
Refuse Strategy Plan (Rev C) - 0333-4007 Proposed Open Space Plan (Rev
C) - 0333-5001 Proposed Pedestrian & Cycle Route Plan (Rev C) - 0333-
PP01 Development Parameters (Rev B) - JBA19-144-01 Landscape
Masterplan (Rev H) - JBA19-144-04 Sudbury Plots (Rev D) - JBA19-144-05
Sudbury Plots (Rev D) - JBA19-144-06 Sudbury Plots (Rev D) - JBA19-144-
07 Sudbury Plots (Rev D) - JBA19-144-08 Sudbury Plots (Rev D) - JBA19-
144-09 Sudbury Plots (Rev D) - JBA19-144-10 Sudbury POS (Rev F) -
JBA19-144-11 Sudbury POS (Rev F) - JBA19-144-12 Sudbury POS (Rev F) -
JBA19-144-13 Sudbury POS (Rev F) - JBA19-144-14 Sudbury POS (Rev F) -
JBA19-144 Mitigation Strategy 14th November 2019 - JBA19-144 AR01
Arboricultural Method Statement (Rev D)

Reason - For the avoidance of doubt and to secure compliance with those details considered to be acceptable.

2. The development shall be carried out in accordance with the details contained in the Landscape and Ecological Management Plan (James Blake Associates, September 2019).

Reason - To conserve and enhance protected and/or priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998.

3. Notwithstanding the approved drawings, construction of any buildings shall not be commenced above slab level until a schedule of the types, colour, and finish of materials to be used in the external finishes of those buildings has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and the character/appearance of the locality.

4. No development apart from the access and enabling works shall commence until a timetable/phasing for the planting of all soft landscaping hereby approved has been submitted to and agreed in writing by the Local Planning Authority. The timetable/phasing schedule shall include

information to demonstrate how it has been informed by a programme of consultation and engagement with the Chilton Parish Council. The planting shall then be carried out in strict accordance with the approved timetable/phasing schedule.

Reason - In the interests of visual amenity and the character/appearance of the locality.

5. Any trees or plants which die, are removed or become seriously damaged, or diseased within a period of ten years from the completion of the development shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason - In the interests of visual amenity and the character/appearance of the locality.

6. Prior to the first occupation of the development, the details of the public art benches to be installed within the site shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include a layout plan, maintenance plan, programme for implementation and a detailed drawing showing the scale, form, and detailed appearance of the benches to be installed. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and the character/appearance of the locality; to provide for a high-quality public realm.

7. Notwithstanding the approved drawings, construction of any buildings shall not be commenced above slab level until details of all enclosures and boundary treatments for the development have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and the character/appearance of the locality; to secure property and safeguard privacy.

8. The garages/carports hereby permitted shall only be used for the parking of vehicles associated with the dwelling and not used for living accommodation.

Reason - To ensure adequate parking and garage space is provided within the site in accordance with the standards adopted by the Local Planning Authority.

9. Prior to the first occupation of the development, details of the external lighting for the parking courts on site shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles, luminaire profiles and energy efficiency measures, with timing/"auto-off" details). All lighting

shall be installed, maintained and operated in accordance with the approved details. There shall be no other sources of external lighting installed within the parking courts on site.

Reason - In the interests of safeguarding amenity and for the prevention of crime.

10. No more than 45 dwellings shall be occupied until a strategy for the implementation of pedestrian and cycle links as approved on drawing 0333-CON14 has been submitted to and approved in writing by the Local Planning Authority. The pedestrian and cycle links shall be implemented in accordance with the approved strategy.

Reason - To secure the delivery of links that would improve the connectivity and sustainability of the site and development.

11. Notwithstanding the details to be approved under condition 9 above, prior to the erection/installation of any floodlighting or other means of external lighting at the site, details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include information to demonstrate how it has been informed by a programme of consultation and engagement with the Chilton Parish Council. The lighting shall be carried out and retained as may be approved. There shall be no other means of external lighting installed and/or operated on/at the site.

Reason - To minimise pollution and to safeguard the character and appearance of the locality.

12. Notwithstanding the approved drawings, no dwelling shall be occupied until details (including siting, installation (and phasing of), and ongoing maintenance) of the play area(s) to be provided within the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and the character/appearance of the locality; to provide for a high-quality public realm.

13. The development shall be carried out in accordance with the details contained in the Acoustic Design Advice Report (Resonance Acoustics, November 2019) and acoustic trickle vented glazing will be installed to all habitable rooms on Plots 1, 124, 125, 126, 127, 128, 129 and 130.

Reason - To safeguard the amenity of the occupiers of those Plots.

14. Notwithstanding the submitted drawings no development apart from the access and enabling works shall commence until a detailed planting specification and method statement for all trees and soft landscaping within the strategic landscaping buffer (including consideration of a grid matrix system) has been submitted to and approved in writing by the Local

Planning Authority. The details shall include information to demonstrate how they have been informed by a programme of consultation and engagement with the Chilton Parish Council. The development shall then be carried out in strict accordance with the approved details.

And that if condition 14, when submitted under a discharge of condition application, is not in accordance as detailed above then this would be reported to the committee for determination.

88 DC/19/04445 LAVENHAM PRIORY, WATER STREET, LAVENHAM, SUDBURY, SUFFOLK, CO10 9RW

88.1 Item B

Application	DC/19/04445
Proposal	Planning Application- Erection of 1no. dwelling and detached garage.
Site Location	LAVENHAM – Lavenham Priory, Water Street, Lavenham, Sudbury, Suffolk, CO10 9RW
Applicant	Ms R. Sayed

88.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site and the Officer recommendation of refusal.

88.3 Councillor David Busby proposed that Members undertake a site visit of the site.

88.4 Councillor Adrian Osborne seconded the proposal.

88.5 RESOLVED

It was resolved that the Planning Committee will undertake a site visit of application DC/19/04445.

89 DC/19/02585 LAND SOUTH EAST OF, DUKE STREET, HINTLESHAM, SUFFOLK

89.1 The Chair advised Members and those attending the meeting that he was changing the running order and that the Committee would be dealing with application DC/19/02585 first and would then application DC/18/05613.

89.2 Item D

Application	DC/19/02585
Proposal	Planning Application – Erection of 3 no. dwellings
Site Location	HINTLESHAM – Land South East of, Duke Street, Hintlesham, Suffolk
Applicant	Williams Homes & Developments Ltd

89.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site and the officer recommendation of approval with conditions.

89.4 Members considered the representation from Les Cole who spoke on behalf of the Parish Council.

89.5 Members considered the representation from Philp Williams who spoke as the Applicant.

89.6 The Applicant responded to Members' questions on issues including: the consultation with the Parish Council, that a needs assessment had not been carried out, and the management of the public open space.

89.7 Members debated the application on the issues including: the ribbon development blocking out views of the countryside, affordable housing, that the proposed development was outside the built up settlement boundary.

89.8 Councillor Peter Beer proposed that the application be approved as detailed in the officer recommendation. Councillor Lee Parker seconded the motion with an additional conditions regarding the working hours on site TBA and a construction management plan TBA. The proposer agreed to this amendment.

89.9 **RESOLVED**

That the application is GRANTED planning permission and includes the following conditions: -

- **Standard time limit**
- **Approved plans**
- **Site levels**
- **As required by highways**
- **Hard and soft landscaping**
- **Landscaping Timescale**
- **As required by BMSDC Environmental Health**
- **Ecological mitigation and enhancement measures**
- **Biodiversity Enhancement Strategy**

That authority be delegated to the Chief Planning Officer to grant full planning permission:

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer to secure:

- **RAMS Contribution**
- **Affordable housing**
2 x 2b 4p affordable rent dwellings @ 79sqm minimum
1 x 3b 5p shared ownership dwelling @ 93sqm minimum

90 DC/18/05613 LAND TO THE EAST OF, DUKE STREET, HINTLESHAM, SUFFOLK

90.1 Councillor Adrian Osborne left the meeting at 13:37.

90.2 Item C

Application Proposal	DC/18/05613 Full Planning Application – Residential Development – Erection of 14 dwellings, garages and additional parking.
Site Location	HINTLESHAM – Land to the east of Duke Street, Hintlesham, Suffolk
Applicant	Williams Homes & Developments Ltd

90.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site and the officer recommendation of approval.

90.4 Members considered the representation from Les Cole of Chattisham and Hintlesham Parish Council.

90.5 Members considered the representation from Philip Williams who spoke as the Applicant.

90.6 Members debated the application on the issues including: the response from the BMSDC Heritage Team, that the previous application that had been decided by the Committee was a material consideration, and the importance of the view in the village.

90.7 Councillor Melanie Barrett proposed that the application be approved as detailed in the officer recommendation. Councillor Lee Parker seconded the motion.

90.8 Members continued to debate the application on the issue including the loss of the public view.

90.9 **RESOLVED**

That the application is GRANTED planning permission/listing building consent/other and includes the following conditions: -

- **Standard time limit**
- **Approved plans**
- **Site levels**
- **As required by highways**
- **As required by SCC Floods**
- **As required by BMSDC Environmental Health**
- **Details of fire hydrants**
- **Ecological mitigation and enhancement measures**

- Archaeological work and monitoring
- Sustainability/Energy Reduction

That authority be delegated to the Chief Planning Officer to grant fully planning permission

Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer to secure:

- Affordable housing
- RAMS contribution

91 PL/19/20 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 20 NOVEMBER 2019

It was resolved that the Minutes of the meeting from the 20 November 2019 were confirmed and signed as a true record.

The business of the meeting was concluded at 1.54 pm.

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Chair

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Agenda Item 6b

Robert Carmichael

From: Lynda Bacon
Sent: 10 February 2020 10:05
To: Robert Carmichael
Subject: FW: IMPT: condition for swift bricks

Follow Up Flag: Follow up
Flag Status: Completed

Hi Robert,

DC/19/01708 – Stutton - BDC Committee 12th Feb

Please see below additional comment for tabled papers.

Regards,

Lynda
Lynda Bacon BSc (Hons), Dip TP, MRTPI
Senior Development Management Officer
Sustainable Communities
Babergh and Mid Suffolk District Councils - Working Together

Tel: Mobile 07860 827067 or 0300 1234000 Option 5 Option 3
Email: lynda.bacon@babergmidsuffolk.gov.uk
Web: www.babergh.gov.uk or www.midsuffolk.gov.uk (Both lead to joint website)

Please note: I work Tuesday – Thursday

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From: Hamish Jackson, Ecological Consultant <Hamish.Jackson@essex.gov.uk>
Sent: 10 February 2020 09:31
To: Mark Nowers <markdnowers@gmail.com>
Cc: Lynda Bacon <Lynda.Bacon@babergmidsuffolk.gov.uk>
Subject: RE: IMPT: condition for swift bricks

Good morning Mark,

The Ecological Impact Assessment has indicated that Manthorpe Swift Boxes could be installed for this application. Therefore, if the LPA is minded to approve this application, I can specifically request the provision of a number of integrated Skylark boxes when it comes to discharging the following proposed condition:

"4. PRIOR TO SLAB LEVEL: BIODIVERSITY COMPENSATION AND ENHANCEMENT STRATEGY

"A Biodiversity Compensation and Enhancement Strategy for Protected species, Priority species and Priority Habitat shall be submitted to and approved in writing by the local planning authority. This shall follow the details contained

within the Ecological Impact Assessment (Southern Ecological Solutions, July 2019). The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- e) persons responsible for implementing the enhancement measures;
- f) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.”

Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).”

This is considered reasonable because of the known Swift population in the local area and the parish council interest in this matter!

Kind regards,

Hamish

Hamish Jackson BSc (Hons) GradCIEEM MRSB
Ecological Consultant at Place Services

telephone: 03330 320980 mobile: 07740901139

email: hamish.jackson@essex.gov.uk / ecology.placeservices@essex.gov.uk

web: www.placeservices.co.uk

linkedin: www.Linkedin.com/in/hamishjackson/



From: Mark Nowers <markdnowers@gmail.com>

Sent: 09 February 2020 20:46

To: Hamish Jackson, Ecological Consultant <Hamish.Jackson@essex.gov.uk>

Subject: IMPT: condition for swift bricks

Hi Hamish,

I hope all is well with you.

I have read with interest your latest Ecology response to the Church Road application in Stutton (19/01708).

It's not clear if you have recommended a condition for integrated swift-bricks in the development. You very kindly did so for the 6 properties on Holbrook Road recently and I would really appreciate if

you could make the same request for this one. The parish council has made repeated requests based on sound evidence, but this seems to have been ignored by the planning officer (unless I am mistaken).

It goes to committee on Wednesday, but I believe there is a window to get a comment in so that it can appear on the "late-sheet". If you are able to do so, both myself and the swift population that is just about hanging on a hundred metres away would be delighted.

Many thanks,

Mark

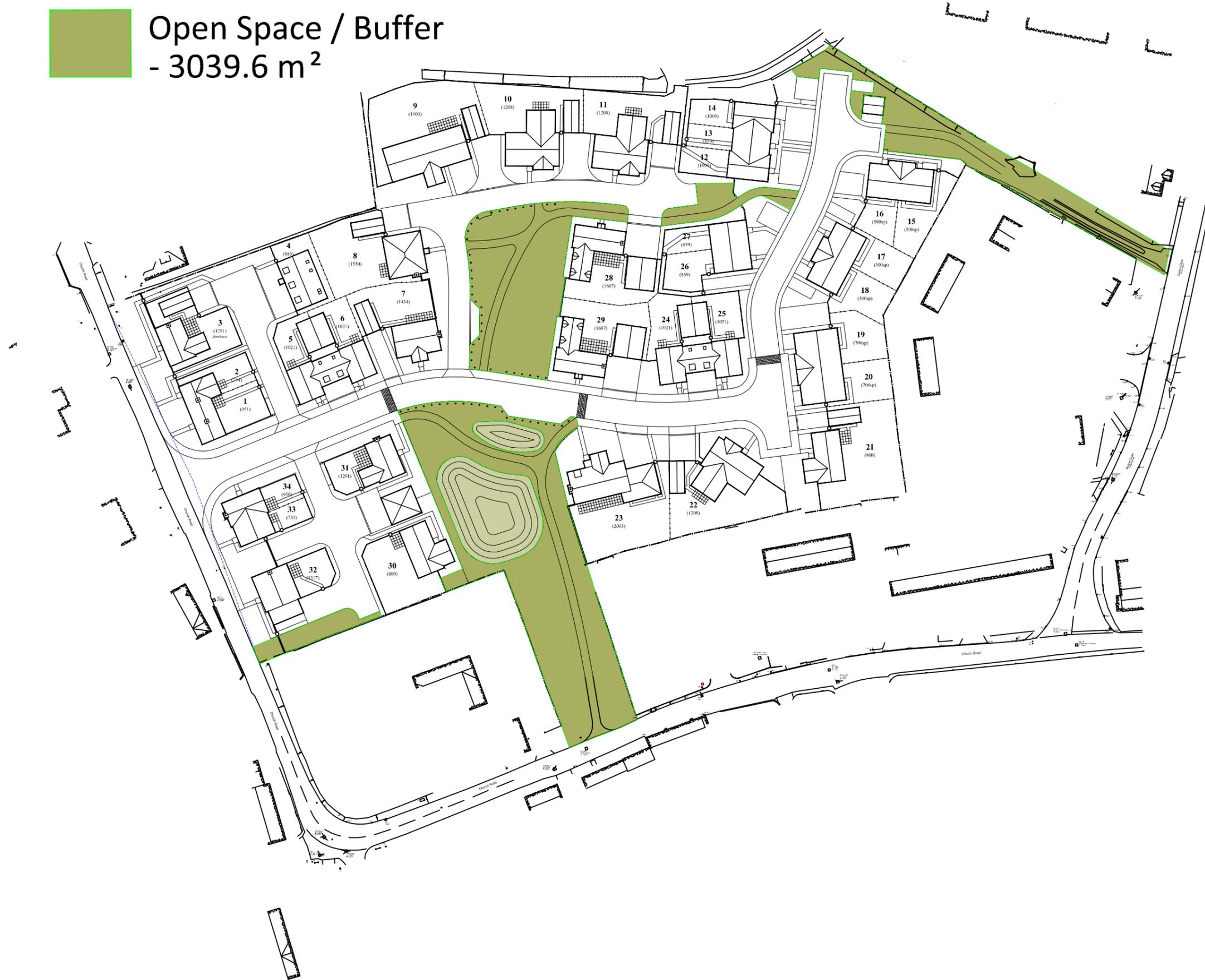
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Attenuation- 489.2 m²



Open Space / Buffer
- 3039.6 m²



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 Attenuation- 304.9 m²

 Open Space / Buffer
- 3675.9 m²



- Key**
-  Existing trees and planting to be removed
 -  Existing trees and hedging
 -  Proposed trees
 -  Proposed street and hedging and planting
 -  Proposed grass
 -  Proposed decorative planting
 -  Permeable board gravel
 -  Permeable black paving
 -  Gravel paths
 -  Granite setts
 -  Tarmac/asphalt
 -  Garden storage building
 -  Refuse bins
 -  Bench for public enjoyment of open spaces
 -  Local area information board
 -  0.8m high woven Oak fencing
 -  1.0m high stone rail fencing
 -  0.75m high force rail fencing



Rev A - See also 848 to road parties adjacent to Linc 7 amended as required by Highways 05/09/2017 PC

**ROGER BALMER
DESIGN**

FOUNTAIN HOUSE STUDIO THE STREET EAST BERGHOLM COLCHESTER CO7 6TB
Telephone: 01206 399477 Email: enquiries@rogerbalmerdesign.co.uk Fax: 01206 399478

Client The Cook Land Trusts	Project Land at Church Road Stutton	Drawing no. Landscape Plan as Proposed
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Scale 1:500 or A1	Date March 2017	D/L AJD	Drawing no. Rev. 3815 13 A
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Consultants must verify all dimensions and information on site prior to construction of work. Do not scale from drawing.
© Roger A Balmer Ltd

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Agenda Item 6c

Statement from Planning Enforcement – Lavenham Priory, Water Street, Lavenham

Planning Enforcement thought it prudent to provide clarity to the Councillors of the Planning Committee with regards to various enforcement investigations concerning the erection of fencing that has been raised by various reporters which have been mentioned during the planning application process (case ref: DC/19/04445).

Enforcement Investigation EN/19/00127 – closed case concerning the alleged erection of fencing and a new gate situated along the boundaries identified in red on the attached site plan.

Following discussions had between officers, it was concluded that the erection of the fencing and gate were deemed as being permitted development under Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) therefore no breach of planning control was established.

Enforcement Investigation EN/20/00031 – Ongoing investigation concerning the alleged erection of additional fencing along the southern boundary and the erection of fencing at the rear of The Priory identified in blue and green on the attached site plan.

Following discussion had between officers, the continuation of the fencing along the southern boundary is accepted as being permitted development under Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) therefore no breach of planning control in regards to this matter has been established.

With regards to the fencing erected at the rear of The Priory (identified in green), this is still being investigated.



Site Plan – Identifying various fences and gate at Lavenham Priory

DC/19/04445 Lavenham Priory, Water Street, Lavenham CO10 9RW
Planning Application:- Erection of 1 no. dwelling and detached garage.

Recommend Refusal.

The Parish Council did not support the first application on a number of grounds including the “harm” to the setting of the Priory, its location in the land forming the green fringe to the village and the relationship of the Priory to its links to the countryside, its impact on the Listed Buildings (Grade 1 and 2) in Water Street and on the setting of the Priory.

The reduced size of the proposed dwelling and its relocated position although not as intrusive as the original proposal, is still considered to be in contravention of:

1. NPPF(2019) “overriding objective is the protection and enhancement of the Historic Environment”,
2. Lavenham Landscape Character Assessment identifying the area as “High Landscape Sensitivity”, which is part of the made Lavenham Neighbourhood Development Plan,
3. Lavenham Neighbourhood Development Plan Policy H1 “ ...scheme adjacent to the built up area boundary can be clearly demonstrated to be well related to the existing pattern of development in Lavenham” “that the scale and character of the proposal respects the landscape, landscape features, streetscape/townscape heritage assets and important spaces and historic views into and out of the village”,
4. Babergh Local Plan Policy CS15 objectives as H1 above, and
5. In addition, the emerging Joint Local Plan, which has completed its Regulation 18 consultation, contains the concept of Built Up Area Boundaries. In this case the proposal is outside the Lavenham BUAB. Development outside the BUAB could set a precedent for any similar development outside any BUAB across the district and further frustrate the progress of the JLP.

In view of the above there are no grounds for the Parish Council to change its view on development of the dwelling proposed in the application.

Moreover, paragraph 12 of the National Planning Policy Framework 2019 (NPPF) gives the greatest weight to existing policy documents and at the pinnacle of these is the Lavenham’s NDP. Under the NPPF (2019) any decision that departs from this may only be made in the light of **material considerations**.

With a proven five year housing supply BDC policy in this area may be viewed as valid.

Any decision to allow the application would thus be a major departure from policy.

It is also worthy to note that the Independent Examiner when reporting on the Lavenham Neighbourhood Development Plan concluded;-

This is an extremely well written neighbourhood development plan with clear explanation of objectives and logical justifiable explanation of many of the policies. Those involved in its production should feel proud of their achievement.

I have found that there is a clear policy approach to housing provision. The Plan is explicit in its recognition of the need to plan positively for growth and particularly recognises local need for the provision of dwellings for young and elderly people.

The proposal before you is in conflict with the National Planning Policy Framework (2019), the emerging Joint Local Plan, existing planning policy and the Lavenham Neighbourhood Development Plan and should therefore be rejected.

Any decision is not about the merit of the proposed building, it is about the policy framework we all strive to work within and the precedent that any alternative approach would set.

Lavenham Parish Council

February 2020

BJW/ESH/19/013
5th February 2020

Email:
bjwhymark@whymarkmoulton.co.uk

Babergh District Council
Planning Services
8 Endeavour House
Russell Road
IPSWICH IP1 2BX

FAO Samantha Summers

Dear Ms Summers,

Revised Planning Application for Detached Single Dwelling
Lavenham Priory, Water Street, Lavenham, CO10 9RW
Ref: DC/19/04445

Following the recent committee site inspection, the Applicant wishes to make some further comments by way of clarification.

It is confirmed in the officer committee report, para 4.1, that the application site is well related to the village and local services and is therefore deemed a sustainable location. The National Planning Policy Framework (NPPF) has a presumption in favour of sustainable development.

Further, the Council's own current adopted policy CS11- Strategy for development in Core and Hinterland Villages, in the preamble states that it intentionally provides flexibility for appropriate development beyond built up area boundaries in core villages.

Also, Policy H1 of the Lavenham Neighbourhood Development Plan allows for new development within or adjacent the built-up area boundary where it is well related, as confirmed in the planning officer's assessment.

Consequently, the proposed dwelling accords with both national and local plan policies as far as the principle of development is concerned.

Additionally, the boundary line to the rear of properties in water street is drawn arbitrarily straight, not following any feature on the ground. In fact, the real visible and distinct boundary between managed urban land of the village and open countryside is the footpath and hedge which form the southern boundary of the site.

The Inspector for the previous planning Appeal, for what was a larger more visible dwelling on a higher part of the site to the western end, determined

“ ..overall, the setting of listed buildings on water street would not be harmed”.

The current proposal is for a dwelling, much smaller with a lower, green roof and dug-in at the lower, eastern side of the land.

Therefore, impact on the nearby Listed Buildings is not a concern for this proposal.

During the site visit the Case Officer confirmed that the principle concern, and reason for the site visit was to assess the impact of the proposed dwelling to the character of the conservation area and important views in and out of the village.

On the southern boundary of the land is a mature hedge with fence behind. This also forms the boundary of the conservation area and is a natural distinction between village and countryside.

As was evident during the site meeting, even with the hedge devoid of foliage there are no views into or across the site towards the village.

Consequently, views into the village are unaffected by the proposal.

By virtue of the dense and mature hedge boundary, the land which includes the application site is not publicly visible as open land, just extended domestic garden.

The character of the Conservation area is comprised in the wider sense of its collective appreciative views from the public realm.

In Lavenham, this is the close nit arrangement of historic buildings at its core. The proposed dwelling and its location do not impact on this appreciation, so do not detract from the Character of the Area.

National Planning Policy Framework (2019)

Paragraph 11 – Presumption in favour of sustainable development. It has already been acknowledged by virtue of the location of the site being well related to the built-up area boundary and village centre, the site is sustainable. It will add to support of local services and brings a modest economic benefit by virtue of this and during the construction phase.

Paragraph 118 – requires decisions and local plan policies to encourage development of brownfield and underused land in urban and rural areas.

Paragraph 131 – advises that great weight should be given to innovative designs that promote high levels of sustainability, as proposed in this case.

Paragraphs 192-196 deals with considering the effects of the proposal on designated heritage assets. The applicant considers, by virtue of the design and location of the proposed dwelling the effect character of the conservation is neutral, and no harm will result.

Lavenham Neighbourhood Development Plan

Policy H1 allows for new development within or adjacent the built-up area boundary where it is well related, as confirmed in the planning officer’s assessment.

This site is less well related to the pattern of development as Water Street is all frontage, however the Quakers Yard houses which adjoin the application site, are set back behind frontage buildings, **therefore backland, and also outside the built-up area boundary.** Consequently, any potential conflict is not clear cut.

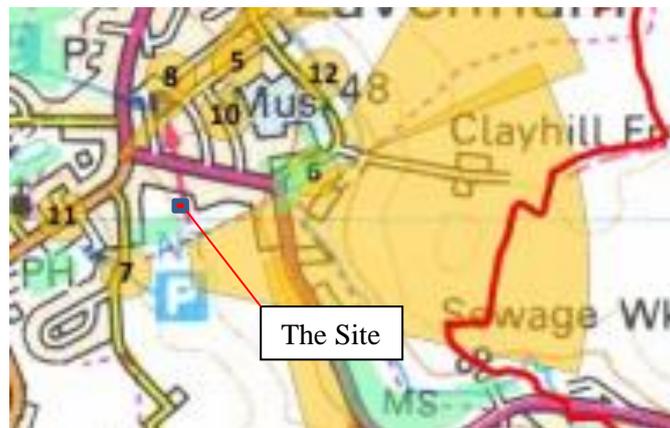
The primary consideration therefore remains one of effects on the Conservation Area.

The design of the property is intentionally contemporary, and being part buried ensures it does not dilute or compete with the existing historic buildings on water street and gives a smooth transition to countryside beyond the site boundary hedge - which itself is a strong physical and very well established boundary between open countryside and village land.

The plan identifies defined views in and out of the village. 2 and 4 into the village are defined as key views

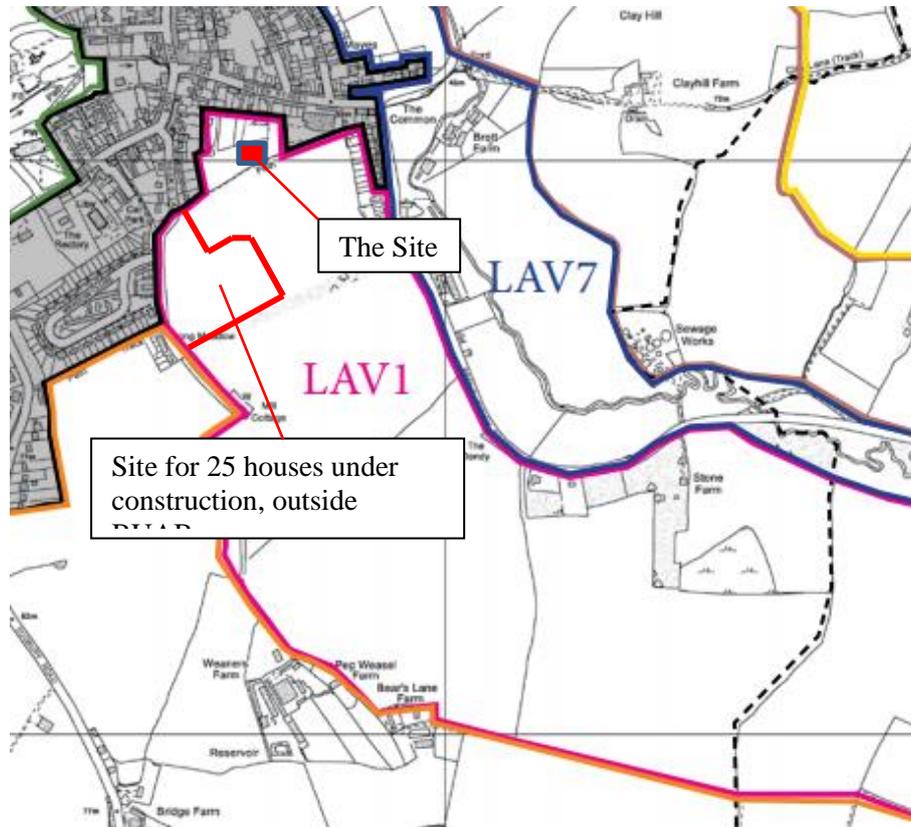


and 7, out of the village is defined as an additional valued view.



These are the only ones which look towards the site. However, these are distant views which will not be affected by the proposed development. The site is not within the scope of View 7.

This area of rear garden to the Priory, which includes the application site is Defined as LAV 1 – Pit Meadow.



The LAV 1 area is extensive, comprising large areas of cultivated agricultural land to the south of the village.

At its northern edge, it includes residential gardens to the properties along Water street, including Lavenham Priory.

As mentioned above, this area and the application site lie to the north of the existing footpath and hedge and as such are physically separated from the majority of the LAV 1 area.

The appearance of the area has been significantly affected by the recent development of 25 houses, currently under construction. These sit on high ground off Bears lane and are clearly visible and impact on the defined Views into and out of the village.

In Appendix 2 of assessment, LAV 1 is stated to have a medium to high landscape sensitivity but good ability to mitigate small scale development by virtue of this.

It also appraises new development size with the likely effects on plan objectives. It determines that it wishes to limit the number of dwellings delivered in this way - Lavenham has very few opportunities for infill development in the village core - individual/infill plots will have a neutral effect in all defined plan objectives for economic, social and environmental roles. Consequently, it concludes, development in this form is unlikely to impact adversely on the quality of the historic environment.

The proposal therefore accords with Policies in the Neighbourhood Plan.

Effects on Conservation Area

By way of confirmation the application site and adjacent land to the west, also part of Lavenham Priory's extended garden, the land falls approximately 10m in height, west to east and is peppered with trees. This allows the house to be integrated into the landscape rather than sat on it. Using the land to mask the building.

The public footpath to the south of the site is generally around 1m below the corresponding site level with a small embankment surmounted by a mature hedge, over 2m high, interspersed with trees around 5-6m high. All presenting a dense boundary enclosure.

This and the significant tree plantations midway between the footpath and existing buildings on Water Street, 125m distant, have the combined effect of there being no views of those buildings from the footpath.

The building has been designed with great care to be a very green eco-home, cut into the ground to utilise the significant slope with a green roof to ensure it respects and harmonises with its landscape as the submitted CGI images show.

Being cut in and with the earth screening any domestic items, parked cars etc will be hidden from public and others view.

It is disappointing that Historic England made no real comments on the revised scheme and any improvement it may offer, simply repeating their earlier blanket general objection.

The recent development of 25 houses on the western part of Pit Meadow, adjoining bears lane, has an indisputable effect on the conservation area character.

By contrast the approval of a new single storey flat roofed dwelling recently built behind Little Hall in the centre of Lavenham, B/15/00860 is within the conservation area, at the historic core, immediately adjacent to two Grade II* listed Buildings and most certainly out of character with adjoining buildings, but received the following conclusion from Historic England, 5th August 2015, before consent was granted

“we have considered the current proposals in light of this governments policy and relevant English heritage Guidance and while the proposed building is not of a type normally appropriate for an historic settlement as significant and sensitive as Lavenham conservation area we would not wish to oppose the granting of consent in this instance because the visual impact is limited...”

It is submitted the proposed development at Lavenham Priory will have similarly limited visual impact.

Recent other Approved dwellings outside BUAB's

Several rural and eco-homes have been approved in recent years in far more isolated locations than this site, using Paras 55 & 79 of the NPPF. The applicant is confident these decisions were made with the foresight to appreciate the contribution they make overall not only to their environment but as innovative and aspirational examples for the future.

- B/16/00955/FUL – Lodge Farm, Lindsey – 1 dwelling (2016), adjacent 2 Grade 1 Listed Buildings
- B/16/00542/FUL – Birdsfield, Lindsey – 2 dwellings (2016)

- B/16/00084/FUL – Rose Cottage, Daisy Green, Groton – 1 dwelling (2016), also adjacent a Listed Building
- B/15/00813/FUL – The Bungalow, Bures Road, Little Cornard – 3 dwellings (2015)
- B/15/00052/FUL – Old Rectory, The Tye, Lindsey – 1 dwelling (2015)
- B/13/01448/FUL – The Wrens, The Tye, Lindsey – 1 dwelling (2014)
- B/11/00604/FUL – New dwelling at Clay Hill Farm Lavenham

Other Matters

During the site visit comment was made concerning the actual construction of the dwelling and condition of the access driveway from Water Street.

This access is owned by the applicant but used by adjacent properties. The surface of the immediate area of the access is in poor current condition, and the Applicant would intend improving this as part of the development process. To this end the applicant would accept conditions requiring making good of the access surfacing together with production of a Construction management and site deliveries Plan.

This site and remaining Priory garden are not visible from the footpath or public view, the design is contemporary respecting the site topography and surroundings to achieve a building of quiet presence integrated in its landscape and ensuring there is no harm to the Conservation Area.

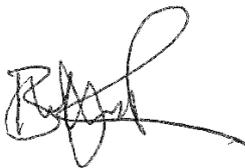
As previously mentioned, the proposed dwelling is an Eco home, and will incorporate many cutting edge and energy efficient technologies. But equally important to minimise its environmental impact is the nature and method of construction.

It is predominately a rendered hempcrete block structure with intensive green roof built in a cut and fill process.

The aim being that excavated material from the cut will be used to adjust levels and form earth screening to hide the building. Thus, ensuring minimal, if any, requirement to take material from the site. Equally the hemp blocks are constructed on site from base materials and other construction elements designed in manageable sizes to ensure smaller delivery vehicles and mechanical plant requirements.

In Conclusion, this proposal, is designed to sit within the landscape working with the topography of the site, screened to not be visible or disrupt any perceived public or important views of Lavenham ensuring there is no harm caused to heritage assets or the character of the conservation area. It is well related and close to the village and local services which includes a good bus service to surrounding towns and further afield, thus accords with the intentions of both National and Local planning Policy.

Yours faithfully,



B. J. Whymark, MSc, FRICS, C.BuildE, FCABE



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Planning Services
Babergh District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

04/02/2020

For the attention of: Elizabeth Flood

Ref: DC/19/03445- Land On The South Side Of, Whatfield Road, Elmsett, Suffolk

Thank you for consulting us on the Planning Application for the erection of 37no. dwellings (which includes 14no. affordable housing and 4no. shared ownership) including creation of vehicular access road and public open space.

This letter sets out our consultation response on the landscape impact of the planning application and how the proposal relates and responds to the landscape setting and context of the site.

Elmsett has been described as a Hinterland Village on the Babergh Local Plan 2011-2013 Core Strategy & Policies (February 2014) and as such the proposal will be assessed against Policy CS11.

The site sits to the south of Whatfield Road between the Grade II listed building The Chequers to the east and the Field End property to the west. The site area is inside an existing field boundary with hedgerow and tree planting along its western, southern and parts of its eastern boundary. A native hedgerow to the north site boundary runs along Whatfield Road and a PROW lies to the south-west of the site. The Elmsett Neighbourhood Plan (ENP) (Adopted 2019). Policy EMST9 – Protection of Important Views and Landscape Character, identifies important views from public vantage points either within the built-up area or into or out of the surrounding landscape. Viewpoint 10 is located on Whatfield Road and looks across the site. The policy states:

“Any proposed development should not detract from the key landscape features of these views. Proposals for new buildings outside the Built-up Area Boundary (BUAB) will be required to be accompanied by a Landscape Visual Impact Appraisal or other appropriate and proportionate evidence that demonstrates how the proposal:

- I. can be accommodated in the countryside without having a detrimental impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the Built- Up Area; and
- II. conserves and enhances the unique landscape and scenic beauty within the parish, having regard Suffolk Landscape Character Appraisal.

For this reason, we would recommend a Landscape and Visual Appraisal (LVA) which follows the principles set out on the third edition of "Guidelines for Landscape and Visual Impact Assessment" (GLVIA3) needs to be undertaken and submitted as part of this application before further consideration can be given. This report should include:

- Context and character area appraisal
- Landscape constraints and opportunities plan
- Analysis of visual impact from a number of viewpoint locations and key receptor
- Analysis of the impact on landscape character and quality
- Mitigation proposals and recommendations



The report should also give recommendations as to the extent of development. As at present there is concerns that the scale and size of development is not in character with the surrounding area, and in turn will have an adverse impact on the landscape character (Policy CS11). A previous planning application submission for this site was refused as it was felt the proposal did not “represent a well-designed development of an appropriate size, scale, layout and character in relation to its setting and to the village.” The Suffolk Landscape Character Assessment landscape management guidelines for the Landscape Character Areas (LCA) states that settlements within this LCA tend to have “multiple built clusters of various sizes: large groups often elongated; outlying groups often based on green side settlement; and wayside settlements and farmsteads.” More often than not these historic patterns are then lost to infill and ribbon development. Its therefore important that the scale of development, layout and character are sympathetic to the Hinterland village character of Elmsett, which at present the proposed development does not offer.

If you have any queries regarding the above matters, please let me know.

Yours sincerely,

Ryan Mills BSc. (Hons) MSc. CMLI
Senior Landscape Consultant

Telephone: 03330320591
Email: ryan.mills@essex.gov.uk

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

Babergh and Mid Suffolk District Councils
Planning Department
Endeavour House
8 Russell Road
Ipswich IP1 2BX

Your ref:
Our ref: SSCP/CF/213706/4
Direct line: 01206 835236
Direct fax:
Direct E-mail: SSmith@fjg.co.uk

07 February 2020

By email: planninggreen@babberghmidsuffolk.gov.uk
Elizabeth.flood@babberghmidsuffolk.gov.uk

Dear Sirs

**Re: Land south of Whatfield Road, Elmsett
DC/19/03445**

Having considered the officer committee report there are a number of key important points that the applicant considers it essential to address and to ensure that Members are updated in respect of these points.

1. The applicant has a very strong social conscience and is committed to and financially able to deliver affordable housing hence the greater number proposed with this application. The applicant will themselves fund and deliver the housing in the short term and where they would be prepared to accept a condition for a shorter time commencement. Finances are available to commence immediately should planning permission be forthcoming.
2. The important view is quite simply a view across an agricultural arable field within a rural location. Members are invited to carry out a site visit to assess this for themselves.
3. The application proposal would, if approved, deliver a high level of affordable housing, a significant degree of smaller one and two bedroom homes, significant open space and would also deliver CIL contributions in the region of approximately £345,690.00. The applicant has considered viability and is confident that the application as now amended can deliver a viable site.
4. The report considers that the housing mix is inadequate and 47% of the development should be one or two bedroomed. Recognising this the applicant confirms that this application is now proposed to deliver 48.6% one and two bedroom dwellings, an amended plan is attached. It is understood that the Council will need to re-consult in respect of this amendment.
5. Paragraph 78 of the NPPF recognises the enhancement/maintenance of rural communities especially where it will support local services and where development in one village may support services in a village nearby.

6. The application site is not isolated, nor do the proposed dwellings, it is considered, form an unsatisfactory relationship with the existing settlement.
7. The emerging Joint Local Plan initially identified Elmsett as a core village – it has a good range of facilities as acknowledged in 3.14 of the committee report and where employment opportunities are available in nearby centres.
8. The NPPF is quite clear in paragraph 68 about the importance small and medium sized sites where they can often be built out quickly.
9. The report acknowledges a number of key positive benefits delivered by the application proposal.
10. In carrying out the planning balance the report considers the proposal, without the additional one and two bedroom dwellings provides a high standard of design and layout, delivers above the policy requirement for affordable housing, and where it now delivers a greater housing mix at 48.6% in accordance with the latest available housing information and provides generous new public open space.
11. The application proposal would indeed support the existing services, including the rural bus service thereby potentially increasing and sustaining the use of the bus service and other facilities to the overall benefit of the village.
12. The application proposal has carefully considered and responded to the Neighbourhood Plan in developing the proposal recognising it advancing weight pre its adoption.
13. The Examiner's final report recognises that additional housing development is not considered in the Neighbourhood Plan.
14. The application, as identified in the report, has a number of positive beneficial factors through delivery of this site and where there is public benefit through the proposed additional housing delivery.
15. The housing delivery figures are minimum figures where over supply is supported to meet the delivery of additional housing to meet recognised need.
16. The applicant has considered the response from Strutt and Parker in respect of application reference DC/19/01633 also for Elmsett. This document carefully considers the reasons why the policies contained with the Elmsett Neighbourhood Plan may not carry the full strength and weight that is attributed to them. This is stated as being because Local Plan housing policies were not up to date when the Neighbourhood plan was prepared, nor do emerging policies, also considered, at this time currently carry any weight. The revised National Planning Policy Framework (the Neighbourhood Plan was considered against the earlier version) is now much stronger in its thrust to deliver additional housing. This analysis by Strutt and Parker is well considered and logical in the approach taken and the manner that it considers the planning position for additional housing in Elmsett. The Neighbourhood Plan is respected, but where in the planning balance this must be looked at objectively in light of the national direction of travel for housing delivery.

17. Whilst a need assessment has not been provided the Neighbourhood Plan does not identify new sites and in order to fulfil the requirement to deliver additional housing Elmsett will undoubtedly need to embrace some new additional development.

Yours faithfully

Fisher Jones Greenwood LLP

Fisher Jones Greenwood LLP

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From: [Elizabeth Flood](#)
To: [Robert Carmichael](#)
Subject: FW: Land south of Whatfield Road, Elmsett, DC/19/03445
Date: 11 February 2020 16:25:05
Attachments: [image001.png](#)

Elizabeth Flood

Principal Planning Officer
Babergh and Mid Suffolk District Councils

Tel: 0784 9078665
Email: elizabeth.flood@baberghmidsuffolk.gov.uk

I work Monday, Tuesday, Wednesday and Thursday.

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 11 February 2020 15:28
To: Elizabeth Flood <Elizabeth.Flood@baberghmidsuffolk.gov.uk>
Subject: FW: Land south of Whatfield Road, Elmsett, DC/19/03445

Dear Libby,

Please see the response from Elmsett Parish Council concerning the letter from Greenwood Solicitors.

Regards

Vanessa Pannell

(Part Time) Technical Support Officer- Development Management

Sustainable Communities

Working for Babergh District Council and Mid Suffolk District Council

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Please be advised that any comments expressed in this email are offered at an officer level as a professional opinion and are given without prejudice to any decision or action the Council may take in the future. Please check with the emails author if you are in any doubt about the status of the advice given within this email



From: Andrea Newman <elmsettpc@btinternet.com>

Sent: 11 February 2020 12:40

To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

Subject: Land south of Whatfield Road, Elmsett, DC/19/03445

Land south of Whatfield Road, Elmsett, DC/19/03445

The parish council notes that the letter dated 7th February from Fisher Jones Greenwood in support of the application only became live on your website yesterday (10th February) our comments on each paragraph of the letter are as follows:

1 – Social conscience is not a land-use planning matter and the fact that money is available to commence the development now should be set aside by the Planning Committee in its determination of the application.

2 – Views are referred to in Policy EMST9 of the Neighbourhood Plan and the proposal would have a detrimental impact on the one identified.

3 – Regardless of what the application would deliver, there is no identified local need for the amount of housing proposed and it therefore remains contrary to the development plan.

4 – The application before the Committee should be refused and if the applicant wishes to submit a new application with a different mix then that should be considered separately (albeit that it would remain contrary to the development plan). The amended plan referred to is not publicly available.

5 – The development is not required to support local services but will impact on the road network

6 – They're outside the Built Up Area Boundary (BUAB)

7 – That was then when it was wrongly assigned, this is now Elmsett is confirmed as a Hinterland Village

8 – The NPPF is also clear that the up-to-date development plan is the starting point for decision making.

9 – The report also highlights that the proposal is contrary to the neighbourhood plan which is the up-to-date development plan

10 – The proposal for 48.6% one or two bedroomed dwellings is not what has been applied for and has not been consulted on.

11 – It has not been demonstrated how the development would support the bus

service

12 – But the application does not identify that a local need exists.

13 – Additional housing is not required as the emerging Local Plan requirement has already been substantially exceeded.

14 - The report also highlights that the proposal is contrary to the neighbourhood plan which is the up-to-date development plan

15 – But the applicant has not demonstrated that there is a local need that cannot be met by existing approvals.

16 - While the Neighbourhood Plan was examined in the context of the 2012 NPPF, the housing numbers proposed are in excess of those identified in Policy SP04 and Table 04 of the Preferred Options Joint Local Plan. The housing numbers cannot therefore be dismissed as there is no evidence that the requirement in Elmsett should be any different. The Joint Local Plan housing numbers and the locational strategy for them have been challenged through the Preferred Options consultation and they should therefore not be relied on for decision making. The Neighbourhood Plan therefore carries greater weight in the decision-making process than the Preferred Options Joint Local Plan document.

17 – There is no need for the Neighbourhood Plan to identify new sites. It has already embraced far in excess of the housing required in the emerging joint local plan.

Could you please forward to Elizabeth Flood and Vanessa Parnell.

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