

# Public Document Pack



<b>COMMITTEE:</b>	<b>PLANNING REFERRALS COMMITTEE</b>
<b>DATE:</b>	<b>WEDNESDAY, 12 JUNE 2019 2.30 PM</b>
<b>VENUE:</b>	<b>KING EDMUND CHAMBER - ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH</b>

<b>Councillors</b>		
<u>Conservative and Independent Group</u> Peter Gould Kathie Guthrie (Chair) Lavinia Hadingham Matthew Hicks (Chair) Barry Humphreys Richard Meyer Dave Muller Harry Richardson	<u>Green Group</u> Terence Carter Rachel Eburne Sarah Mansel John Matthissen Wendy Turner Rowland Warboys	<u>Liberal Democrat Group</u> John Field Mike Norris

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## **AGENDA**

### **PART 1**

#### **MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT**

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- 2 **TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**
- 3 **DECLARATIONS OF LOBBYING**
- 4 **DECLARATIONS OF PERSONAL SITE VISITS**

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**Notes:**

1. The Council has adopted a Charter on Public Speaking at Planning Committee. A link to the Charter is provided below:

[Charter on Public Speaking at Planning Committee](#)

Those persons wishing to speak on a particular application should arrive in the Council Chamber early and make themselves known to the Officers. They will then be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

- Parish Clerk or Parish Councillor representing the Council in which the application site is located
- Objectors
- Supporters
- The applicant or professional agent / representative

Public speakers in each capacity will normally be allowed 3 minutes to speak.

2. Ward Members attending meetings of Development Control Committees and Planning Referrals Committee may take the opportunity to exercise their speaking rights but are not entitled to vote on any matter which relates to his/her ward.

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## **Date and Time of next meeting**

Please note that the next meeting is scheduled for Date Not Specified at Time Not Specified.

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Robert Carmichael -01449 724930 email: [committees@baberghmidsuffolk.gov.uk](mailto:committees@baberghmidsuffolk.gov.uk)

### **Introduction to Public Meetings**

Babergh/Mid Suffolk District Councils are committed to Open Government. The proceedings of this meeting are open to the public, apart from any confidential or exempt items which may have to be considered in the absence of the press and public.

### **Domestic Arrangements:**

- Toilets are situated opposite the meeting room.
- Cold water is also available outside opposite the room.
- Please switch off all mobile phones or turn them to silent.

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1. Leave the building immediately via a Fire Exit and make your way to the Assembly Point (Ipswich Town Football Ground).
2. Follow the signs directing you to the Fire Exits at each end of the floor.
3. Do not enter the Atrium (Ground Floor area and walkways). If you are in the Atrium at the time of the Alarm, follow the signs to the nearest Fire Exit.
4. Use the stairs, not the lifts.
5. Do not re-enter the building until told it is safe to do so.

## Mid Suffolk District Council

### Vision

**“We will work to ensure that the economy, environment and communities of Mid Suffolk continue to thrive and achieve their full potential.”**

### Strategic Priorities 2016 – 2020

#### 1. Economy and Environment

**Lead and shape the local economy by promoting and helping to deliver sustainable economic growth which is balanced with respect for wildlife, heritage and the natural and built environment**

#### 2. Housing

**Ensure that there are enough good quality, environmentally efficient and cost effective homes with the appropriate tenures and in the right locations**

#### 3. Strong and Healthy Communities

**Encourage and support individuals and communities to be self-sufficient, strong, healthy and safe**

### Strategic Outcomes

**Housing Delivery** – More of the right type of homes, of the right tenure in the right place

**Business growth and increased productivity** – Encourage development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity

**Community capacity building and engagement** – All communities are thriving, growing, healthy, active and self-sufficient

**An enabled and efficient organisation** – The right people, doing the right things, in the right way, at the right time, for the right reasons

**Assets and investment** – Improved achievement of strategic priorities and greater income generation through use of new and existing assets ('Profit for Purpose')

# Suffolk Local Code of Conduct

## 1. Pecuniary Interests

Does the item of Council business relate to or affect any of your/your spouse /partner's pecuniary interests?

Yes

No

Declare you have a pecuniary interest

Leave the room. Do not participate or vote (unless you have a dispensation)

Breach = criminal offence

## 2. Non-Pecuniary Interests

Does the item of Council business relate to or affect any of your non-pecuniary interests?

Yes

No

No interests to declare

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

# Agenda Item 5

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING REFERRALS COMMITTEE** held in the King Edmund Chamber - Endeavour House, 8 Russell Road, Ipswich on Wednesday, 27 February 2019 – 2:00PM

### **PRESENT:**

Councillor: Kathie Guthrie (Chair)  
Roy Barker (Vice-Chair) and Lesley Mayes (Vice-Chair)

Councillors:	Gerard Brewster	David Burn
	John Field	Jessica Fleming
	Lavinia Hadingham	Anne Killett
	Sarah Mansel	Wendy Marchant
	John Matthissen	Dave Muller
	Derek Osborne	Jane Storey

### **Ward Member(s):**

Councillors: Wendy Marchant  
Mike Norris

### **In attendance:**

Officers: Acting Chief Planning Officer (PI)  
Planning Lawyer (IDP)  
Principal Planning Officer (MR)  
Governance Officer (RC)

## **1 APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

Apologies of Absence were received from Councillors Julie Flatman, Derrick Haley, Matthew Hicks, Barry Humphreys MBE and Diana Kearsley.

## **2 TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**

Councillor Wendy Marchant declared a pecuniary interest in applications DC/18/05104 & DC/18/05254 as she lived next door to the application sites and had been offered the opportunity to purchase a car parking space if the development was approved. As such Councillor Marchant declared that she would be leaving the meeting when the above applications were being Resolved.

The Governance Officer advised Members that although some Members had previously made decisions regarding the proposals as Mid Suffolk District Council (the Applicant), this did not predetermine Members as stated in the Localism Act

2011.

The Governance Officer further advised that if Members did not feel that they could approach the planning application with an open mind, that they should remove themselves from the Committee and leave the Chamber.

### **3 DECLARATIONS OF LOBBYING**

None declared.

### **4 DECLARATIONS OF PERSONAL SITE VISITS**

Councillors David Burn, Jessica Fleming, Wendy Marchant and John Matthissen declared that they had undertaken personal site visits.

### **5 RF/18/1 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 11 APRIL 2018**

It was resolved that the Minutes of the meeting from 11 April 2018 were confirmed and signed as a true record.

### **6 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

None received.

### **7 RF/18/2 SCHEDULE OF PLANNING APPLICATIONS**

In accordance with the Council's procedure for public speaking on planning applications a representation was made as detailed below:

<b>Application Number</b>	<b>Representations From</b>
DC/18/05104	Peter Buist (Agent) James Lawson (Agent) Cllr Mike Norris (Ward Member)
DC/18/05254	Peter Buist (Agent) James Lawson (Agent) Cllr Mike Norris (Ward Member)
DC/18/04811	Mark Allen (Create Consulting on Behalf of Needham Market Town Council) Patricia Potter (Objector) Nicol Perryman (Agent) Cllr Wendy Marchant (Ward Member) Cllr Mike Norris (Ward Member)



The items of business were taken in the order as follows as laid out by the chair at the beginning of the meeting:

1. DC/18/04811
2. DC/18/05104
3. DC/18/05254

**8 DC/18/04811 SITE AT NEEDHAM MARKET MIDDLE SCHOOL, SCHOOL STREET, NEEDHAM MARKET**

8.1 Item 3

Application Proposal	DC/18/04811 Planning Application. Full Planning Application – Erection of 41 Affordable dwellings (Class C3) (following demolition of existing buildings); Conversion of Victorian building to library (Class D1) and associated works including parking, highways and landscaping.
Site Location	<b>NEEDHAM MARKET-</b> Site at Needham Market Middle School, School Street, Needham Market
Applicant	A. Bennett, Mid Suffolk District Council

8.2 The Case Officer presented the application to the Committee providing a comprehensive analysis of the proposal outlining the layout of site and the Officer Recommendation of Approval.

8.3 The Case Officer responded to Members' questions on issues including: the proposed placement of the bungalows on the site, the proposed ownership of the flats, the existing parking provision at the library, and the sustainability measures proposed including the possibility of cycle storage at the Library.

8.4 The Senior Development Management Engineer from Suffolk County Council's Highways Department responded to Members' questions on issues including: the speed survey data contained within the papers.

8.5 Members considered the representation from Mark Allen from Create Consulting who spoke on behalf of Needham Town Council.

8.6 The Town Council representative responded to Members' questions on issues including: previous data regarding the traffic movements when the site had been an active school and the width of the pavements in School Street.

8.7 Members considered the representation from Patricia Potter who spoke as an Objector.

8.8 Members considered the representation from the Agent, Nicol Perryman who spoke on behalf of the applicant.

8.9 The Agent responded to Members' questions on issues including: the standard of the design being of a high quality, and that the sustainability measures would be in line with building regulations.

8.10 Members considered the representation from the Ward Members, Councillor Wendy Marchant and Councillor Mike Norris who spoke against the application.

8.11 The Ward Members responded to the Committees' questions on issues including: whether an entrance had been possible via The Causeway.

8.12 The Acting Chief Planning Officer and the Case Officer responded to Members' questions on issues including: that the alleyways linked to the site were not accrued rights of way and that with regards to safe and suitable access, each case had to be decided on its own merits.

8.13 Members debated the application on the issues including: the other types of application that could have been put on the site, that the affordable housing was welcomed, the standard of the design, the layout of the site, and the economic benefits from the site.

8.14 Councillor Jane Storey Proposed that the application be approved as detailed in the Officer Recommendation. Councillor Roy Barker Seconded the motion.

8.15 The Acting Chief Planning Officer asked that the Officer Recommendation be amended as follows to which the Proposer and Seconder agreed:

That authority be delegated to the ACPO to grant PP subject to Section 106 as recommendation (1) omitting requirement for drainage scheme. Add obligation:

- Public access to existing pathway to The Causeway from the proposed adopted public highway.

Add conditions:

- Cycle storage for library TBA
- Phasing condition

8.16 By 10 votes to 4

8.17 **RESOLVED**

**That authority be delegated to the Acting Chief Planning Officer to grant Planning Permission subject to Section 106 as recommendation (1) omitting requirement for drainage scheme**

**Add Obligation:**

**Public access to existing pathway to The Causeway from the proposed adopted public highway**

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

- **Affordable Housing**
- **Provision of Library, that**

**2) The Acting Chief Planning Officer be authorised to Approve Planning Permission upon completion of the legal agreement subject to conditions as summarised below and those as may be deemed necessary:**

- 1) Non-standard time limit (18 months)**
- 2) Drawing numbers**
- 3) Materials to be agreed**
- 4) Demolition and investigation Management Plan**
- 5) Construction Management Plan**
- 6) Floods condition – scheme to be altered if infiltration not possible**
- 7) Works to be in accordance with the measures outlined in the accompanying arboricultural report.**
- 8) Landscaping as shown**
- 9) Report unexpected contamination**
- 10) The findings of the ecological survey be carried out in full (including a watching brief).**
- 11) vis splays to be provided**
- 12) Details of School Street/The Causeway junction improvements**
- 13) Delivery of School Street/The Causeway junction improvements**
- 14) Details of roads**
- 15) Details of storage/refuse**
- 16) Electric Vehicle Charging**
- 17) Sustainability measures**
- 18) Lighting scheme to be agreed**
- 19) Environmental Health conditions (inc. a scheme to mitigate against noise)**
- 20) PD removal (class A).**
- 21) Garages/carports retained as such.**
- 22) Phasing Condition**
- 23) Cycle Storage for Library TBA**

**3) And the following informative notes as summarised and those as may be deemed necessary: Informatives:**

- 1) Fire Hydrants**
- 2) Works to the highway**
- 3) Anglian Water informative**

**9 DC/18/05104 FORMER MID SUFFOLK DISTRICT COUNCIL OFFICES AND ASSOCIATED LAND, 131 HIGH STREET, NEEDHAM MARKET**

9.1 After the completion of application DC/18/04811 and the commencement of DC/18/05104 a short comfort break was taken between 15:45-15:55 during which time Councillor Lavinia Hadingham and Councillor Wendy Marchant left the meeting.

9.2 Item 1

Application Proposal	DC/18/05104 Planning Application. Redevelopment for Class C3 Residential (94 Units) & Class A1 Retail Uses, incorporating demolition works and the construction of new buildings, with associated works and infrastructure.
Site Location	<b>NEEDHAM MARKET</b> - Former Mid Suffolk District Council Offices & Associated Land, 131 High Street, Needham Market
Applicant	Mid Suffolk District Council

9.3 The Case Officer presented the application to the Committee outlining the proposal, the layout of the site, and the Officer Recommendation of approval with conditions. The Acting Chief Planning Officer advised Members of an amendment to the recommendation of:

That Authority be delegated to the Acting Chief Planning Officer to grant Planning permission and that subject to Section 106 as (1) recommendation and that subject to (1) that such planning permission be subject to conditions as recommendation (2).

9.4 The Case Officer responded to Members' questions on issues including: the location of the car parking on the site and the consultee response that had been received by the Police, the sustainability measures on the site, that the horse pond was to be removed and the viability of the proposal.

9.5 Members considered the representation from the Agents on behalf of the Applicant, Peter Buist and James Lawson.

9.6 The Agents responded to Members' questions on issues including: that the bottle bank was to be relocated to the station, and the design and layout of the site.

9.7 Members considered the representation from the Ward Member Councillor Mike Norris, who objected to the application.

9.8 Members debated the application on the issues including: the affordable housing provision across the site considering the previous application (DC/18/04811), the design of the proposal and the deliverability of the proposal.

9.9 Councillor Roy Barker Proposed that the application be Approved as detailed in the updated Officer Recommendation with the additional conditions of:

- Phasing
- Tree Protection
- Retail unit hours of use and delivery
- Retail use floorspace
- Floods conditions
- Levels
- Sustainability Measures. Scheme of water, energy and resource efficiency through construction to occupation.

9.10 Councillor Jane Storey Seconded the motion.

9.11 By 12 votes to 1

9.12 **RESOLVED**

**That authority be delegated to the Acting Chief Planning Officer to grant Planning Permission subject to Section 106 as (1) recommendation and that subject to (1) that such planning permission be subject to conditions as recommendation (2)**

**(1) That, subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Acting Chief Planning Officer to secure:**

- **10 Units of affordable housing**
- **Public rights of way through the site**
- **Securing of public open space**

**(2) subject to conditions as summarised below and those as may be deemed necessary:**

- **Standard Time Limit Condition (Full)**
- **Drawing Numbers**
- **Materials TBA**
- **Archaeological Works**
- **Archaeological Site Investigation**
- **No further development until remediation measures are agreed if contamination is discovered;**
- **No drainage unless agreed;**
- **No piling unless agreed.**
- **Works to comply with Aboricultural Method Statement**
- **Removal only of trees shown to be removed**
- **Visibility Splays;**
- **Details/provision of roads;**
- **Details of discharge of surface water to the Highway;**
- **Refuse/recycling details;**

- Construction Management Plan
- Travel packs
- Electrical charging points
- Landscaping
- Biodiversity mitigation and enhancement measures.
- Contaminated Land Specialist to be consulted if unexpected contamination is discovered;
- Lighting scheme
- Flow restriction scheme
- PD removal (extensions and outbuildings)
- Garages/car ports to remain as such
- Fire hydrants
- Re-location of wall and bench.
- Management scheme for shared areas

(3) And the following informative notes as summarised and those as may be deemed necessary:

**Informatives:**

- Footpaths;
- Section 38 of the Highways Act 1980
- Section 278 of the Highways Act 1980
- Natural England Standing Advice
- Fire hydrants/sprinklers

**10 DC/18/05254 FORMER MID SUFFOLK DISTRICT COUNCIL OFFICES AND ASSOCIATED LAND, 131 HIGH STREET, NEEDHAM MARKET**

10.1 Councillor Gerard Brewster left the meeting at 17:05 after the completion of application DC/18/05104 and before the commencement of application DC/18/05254.

10.2 Item 2

Application Proposal	DC/18/05254 Application for Listed Building Consent. Partial demolition works, internal and external alterations. Conversion and extension to form 12No apartments, partial demolition and repair works to boundary walls, including formation of a new pedestrian access to Barrett’s Lane.
Site Location	<b>NEEDHAM MARKET-</b> Former Mid Suffolk District Council Offices & Associated Land, 131 High Street, Needham Market
Applicant	A. Bennett, Mid Suffolk District Council

10.3 The Case Officer presented the application to the Committee outlining the proposal, the layout of the site, the response from the Heritage Team and the officer recommendation of approval with conditions.

10.4 The Case Officer responded to Members' questions on issues including: the impact on the road frontage, and that the interior of the building was being accommodated as listed in the Heritage Officers' comments.

10.5 Members considered the representation from the Ward Member, Councillor Mike Norris.

10.6 Members debated the application and Councillor Jessica Fleming proposed that the application be approved as detailed in the officer recommendation. Councillor Sarah Mansel seconded the motion.

10.7 By a unanimous vote

**10.8 RESOLVED**

**(1) That authority is delegated to the Acting Chief Planning Officer to grant Listed Building Consent , subject to conditions including:**

- **Standard Time Limit Condition (LB)**
- **Drawing Numbers**
- **A Scheme of archaeological building across the whole site commensurate with a 'Level 3 Record' as outlined in Historic England Guidance Understanding Historic Buildings;**
- **A schedule of repairs to the former orchard wall;**
- **Condition requiring details of materials (bricks and windows for new extension to Number 131);**
- **Details of service runs in Number 131;**
- **Details of interior fixtures, fittings and partitions to Number 131;**
- **Details of conservation roof lights to Number 131;**
- **Materials for new buildings to rear of Number 131;**
- **Details of landscaping and public realm around listed building;**
- **Existing doors within Number 131 will be locked shut, not removed**
- **Other details as flagged in the amended response.**

The business of the meeting was concluded at 5.17 pm.

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Chair

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# Agenda Item 6

## MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING REFERRALS COMMITTEE** held in the King Edmund Chamber - Endeavour House, 8 Russell Road, Ipswich on Wednesday, 13 March 2019- 2:30pm

### **PRESENT:**

Councillor: Matthew Hicks (Chair)

Councillors:	Gerard Brewster	David Burn
	John Field	Julie Flatman
	Lavinia Hadingham	Derrick Haley
	Diana Kearsley	Anne Killett
	Sarah Mansel	Wendy Marchant
	John Matthissen	David Muller
	Derek Osborne	Kathie Guthrie
	Roy Barker	Lesley Mayes

### **Ward Member(s):**

Councillors: John Field  
Anne Killett

### **In attendance:**

Officers: Acting Chief Planning Officer (PI)  
Area Planning Manager (SS)  
Principal Planning Officer (VP)  
Planning Lawyer (IDP)  
Development Management Engineer (JC)

## **11 APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

Apologies of absence were received from Councillors Jessica Fleming, Barry Humphreys MBE and Jane Storey.

## **12 TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**

None declared.

**13 DECLARATIONS OF LOBBYING**

None declared.

**14 DECLARATIONS OF PERSONAL SITE VISITS**

None declared.

**15 RF/18/3 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 27 FEBRUARY 2019**

The Governance Support Officer advised Members that the Minutes from the meeting from the 27 February 2019 were unavailable as they were still being drafted.

**RESOLVED**

That the Minutes of the meeting from the 27 February 2019 be deferred to the next meeting for a draft to be completed.

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

None received.

**17 RF/18/4 SCHEDULE OF PLANNING APPLICATIONS**

In accordance with the Council's procedure for public speaking on planning applications a representation was made as detailed below:

**Schedule of Applications**

<b>Application Number</b>	<b>Representations From</b>
4494/16	Steve Plume (Great Blakenham Parish Council) Wallace Binder (Little Blakenham) Keven Thomas (Baylham Parish Council) Nick Cooper (Nettlestead Parish Council) John Whitehead (Claydon and Whitton Parish Council) David Strickland (Objector) Steve Plume (Objector – Speaking as the SnOasis Parish Alliance) Lenny Paul (Supporter) Chris Goddard (Agent) Cos Constantinou (Agent) Phil Bell (Agent) Peter Twemlow (Agent) Cllr Anne Killett (Ward Member) Cllr John Field (Ward Member)

**18 4494/16 LAND AT FIELD QUARRY (ALSO KNOWN AS MASONS QUARRY),  
BRAMFORD ROAD, GREAT BLAKENHAM, IP6 0XJ**

18.1 Item 1

Application	4494/16
Proposal	Application for approval of Reserved Matters (phases 1-8), pursuant to Outline Permission ref. 1969/10 (for the development known as "SnOasis")
Site Location	<b>GREAT BLAKENHAM</b> – Land at Field Quarry (also known as Masons Quarry), Bramford Road, Great Blakenham, IP6 0XJ
Applicant	Onslow Suffolk Ltd

18.2 The Case Officers advised that the presentation would be broken down into the separate phases of the development as detailed in the pack before Members.

18.3 The Case Officers presented the first two Phases of the development that outlined the history of the site, the previous ruling from the Secretary of State approving the application at outline, and the delivery and reasoning behind the phasing on the site.

18.4 The Case Officer and Highways Engineers present responded to Members' questions on issues including, the access to the site for pedestrians and cyclists, the public footpath mitigation measures, and that the maximum number of car parking space on the site was 2000 spaces as defined in the outline permission.

18.5 The Case Officers responded to further questions on issues including: the ecological mitigation measures that were proposed including, water features, soil scraping and what the topsoil would be used for.

18.6 The Case Officers presented the third phase of the proposal which covered the areas of:

- The Ski Dome
- The servicing areas
- Associated parking
- Landscaping

18.7 The Case Officers responded to Members' questions on issues including: radio and telephone interference from the proposed Ski Dome, emergency access areas; possibly for the air ambulance, the location of the proposed bobsleigh run, and that the ecological work takes place first and would then be on a rolling plan.

18.8 A short comfort break was taken between 15:32- 16:02.

18.9 The Case Officers presented the fourth phase of the development which comprised of:

- The Entertainment dome.
- Servicing areas
- Landscaping.

18.10 The Case Officers responded to Members' questions on issues including: the Casino element as allowed under the Outline Planning Permission but a license would have to be sought separately.

18.11 The Case Officers presented the fifth phase of the development that comprised of:

- Hotel and servicing
- Apartments and servicing areas
- Retail units and servicing
- Car parking
- Landscaping

18.12 The Case Officers responded to Members' questions on issues including: advertising regulations.

18.13 The Case Officers presented the sixth phase of the development which comprised of:

- Sports academy
- Hostels
- Car parking
- Servicing areas
- Landscaping

18.14 The Case Officers responded to Members' questions on issues including: the number of spectators that were allowed in the speed skating spectators area.

18.15 The Case Officers presented the seventh and eighth phases of the development which comprised of:

- Ice rink and servicing
- Conference and exhibition centre
- Associated servicing
- Landscaping
- Log cabins
- Club house and associated servicing
- Landscaping

18.16 The Case Officers responded to Members' questions on issues including: the roofing that was proposed for the log cabins.

- 18.17 The Case Officers and Acting Chief Planning Officer advised Members of the detail contained within the proposed Section 106 Agreement. The Acting Chief Planning Officer advised Members of one correction in the Section 106 Agreement at point 39 where it should mention the Cabinet Member for Planning. The Officers concluded that the recommendation was for approval with conditions, with the proposed Section 106 Agreement.
- 18.18 The Case Officers and Acting Chief Planning Officer responded to Members questions on issues including: that the railway station had been removed from the new section 106 agreement and replaced with payments, that the proposed section 106 agreement had been updated for modern standards, the proposed changed to the public art payments, and that a new traffic survey was undertaken.
- 18.19 Members considered the representation from Steven Plume of Great Blakenham Parish Council, who spoke against the application.
- 18.20 Members considered the representation from Wallace Binder of Little Blakenham Parish Council, who spoke against the application.
- 18.21 Councillor Roy Barker declared a non-pecuniary interest as he knew Mr Wallace Binder in a personal capacity.
- 18.22 Members considered the representation from Keven Thomas of Baylham Parish Meeting, who spoke against the application.
- 18.23 The Acting Chief Planning Officer advised Members that the question of escalation regarding monitoring of the activities on site and associated conditions was detailed on p76 of the report with the external reference group.
- 18.24 Members considered the representation from Nick Cooper of Nettlestead Parish Council, who spoke against the application.
- 18.25 In response to the Parish Councils comments regarding lighting the Case Officers advised Members that any lighting details could be treated with a condition in the recommendation if Members were minded to approve the application.
- 18.26 Members considered the representation from John Whitehead of Claydon and Whitton Parish Council.
- 18.27 Members considered the representations from David Strickland who spoke as an Objector and Steven Plume who represented the SnOasis Parish Alliance (SPA) and spoke as an Objector.
- 18.28 Members considered the representation from Lenny Paul who spoke as a Supporter.

18.29 The Supporter responded to Members' questions on issues including: his career and Olympic training venues compared to the proposal.

18.30 Members considered the representation from Phil Bell who spoke as the Agent on behalf of the Applicant.

18.31 The Applicants and Agents responded to Members' questions on issues including: the economic benefits of the proposal, the engagement with the local community, the possibility of emergency access provisions being included within the proposal, the proposed entrance and access to the site and the ecological works that were to be undertaken.

18.32 Councillor Lavinia Hadingham left the meeting at 18:00.

18.33 Members considered the representation from Councillor John Field, Ward Member.

18.34 Members considered the representation from Councillor Anne Killett, Ward Member.

18.35 A short comfort break was taken between 18:30 and 18:38.

18.36 Members debated the application on the issues including: the economic benefits of the proposal, the distance from sustainable transport and the associated 5 year plan, the importance of the external reference group.

18.37 Councillor Roy Barker proposed that the application be approved as detailed in the updated officer recommendation and tabled papers with the addition that:

- The External reference group included the relevant Ward Members after the after the next election taking into account the Boundary Review.
- That Members of the External Reference Group were included in the engagement with the discharge of conditions.

18.38 Councillor Kathie Guthrie seconded the motion.

18.39 Members continued to debate the application on the issues including: the destination point for the railway passengers, the notable architecture that would be added to the landscape.

18.40 By 11 to 3

18.41 **RESOLVED**

**That Members resolve to approve the following:**

**(1) That authority be delegated to the Acting Chief Planning Officer to grant approval of the reserved matters applications under reference 4494/16 [Phases 1 – 8], subject to the prior completion of a Legal Agreement pursuant to s106 of the Town and Country Planning Act 1990, or accepted Undertaking, to**

secure obligations including those listed at Appendix C to this Report and related terms to their satisfaction.

(2) And that such approvals be subject to planning conditions, to the satisfaction of the Acting Chief Planning Officer, including:

- Approved Drawings and Documents;
- Construction Environmental Management Plan (“CEMP”);
- Construction Logistics Plan;
- Archaeology;
- Great Crested Newts (“GCN”) Licence;
- Badgers Licence;
- Biodiversity CEMP for GCN;
- CEMP for other Species/Additional Biodiversity CEMP;
- Drainage Details;
- Drainage Systems Details;
- Construction/Servicing Vehicle Management Plans;
- Details of Coach, Car, and Cycle Parking;
- Biosecurity Protocol/Plans;
- External Finishing Details inc. Sample Materials;
- ‘Secured by Design’ Details;
- Refuse/Recycling Details;
- Bird Management Plan;
- Further Hard/Soft Landscaping Details (inc. Perimeter Fencing);
- Delivery and Servicing Plan;
- Waste Management Strategy;
- Operational Strategy/Management Plan;
- Lighting Design Scheme (amenity/ecology/dark skies);
- Landscape and Ecological Management Plan (25 Years);
- Landscape Management Plan;
- Biodiversity Monitoring Strategy;
- Emergency Access Details;
- Construction Hours;
- Energy and Sustainability Details;
- Approved Landscaping Details: Planting and Aftercare;
- Piling Controls;
- Geological Management and Monitoring Plan;
- Ski Dome Elliptical Aperture Treatment (Light/Amenity);
- As further recommended by the Local Highway Authority, including:
  - i. Construction of Toucan Crossing;
  - ii. ii. Construction of Vehicular Access from Roundabout;
  - iii. iii. Site Access Roundabout;
  - iv. iv. Surface Water Drainage;
  - v. v. Tourism Signage Details;
  - vi. vi. B1113 Pedestrian Crossing Improvements;
  - vii. vii. Stowmarket Station Improvement Works;

- viii. Travel Plans;**
- ix. Cycleway Improvements.**

**(3) That, in the event of the Legal Agreement or Undertaking referred to in Resolution (1) above not being secured or accepted to the satisfaction of the Acting Chief Planning Officer within six months, they return the applications under reference 4494/16 to Members for further consideration.**

**Additional Conditions:**

- **The External reference group included the relevant Ward Members after the after the next election taking into account the Boundary Review.**
- **That Members of the External Reference Group were included in the engagement with the discharge of conditions.**
- **As detailed in the tabled Papers – Highways Response dated 8/3/2019**
- **That in the proposed Section 106 Agreement at point 39 it is amended to mention the Cabinet Member for Planning**

The business of the meeting was concluded at 7.18 pm.

.....  
Chair



# Agenda Item 8

## MID SUFFOLK DISTRICT COUNCIL

### Planning Referrals Committee

12<sup>th</sup> June 2019

#### INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>SITE LOCATION</u>	<u>MEMBER/WARD</u>	<u>PRESENTING OFFICER</u>	<u>PAGE NO</u>
1	DC/19/00859	Hallgarth House, 137 High Street, Needham Market, Ipswich, Suffolk, IP6 8DH	Cllr Stephen Philips & Cllr Mike Norris / Needham Market	Daniel Cameron	23-46
2	DC/18/02014 & DC/18/02015	Walsham Hall, Metfield Road, Mendham, Harleston, Suffolk, IP20 0NR	Cllr Lavinia Hadingham / Fressingfield	Harry Goodrich	47-68

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## **Important information that forms consideration for all applications being considered by this committee.**

To avoid duplicate information being repeated in each report this information is centralised here for consideration.

### **Plans and Documents**

The application, plans and documents submitted by the Applicant for all applications presented to committee can be viewed online at [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk) or [www.babergh.gov.uk](http://www.babergh.gov.uk) leading to the joint web site for the Councils.

### **Policies and Planning Consideration**

All applications have been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Detailed assessment of policies in relation to the recommendation and issues highlighted in each case will be carried out within the assessments attached. From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to each case are set out. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded in the minutes for the meeting.

### **Note on National Planning Policy Framework 2018 (NPPF)**

The National Planning Policy Framework (NPPF) contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.

The National Planning Policy Framework (NPPF) *"The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed."*

The NPPF also provides (para 38) that *"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."*

### **Note on Community Infrastructure Levy Regulations (CIL)**

The Community Infrastructure Levy (CIL) is a fixed rate payment that councils can charge on new buildings in their area to off-set the impacts of additional homes and businesses on facilities such as roads, schools, open space and health centres (infrastructure) and to enable sustainable growth. Section 106 legal agreements will be used alongside CIL to secure on-site infrastructure and obligations that are not infrastructure, such as affordable housing, when identified and recommended to fulfil the tests under the CIL Regulations.

## **Note on Obligations and Conditions**

NPPF Paragraph 54 states *“Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.”*

For each recommendation, in accordance with the Community Infrastructure Levy Regulations, 2010, the obligations recommended to be secured shall only be recommended for consideration when considered (a) necessary to make the Development acceptable in planning terms (b) directly related to the Development and (c) fairly and reasonably relate in scale and kind to the Development.

For each recommendation, in accordance with the NPPF Paragraph 55 the conditions recommended to be secured shall only be recommended for consideration when considered necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

## **Details of Financial Benefits / Implications (S155 Housing and Planning Act 2016)**

Under Section 155 of the Housing and Planning Act 2016 it states, *“A local planning authority in England must make arrangements to ensure that the required financial benefits information is included in each report which is made by an officer or agent of the authority for the purposes of a non-delegated determination of an application for planning permission”.*

Financial benefits for new housing, businesses or extensions are generally as follows and are not considered to be material to the applications being determined: -

- Council Tax
- New Home Bonus
- Business Rates

Any further material or non material benefits in addition to those listed above shall be specifically reported to members, including any interests on land owned by the Council. Community Infrastructure Levy and Section 106 obligations that may include financial benefit or adoption of land to the Council may also be sought and are considered to be material.

## **Statement Required By Article 35 Of The Town And Country Planning (Development Management Procedure) Order 2015.**

When determining planning applications, The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain whether, and if so how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. This shall be detailed within the officer report and/or shall be detailed on any decision issued as necessary.

## **Note on Photos**

All sites are visited by the planning officer as part of their assessment. Officers will take photographs of the site for the purpose of explaining features of the site and providing context for members consideration of the proposal. These photos are taken at random times and during normal working hours in accordance with the Council's lone working requirements. Photographs are helpful, but have accepted limitations that may include showing appropriate scale, understanding levels and showing any traffic circumstance of the local area.

# Agenda Item 8a

## **Committee Report**

**Item No:** 1

**Reference:** DC/19/00859

**Case Officer:** Daniel Cameron

**Ward:** Needham Market.

**Ward Member/s:** Cllr Stephen Philips, Cllr Mike Norris.

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## **RECOMMENDATION – REFUSE LISTED BUILDING CONSENT WITH CONDITIONS**

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### **Description of Development**

Application for Listed Building Consent - Installation of panel of pargetted render in existing rendered north wall.

### **Location**

Hallgarth House, 137 High Street, Needham Market, Ipswich Suffolk IP6 8DH

**Parish:** Needham Market

**Expiry Date:** 18/04/2019

**Application Type:** LBC - Listed Building Consent

**Development Type:** Listed Building Consent - alterations

**Applicant:** Mrs Wendy Marchant

**Agent:** Martin O'Shea Architect

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## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

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The application is referred to committee for the following reason:

The applicant was a member of the Council.

### **Details of Previous Committee / Resolutions and any member site visit**

The item was previously heard at a meeting of the Planning Committee dated 24<sup>th</sup> April 2019. It was determined at that meeting that the proposed pargetting did not constitute harm to the special interest in the building and that members were resolved to approve the application contrary to the officer's recommendation. As such the scheme of delegation requires that the application be reviewed at a referral meeting of the Planning Committee due to the overturn of the officer's recommendation and the fact that the applicant is a member of the Council. Although it was noted that the applicant was due to stand down as a ward member at the recent Council elections, the process is considered to be required to continue in light of the applicant having been a member of the Council at the time of the application and as the applicant is likely to be known by a number of the members of Planning Committee.

Further information was requested by the committee at the meeting with regards to how the pargetting would be applied to the building, the materials utilised and how the work would be undertaken.

The applicant's agent has provided written evidence of this, which is supplied with this report and held on the Council's website. It confirms that the works only involves the integration of an element of pargetting to the side elevation of the property, the rest of the rendered wall would be unaffected by the works. The detailed work would be prepared off site in hydraulic lime and sand, the remainder will be best of lime

warm cote and hydraulic lime. These are breathable materials that should not have undue impact on the fabric of the building and would be finished with lime wash.

Part two of this report provides detail of the planning officer's report as originally prepared and heard at the meeting of Planning Committee held on 24<sup>th</sup> April 2019. The officers recommendation is one of refusal as set out below.

Development Control Committee B recommended conditions in respect of the time limit, approved plans, and details of attachment and construction of panel, with details of colour to be agreed. However, further details were supplied by the applicant in this regard, such that, if members are minded to determine as set out by Development Control Committee B, against the officers recommendation, the following conditions would be relevant instead:

1. ACTION REQUIRED IN ACCORDANCE WITH SPECIFIC TIMETABLE: TIME LIMIT TO IMPLEMENT LISTED BUILDING CONSENT

The works to which this consent relate must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. COMPLIANCE REQUIRED: ONLY WORKS SHOWN WITHIN THE APPLICATION TO BE UNDERTAKEN

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved, in writing, by the Local Planning Authority prior to any works commencing.

Reason: For the avoidance of doubt as to the scope of the permission and to ensure that the historic building is preserved from any other potentially harmful works.

3. COMPLIANCE REQUIRED: HITHERTO UNKNOWN EVIDENCE OF HISTORIC CHARACTER  
If hitherto unknown evidence of historic character that would be affected by the works hereby permitted is discovered, an appropriate record together with recommendations for dealing with it in context of the approved scheme shall be submitted for written approval by the Local Planning Authority

Reason: To secure the proper recording of the listed building.

4. APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above.

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

**Has a Committee Call In request been received from a Council Member?**

No.

**Details of Pre-Application Advice**

None.

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**PART TWO – POLICIES AND CONSULTATION SUMMARY**

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**Summary of Policies**

HB01 - Protection of historic buildings  
HB03 - Conversions and alterations to historic buildings  
GP01 - Design and layout of development  
H15 - Development to reflect local characteristics  
NPPF - National Planning Policy Framework

**Neighbourhood Plan Status**

This application site is / is not within a Neighbourhood Plan Area.

The Neighbourhood Plan is currently at:-

Stage 3: Pre-submission publicity and consultation

Accordingly, the Neighbourhood Plan has little weight on the application at hand.

**Consultations and Representations**

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

**A: Summary of Consultations**

**Heritage Team**

The Heritage Team considers that the proposal would cause a medium level of less than substantial harm to a designated heritage asset because elaborate pargeting is uncommon in this area, and its introduction here would be incongruous, thereby detracting from the significance of the listed building.

137 High Street, Needham Market is a mid-C16 semi-detached dwelling, timber framed and rendered. The proposed pargeting is in the form of a scroll with Tudor roses and oak leaves. The tradition of pargeting is quite rare in this area and often late in date. The examples of historic pargeting which still survive are mostly simple panels of pressed patterns, for example, render made to look like brick. The example of elaborate pargeting mentioned in the Design and Access Statement is on a modern dwelling, and therefore should not be considered as a historic precedent.

The Heritage Team considers that the introduction of this feature where there is no evidence of it having been there before would make it incongruous, thereby detracting from the significance of the listed building. The level of less than substantial harm is considered be medium and the application would therefore not meet the requirements of s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 nor the policies within the NPPF or the Local Plan.

Needham Market Town Council supports approval of the application if it meets the approval of the District Council's Conservation Officer.

### **SCC - Highways**

The current proposal would not have a detrimental impact on highway safety at this location. Therefore, SCC does not wish to restrict the grant of permission of DC/19/00859.

### **B: Representations**

No public representations were received in support of, or objection to this application.

### **PLANNING HISTORY**

<b>REF:</b> DC/18/01079	Application for Listed Building Consent. New hand rails to front terrace.	<b>DECISION:</b> GTD
<b>REF:</b> DC/18/03736	Notification of works to Trees in a Conservation Area - Reduce height by 1.5m and trim group of Conifers (G1), Reduce height of 1No. Plum Tree (T1) and prune 1No. Ceanothus (T2)	<b>DECISION:</b> RNO
<b>REF:</b> 0130/17	Installation of a metal energy panel on recessed part of external wall	<b>DECISION:</b> GTD
<b>REF:</b> 3499/15	Removal of rear canopy and erection of conservatory	<b>DECISION:</b> GTD
<b>REF:</b> 3495/15	Removal of rear canopy and erection of conservatory	<b>DECISION:</b> GTD
<b>REF:</b> 2854/15	External repairs - rendering	<b>DECISION:</b> REC
<b>REF:</b> 1844/15	Erection of extension to rear.	<b>DECISION:</b> REC
<b>REF:</b> 0456/13	Installation of 6no. solar panels.	<b>DECISION:</b> GTD
<b>REF:</b> 0035/84/LB	Insertion of new windows in place of existing,	<b>DECISION:</b> GTD
<b>REF:</b> 0055/83/LB	Flitting of shutters to ground floor front elevation windows	<b>DECISION:</b> REF
<b>REF:</b> 0012/82/LB	Erection of rear extension to dwelling and insertion of two rooflights.	<b>DECISION:</b> GTD
<b>REF:</b> 0075/81/LB	Insertion of new window, and timber shutters to front elevation,	<b>DECISION:</b> REF
<b>REF:</b> 2878/08	Residential annex	<b>DECISION:</b> REC
<b>REF:</b> 0570/98/	RAISE HEIGHT OF 3.6M LENGTH OF SIDE (NORTH-WEST) BOUNDARY WALL BY ADDING 2 NO. 1.2M HIGH TRELLIS PANELS.	<b>DECISION:</b> GTD



<b>REF:</b> 1005/01/	ERECT 2 NO. TRELLIS PANELS (1.2M HIGH BY 1.8M LONG) ON TOP OF EXISTING PARTY WALL.	<b>DECISION:</b> GTD
<b>REF:</b> 0012/02/LB	REPLACE FRONT DOOR	<b>DECISION:</b> GTD
<b>REF:</b> 0148/92/LB	INSTALLATION OF SOLAR COLLECTOR PANEL TO SOUTH ROOF.	<b>DECISION:</b> GTD
<b>REF:</b> 0210/01/LB	ERECT 2 NO. TRELLIS PANELS (1.2M HIGH BY 1.8M LONG) ON TOP OF EXISTING PARTY WALL.	<b>DECISION:</b> GTD
<b>REF:</b> 0008/98/LB	RAISE HEIGHT OF 3.2M LENGTH OF REAR BOUNDARY WALL TO ACHIEVE 3.18M HEIGHT OF ADDITION OF TWO TRELLIS PANELS AND NEW GATE	<b>DECISION:</b> GTD
<b>REF:</b> 0035/98/	RAISE HEIGHT OF 3.2M LENGTH OF REAR BOUNDARY WALL TO ACHIEVE 3.18M HEIGHT BY ADDITION OF TWO TRELLIS PANELS AND NEW GATE	<b>DECISION:</b> GTD
<b>REF:</b> 0119/98/LB	RAISE HEIGHT OF 3.6M LENGTH OF SIDE (NORTH-WEST) BOUNDARY WALL BY ADDING 2 NO. 1.2M HIGH TRELLIS PANELS.	<b>DECISION:</b> GTD

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## **PART THREE – ASSESSMENT OF APPLICATION**

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### **1. The Site and Surroundings**

- 1.1. The application site is located within Needham Market, on the western side of High Street. It is located close to the former Mid Suffolk Council Offices and the Old Methodist Church.
- 1.2. The site is listed at grade II with the following list description: House and hairdressers shop, mid C16 with alterations of C19 and C20. 2 storeys, partly with attics. 3-cell plan. Timber-framed with roughcast panels with broad borders, and over the entrance a cartouche bearing the date 1482 (but until c1980 the cartouche contained the date 1716 and initials C over R.M.). The upper floor is long-wall jettied with knees beneath. Plaintiled roof with a few crested ridge tiles. Axial and end chimneys of red brick. Late C20 casements, those of No.137 having an arched head to each light. Variations has a pair of late C20 shop windows and glazed entrance door. No.137 has a C19 4-panelled door at the cross-entry position. In the hall is a moulded bridging joist, and twin service rooms to right have exposed studwork. Plain crownpost roof with 2-way bracing. Large chimney between hall and parlour.
- 1.3. A number of listed buildings are evidenced within the area and the site falls within the Needham Market Conservation Area.

### **2. The Proposal**

- 2.1. This application seeks listed building consent for the installation of panel of pargetted render in existing rendered north wall of the property.

### **3. The Principle of Development**

- 3.1. As an application for listed building consent, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be paid to the preservation of the listed building, its setting and any features of historic or architectural interest it may possess.
- 3.2. The NPPF places similar protection of listed buildings. Paragraph 193 of the NPPF requires that great weight be attached to the significance of a designated heritage asset. This is irrespective of whether any potential harm, amounts to substantial harm, total loss, or less than substantial harm to the significance of the building. Paragraph 194 requires that any harm to a heritage asset requires clear and convincing justification.
- 3.3. The aims of both the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF are reflected in the adopted Local Plan. Policies HB01 and HB03 both seek to protect listed buildings from works that would detract from their significance.

### **4. Design and Layout**

- 4.1. The application seeks the introduction of an element of pargetting to the north elevation of the property. Currently the elevation is finished in plain render.
- 4.2. The Design and Access Statement submitted with the application notes a number of other examples of pargetting within Needham Market and seeks to introduce a traditional Tudor rose design flanked by Oak leaves.

### **5. Heritage Issues**

- 5.1. The Council's Heritage Team have assessed the application and note that while some pargetting does exist within Needham Market, this is normally of a much simpler design and dates to a much later period than the application dwelling. Further, modern pargetting of the design proposed is not found on any listed building within Needham Market.
- 5.2. They consider that the introduction of this element into what is quite a simple and polite vernacular building is at odds with its character and would therefore detract from its significance.
- 5.3. In assessing the harm to the building, they consider it represents a medium level of less than substantial harm to the significance of the building, such that the special interest in the building is not preserved, contrary to the provisions of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.4. However, paragraph 196 of the NPPF requires that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, this harm must be weighed against the public benefits of the proposal.
- 5.5. No public benefits of the proposed works are put forward within the application to offset the great weight that is required to be applied to the conservation of the building.

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## **PART FOUR – CONCLUSION**

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### **6. Planning Balance and Conclusion**

- 6.1. The application represents a level of harm to the significance of the listed building and no public benefits of the application can be readily identified. Further, no clear and convincing justification as to the harm can be identified as required by paragraph 194 of the NPPF.
- 6.2. Given the Council's legal duty to give special regard to the preservation of the listed building, its setting and any features that contribute to its special interest, it is considered that the application must be refused.

### **RECOMMENDATION**

That authority be delegated to Acting Chief Planning Officer - Growth & Sustainable Planning to Refuse Listed Building Consent subject to the reasons for refusal given below.

1. 137 High Street, Needham Market is a mid-C16, three-cell plan house constructed of timber frame with roughcast panels. It is notable for a long jetty with exposed knees along its frontage to the street. It is listed at Grade II for its special historic and architectural interest and sits within the Needham Market Conservation Area. This application proposes the installation of an element of detailed pargetting to the northern elevation of the building to show a Tudor rose flanked by Oak leaves. This addition is considered to be incongruous to the building, character and historic understanding given the level of detail proposed and use of pargetting, which is rare within this area and often dates to a much later period than the host dwelling does.

This is therefore held to represent a level of less than substantial harm to the special interest in the building. No public benefit can be identified to offset this identified harm such that paragraph 196 of the NPPF is not satisfied. Given the special regard that is required to be given to the preservation of the listed building by Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and given that the application is not held to preserve this special interest.

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137 High Street Needham Market

Further information re pargetting as requested for Referrals Committee

Scope of works.

The extent of the works simply involves the incorporation of pargetting within part of the existing rendered wall and the existing render on the remaining area of the wall remain untouched. This existing render was carried out with the full agreement of the Listed Buildings Officer and incorporating all the correct breathable materials. Council should have records of this work.

Changes to the render and construction of new render.

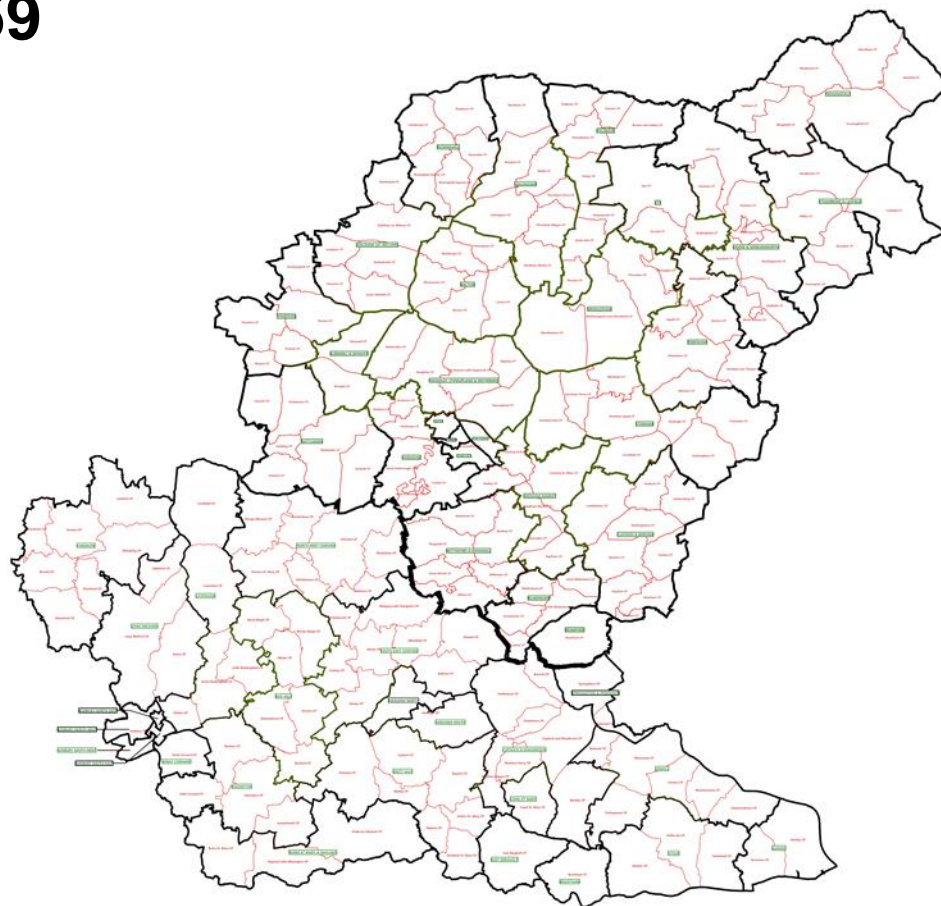
The new Tudor roses and oak leaves will be made off site and cast in hydraulic lime and sand. The remainder will be constructed in situ using "best of lime" warm cote and hydrated lime in the lime cote. All the materials are fully breathable and once formed the work will be finished with three to four coats of lime wash.

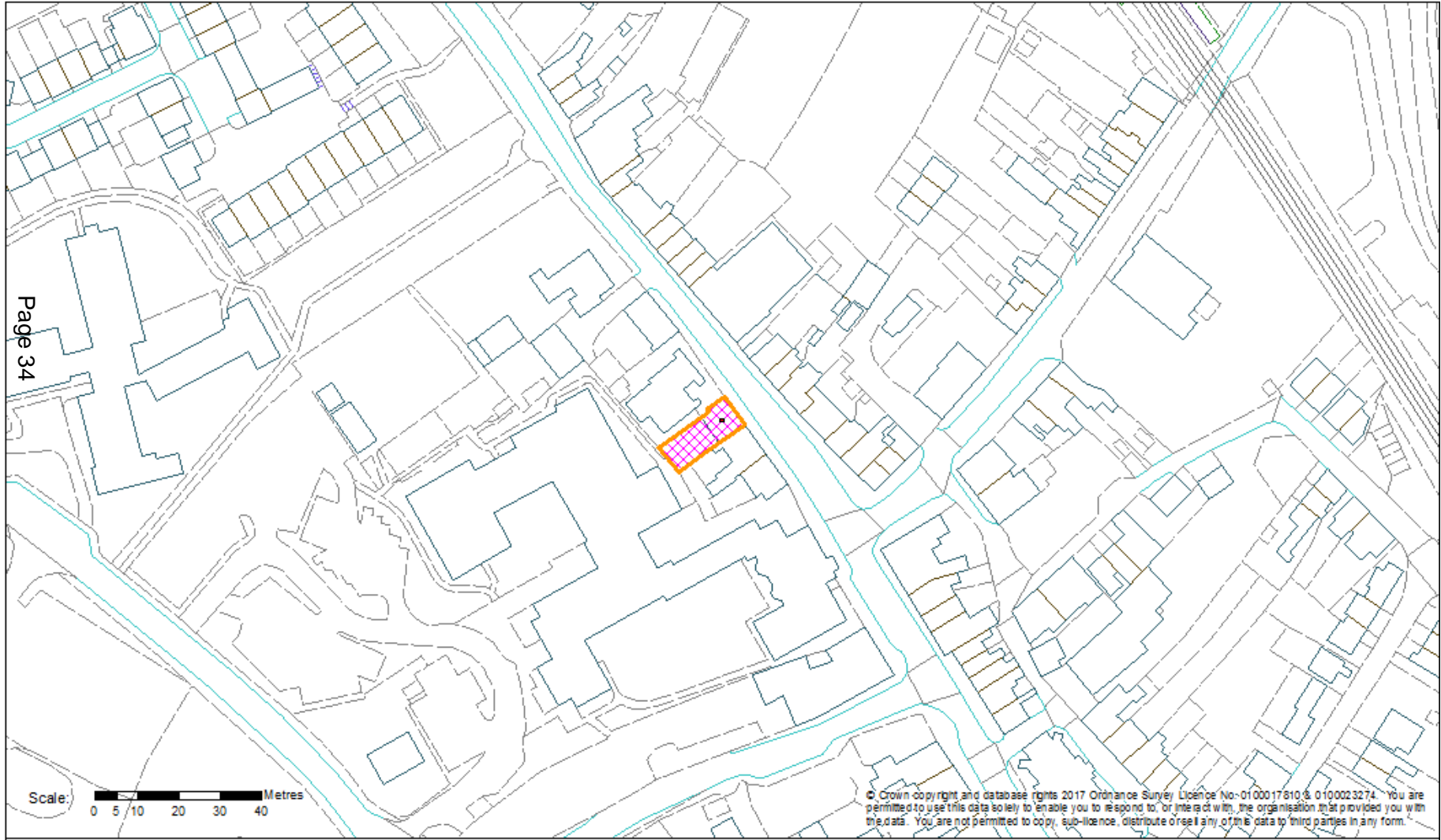
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**Application No: DC/19/00859**

**Address: Hallgarth House,  
137 High Street, Needham  
Market**

age 33












# Constraints Map

### Listed Buildings

-  Grade I
-  Grade II
-  Grade II\*

### TPOs


-  TPO - Individual TPO/Area of trees/trees

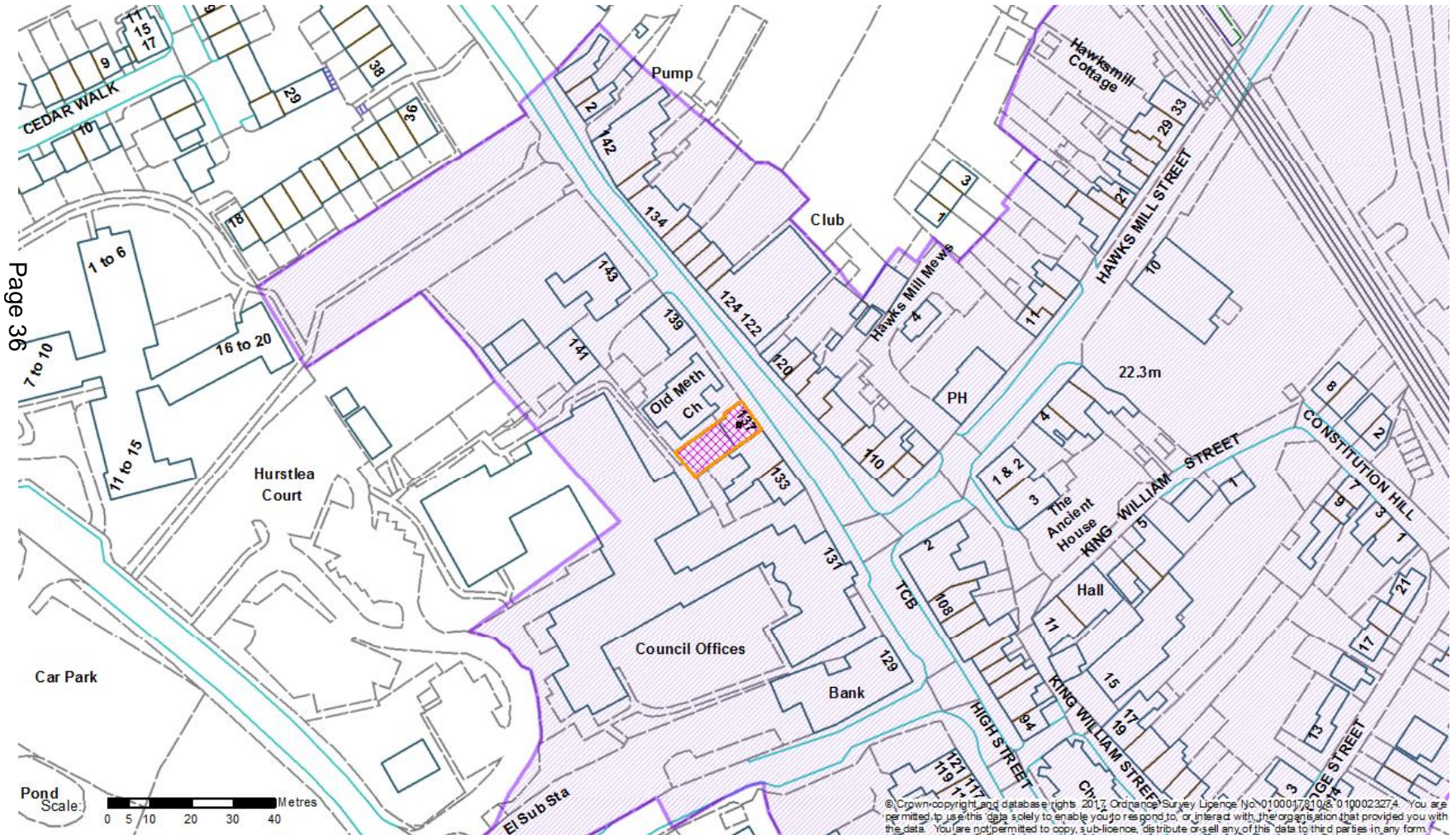
 Public Rights of Way





# Constraints Map

 Conservation Area



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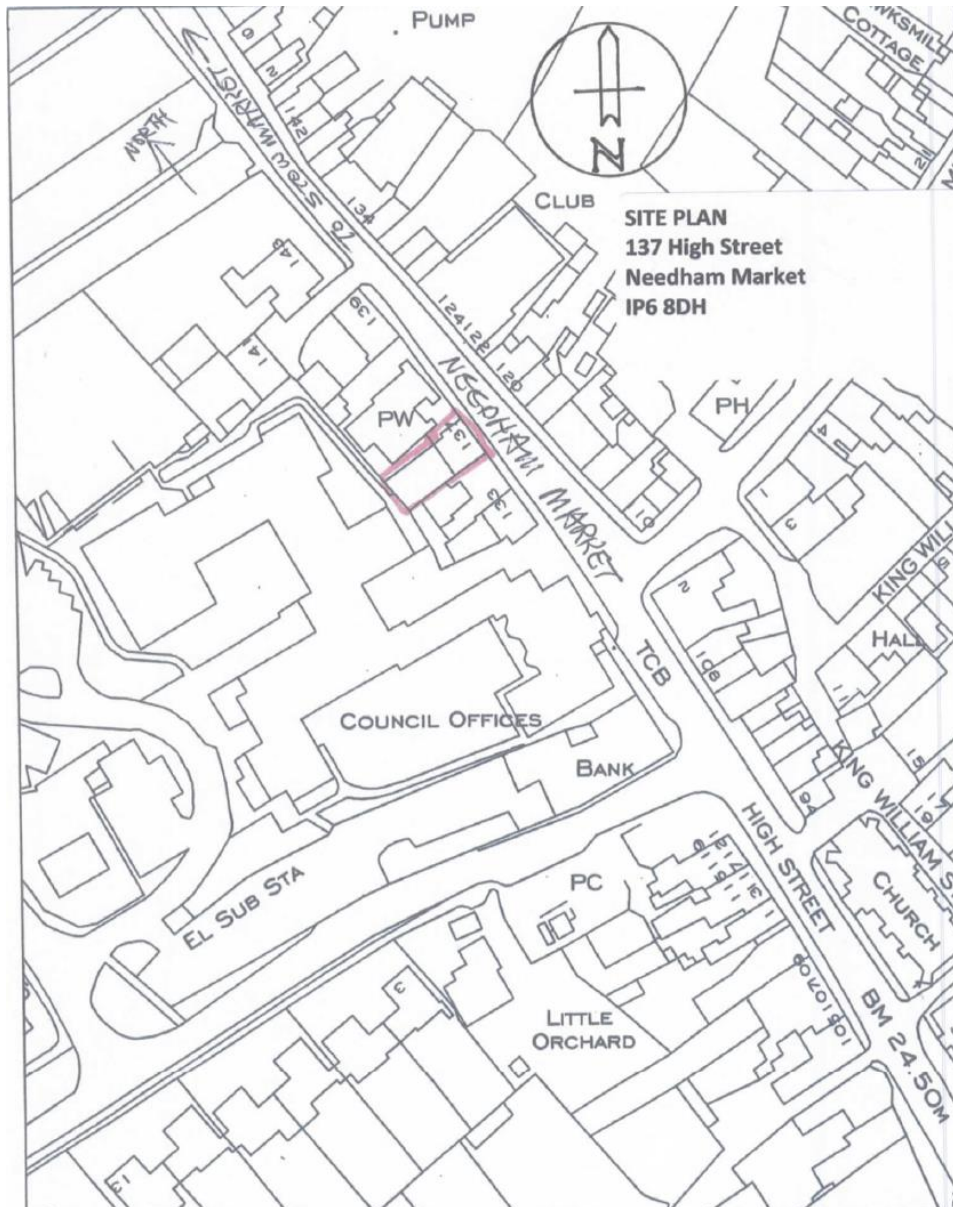
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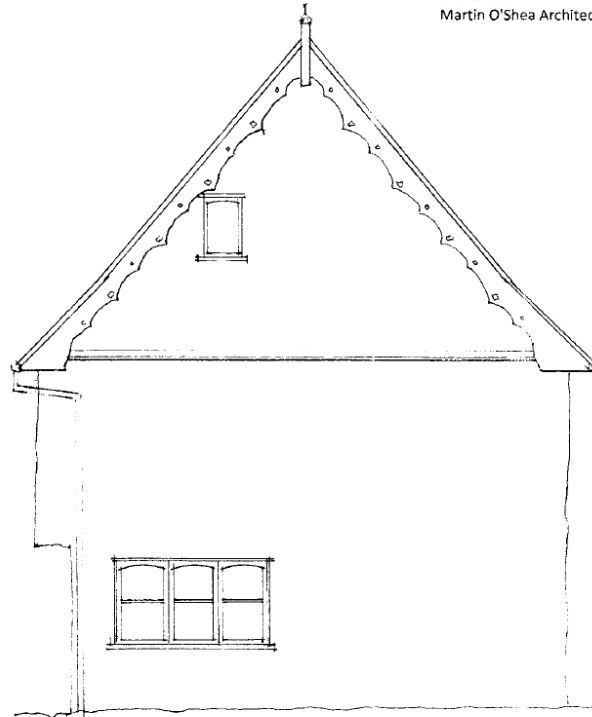
## Block Plan/Site Layout



# Existing Elevation Plans

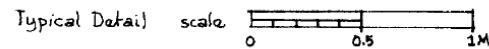
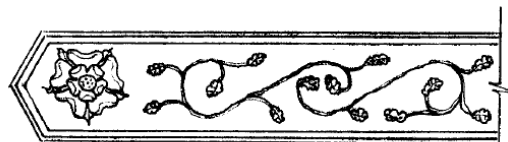
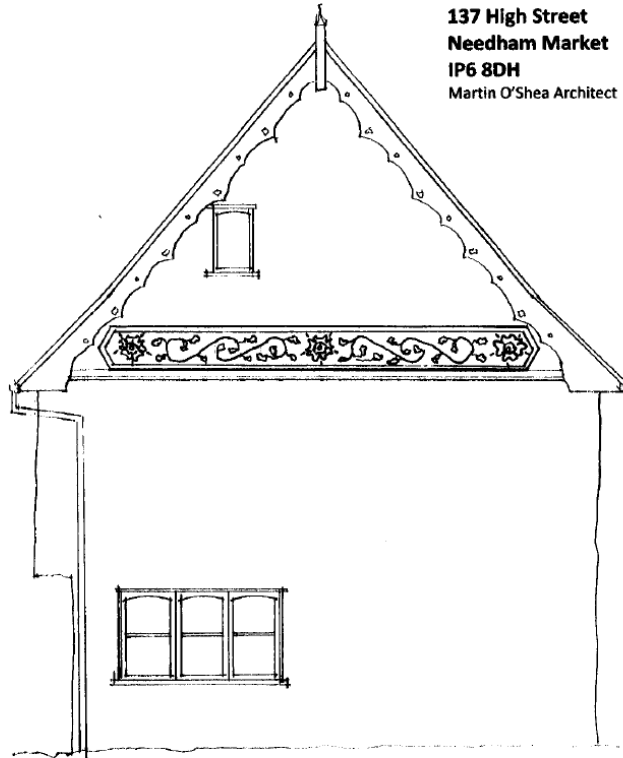
Slide 7

**EXISTING North ELEVATION**  
137 High Street  
Needham Market  
IP6 8DH  
Martin O'Shea Architect



# Proposed Elevations

**PROPOSED North ELEVATION**  
**137 High Street**  
**Needham Market**  
**IP6 8DH**  
 Martin O'Shea Architect



## Final Summary

- The application for pargetting has been found to amount to a level of less than substantial harm by the Council's Heritage Officer.
- No public benefits have been offered to offset this harm.

**Recommendation from Officers is for Refusal for the reasons set out within the report.**

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## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/19/00859 137 High Street, Needham Market	
<b>2</b>	<b>Date of Response</b>	12/03/19	
<b>3</b>	<b>Responding Officer</b>	Name:	Karolien Yperman
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
<b>4</b>	<b>Summary and Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>The Heritage Team considers that the proposal would cause</p> <ul style="list-style-type: none"> <li>• A medium level of less than substantial harm to a designated heritage asset because elaborate pargeting is uncommon in this area, and its introduction here would be incongruous, thereby detracting from the significance of the listed building.</li> </ul>	
<b>5</b>	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The proposal is for the installation of a panel of pargeting to the gable of the Grade II listed '137 High Street', within the Needham Market Conservation Area. The heritage concern relates to the impact of the proposal on the significance of the listed building and on the character and appearance of the Conservation Area.</p> <p>137 Needham Market is a mid-C16 semi-detached dwelling, timber framed and rendered. The proposed pargeting is in the form of a scroll with Tudor roses and oak leaves.</p> <p>The tradition of pargeting is quite rare in this area and often late in date. The examples of historic pargeting which still survive are mostly simple panels of pressed patterns, for example, render made to look like brick. The example of elaborate pargeting mentioned in the Design and Access Statement is on a modern dwelling, and therefore should not be considered as a historic precedent.</p> <p>The Heritage Team considers that the introduction of this feature where there is no evidence of it having been there before would make it incongruous, thereby detracting from the significance of the listed building. The level of less than substantial harm is considered to be medium and the application would therefore not</p>	

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		meet the requirements of s.16 of the LBA, nor the policies within the NPPF or the Local Plan.
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p><i>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, as set out in section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990</i></p>
7	<p><b>Recommended conditions</b></p>	

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# Consultee Comments for Planning Application DC/19/00859

## Application Summary

Application Number: DC/19/00859

Address: Hallgarth House 137 High Street Needham Market Ipswich Suffolk IP6 8DH

Proposal: Application for Listed Building Consent - Installation of panel of pargetted render in existing rendered north wall.

Case Officer: Daniel Cameron

## Consultee Details

Name: Mr Kevin Hunter

Address: Needham Market Community Centre, School Street, Needham Market Ipswich, Suffolk IP6 8BB

Email: [clerk@needhammarkettc.f9.co.uk](mailto:clerk@needhammarkettc.f9.co.uk)

On Behalf Of: Needham Market Town Council

## Comments

Needham Market Town Council supports approval of the application if it meets the approval of the District Council's Conservation Officer.

Your Ref:DC/19/00859  
Our Ref: SCC/CON/0752/19  
Date: 14 March 2019



**All planning enquiries should be sent to the Local Planning Authority.**

Email: [planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)

The Planning Department  
MidSuffolk District Council  
Planning Section  
1st Floor, Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

For the attention of: Andrew Thornton

Dear Andrew

**TOWN AND COUNTRY PLANNING ACT 1990**  
**CONSULTATION RETURN: DC/19/00859**

**PROPOSAL:** Application for Listed Building Consent - Installation of panel of pargetted render in existing rendered north wall.

**LOCATION:** Hallgarth House 137 High Street Needham Market Ipswich IP6 8DH

Notice is hereby given that the County Council as Highway Authority make the following comments:

The current proposal would not have a detrimental impact on highway safety at this location. Therefore, SCC does not wish to restrict the grant of permission of DC/19/00859.

Yours sincerely,

**Kyle Porter**  
**Development Management Technician**  
Growth, Highways and Infrastructure

# Agenda Item 8b

## Committee Report

**Item No:** 2

**Reference:** DC/18/02014 & DC/18/02015

**Case Officer:** Harry Goodrich

**Ward:** Fressingfield

**Ward Member:** Lavinia Hadingham

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## RECOMMENDATION

### DC/18/02014 - REFUSE HOUSEHOLDER PLANNING APPLICATION

### DC/18/02015 - REFUSE LISTED BUILDING CONSENT

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#### Description of Development

Householder Planning Application – Erection of an extension to lobby.

Application for Listed Building Consent – Erection of an extension to lobby.

#### Location

Walsham Hall, Metfield Road, Mendham, Harleston, Suffolk, IP20 0NR

**Parish:** Mendham

**Expiry Date:** 14/09/2018

**Application Type:** DC/18/02014 - Householder Planning Application, DC/18/02015 - Listed Building Consent

**Development Type:** Householder, Listed Building Consent – Alterations

**Applicant:** Mr S Haddingham

**Agent:** Peter Codling Architects

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## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

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The application is referred to committee for the following reason:

- The Ward Member is a close relation to the applicant

#### Details of Previous Committee / Resolutions and any member site visit

The application has previously been considered at a meeting of Development Control Committee B on the 27<sup>th</sup> February 2019. It was determined at that meeting that the proposed extension to the lobby at the rear of the property did not constitute harm to the designated heritage asset and therefore members were minded to approve the proposal. This minded to approve decision was subject to further design considerations, in relation to the glazing and the introduction of a handrail leading to the extension of the lobby to the rear of the property. It was considered that the proposal was to return to Committee B following amendments to the proposal.

The potential for amendments were discussed at a meeting between an Area Planning Manager, a Heritage Officer and the applicants, at which time an amended plan was provided with associated letter, detailing that some amendments had been made to the proposal to attempt to lessen the impact to the

Heritage Asset. Once these documents had been received, amending the glazing, posts and handrail the application was report back to Committee B on the 24<sup>th</sup> April 2019. Because the recommendation of the committee was to approve, contrary to the officer recommendation, and the applicant is a member of the Council the decision is therefore passed to the Referrals Committee accordingly.

The amendments to the proposal as provided by the applicants include the pillars at the front of the proposal being removed from the proposal, the removal of some of the glazing on the front elevation of the proposal as per the concerns raised in the Committee on the 27<sup>th</sup> February. The introduction of a handrail up to the rear of the property is also included in the scheme and are to be introduced along an existing set of steps.

The applicant has also provided justification within these documents as for the reasoning behind the need for a porch and W/C at the rear of the property and the public benefits it is to provide. It is stated that the proposal is required due to a family business operating on the site and the proposal would include a W/C for use by reps and agronomists calling into the applicant's site and will be more convenient for use over what currently exists. It is also stated that the proposal would be used by local people when discussing local issues with the applicants Wife, due to their involvement as a Councillor for Mid Suffolk District Council.

Part two of this report provides detail of the planning officer's report as originally prepared and heard at the meeting of Planning Committee held on 27<sup>th</sup> February 2019.

Despite the amendments the proposal is considered to cause less than substantial harm to a heritage asset and the recommendation detail below is still the officers' recommendation. Notwithstanding this should members be minded to approving the application in line with their determination at the meeting held on 12<sup>th</sup> June 2019, the follow conditions would be relevant:

1. ACTION REQUIRED IN ACCORDANCE WITH SPECIFIC TIMETABLE: TIME LIMIT TO IMPLEMENT LISTED BUILDING CONSENT

The works to which this consent relate must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above.

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

3. 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.

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## **PART TWO – POLICIES AND CONSULTATION SUMMARY**

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### **Summary of Policies**

National Planning Policy Framework 2018.

Relevant policies in the Core Strategy Focused Review 2012 and Mid-Suffolk Local Plan 1998:

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FC01 - Presumption In Favour Of Sustainable Development  
FC01\_1 - Mid Suffolk Approach to Delivering Sustainable Development  
CS05 - Mid Suffolk's Environment  
GP01 - Design and layout of development  
H15 - Development to reflect local characteristics  
H16 - Protecting existing residential amenity  
H18 – Extensions to Existing Dwellings  
HB1 - Protection of Historic Buildings  
HB3 – Conversion and Alteration to Historic Buildings  
HB4 – Extensions to Existing Buildings

### **Consultations and Representations**

During the course of the application Consultations have been sent to relevant parties, with two consultee comments being received.

The Parish Council voted to unanimously support the proposal.

The Heritage Team where consulted on the proposal initially and responded providing comments objecting to the proposal. Amended Documents where received, and following Heritage re-consultation the Heritage Team still objected to the proposal.

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## **PART THREE – ASSESSMENT OF APPLICATION**

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### **1. The Site and Surroundings**

1.1 - The application site comprises of a detached dwelling located within a cluster of existing buildings located to the East of the main built up area of Mendham, the site is described as being a Manor Farmhouse, with the core of the farmhouse being built in the 16<sup>th</sup> Century or potentially earlier with 17<sup>th</sup> Century alterations. A two-span wing was added to the rear at a later date. The site has no immediate

neighbouring properties, with the closest neighbouring properties located further down Metfield Road to the East of the site.

1.2 - To the north of the site is a cluster of existing buildings, that are of agricultural nature. These buildings do not have a defined boundary. The application site however has an existing fenced boundary located around the site, this is supported by tree's and hedgerows to form a natural screen for the site from the public highway. A hard-surfaced driveway is in place to provide access and egress from the site, with parking being provided to the rear of the property.

1.3 - The site lies outside of the settlement boundary of the village. The application site is also classified as a Grade II listed building.

## **2. The Proposal**

2.1 - The application seeks Planning and Listed Building Consent for the Erection of an Extension to a lobby situated to the rear of the property.

2.2 - The proposal involves the construction of an extension to provide additional space for an additional W/C to serve the property as well as providing access to the property that is currently already served through the existing door located on the rear of the property.

2.3 - The proposed extension to the lobby is set to extend 3.3m from the rear of the property and having a total width of 3.7m. The proposed extension has been designed to incorporate a W/C as well as a new cloakroom.

2.4 - The materials to be used in the proposal are detailed within the elevations plan and are stated to include the walls being constructed in reclaimed facing brick as well as painted render, as well as the roof being constructed using reclaimed clay plain tile.

## **3. Site Access, Parking and Highway Safety Considerations**

3.1 - The existing site access and parking arrangements will not be changed by this proposal. There are no works planned to take place within the highways, so it is considered that the proposal is acceptable in this regard.

## **4. Listed Buildings**

4.1 - The application site is classed as a Grade II designated Heritage Asset.

4.2 Paragraph 196 of the National Planning Policy Framework (2018) states that: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".

4.3 Section 16 of the Planning (Listed Building and Conservation Areas Act) (1990) states that;

- (1) Subject to the previous provisions of this Part, the local planning authority or, as the case may be, the Secretary of State may grant or refuse an application for listed building consent and, if they grant consent, may grant it subject to conditions.



- (2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- (3) Any listed building consent shall (except in so far as it otherwise provides) enure for the benefit of the building and of all persons for the time being interested in it.

4.4 Section 66 of the Planning (Listed Building and Conservation Areas Act) (1990) states that;

- (1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- (2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

4.5 - The Council's Heritage officers have assessed the application proposal and consider the proposal would result in a low to moderate level of less than substantial harm to a designated heritage asset because the proposed porch would negatively impact the significance of the listed building by upsetting the hierarchy of the asset.

4.6 - The Heritage Team considers that the scale of the proposed rear porch is inappropriate. The proposed porch would be dominant due to its size and would thus cause the rear elevation of the building to visually compete with the front elevation.

4.7 - The Heritage Team considers that any rear porch to Walsham Hall should be reduced substantially in scale before it may be considered acceptable. It is also recommended that an alternative roof form is considered, to further reduce the dominance of any extension on this elevation.

4.8 - As required by the NPPF, great weight should be given to an asset's conservation. As further set out at paragraph 196 where a development will lead to less than substantial harm to the significance of a designated heritage asset any harm must be weighed against the public benefits of a proposed development. The development proposes an extension to an existing porch on a private residence, it is considered that the harm to a designated Heritage Asset would not be outweighed by public benefits, or by way of securing the optimum viable use.

4.9 - In conclusion, the application does not meet the requirements of Section 16 and Section 66 of the Planning (Listed Building and Conservation Areas Act) (1990), nor the policies set out within the NPPF or the Local Plan. It is this reason therefore that the proposal has been recommended for refusal.

## **5. Impact on Residential Amenity**

5.1 - The site has no immediate neighbouring properties, with the closest property being located a significant distance to the East of the application site, due to this it is considered that the proposal will not detrimentally affect any neighbouring amenity.

## **PART FOUR – CONCLUSION**

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### **6. Planning Balance and Conclusion**

6.1 - The National Planning Policy Framework details that any works to listed building that present a level of harm to a designated heritage asset, must provide public benefits that outweigh the harm caused by the proposal. It is considered that there are no public benefits from this proposal, so as to outweigh the harm.

6.2 - The application proposal is, therefore, considered to cause a level of harm to a designated heritage asset that cannot be justified through its public benefits, contrary to Section 16 and Section 66 of the Planning (Listed Building and Conservation Areas Act) (1990), nor the policies set out within the NPPF or the Local Plan.

### **RECOMMENDATION**

DC/18/02014 – That the Householder Planning Application is REFUSED for the below reasons;

The proposed extension to the lobby is detrimental to the character, appearance and setting of Walsham Hall, a Grade II listed and designated Heritage Asset as well as the Curtilage Listed Outbuilding to the East of the site. The proposed porch would dominate the rear elevation of the listed farmhouse, thus competing with the principle front elevation and altering their hierarchy. This ultimately detracts from the character and form of the historic building, eroding the special interest of the building. Due to this it is considered that the harm to the listed building significantly outweighs any public benefits that may be afforded to the proposal. The application, therefore, does not meet the requirements of Section 16 and Section 66 of the P(LBCA)A 1990, nor the policies within the NPPF or the Local Plan.

DC/18/02015 – That the Listed Building Consent is REFUSED for the below reasons;

The proposed extension to the lobby is detrimental to the character, appearance and setting of Walsham Hall, a Grade II listed and designated Heritage Asset as well as the Curtilage Listed Outbuilding to the East of the site. The proposed porch would dominate the rear elevation of the listed farmhouse, thus competing with the principle front elevation and altering their hierarchy. This ultimately detracts from the character and form of the historic building, eroding the special interest of the building. Due to this it is considered that the harm to the listed building significantly outweighs any public benefits that may be afforded to the proposal. The application, therefore, does not meet the requirements of Section 16 and Section 66 of the P(LBCA)A 1990, nor the policies within the NPPF or the Local Plan.

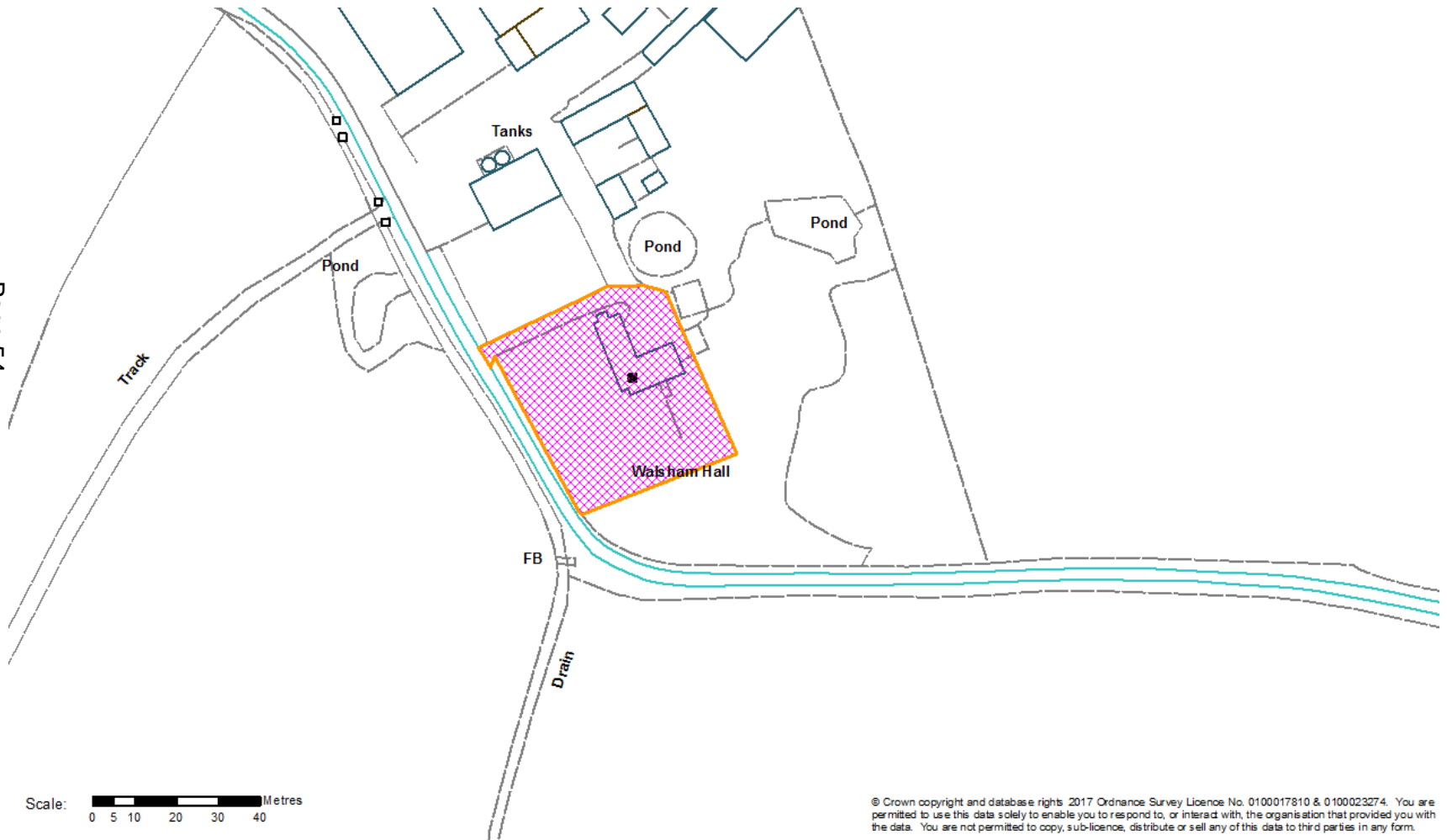
**Application No: DC/18/02014  
And DC/18/02015**

**Address: Walsham Hall  
Metfield Road, Mendham  
Harleston**



# Site Location Plan

Page 54



# Constraints Map

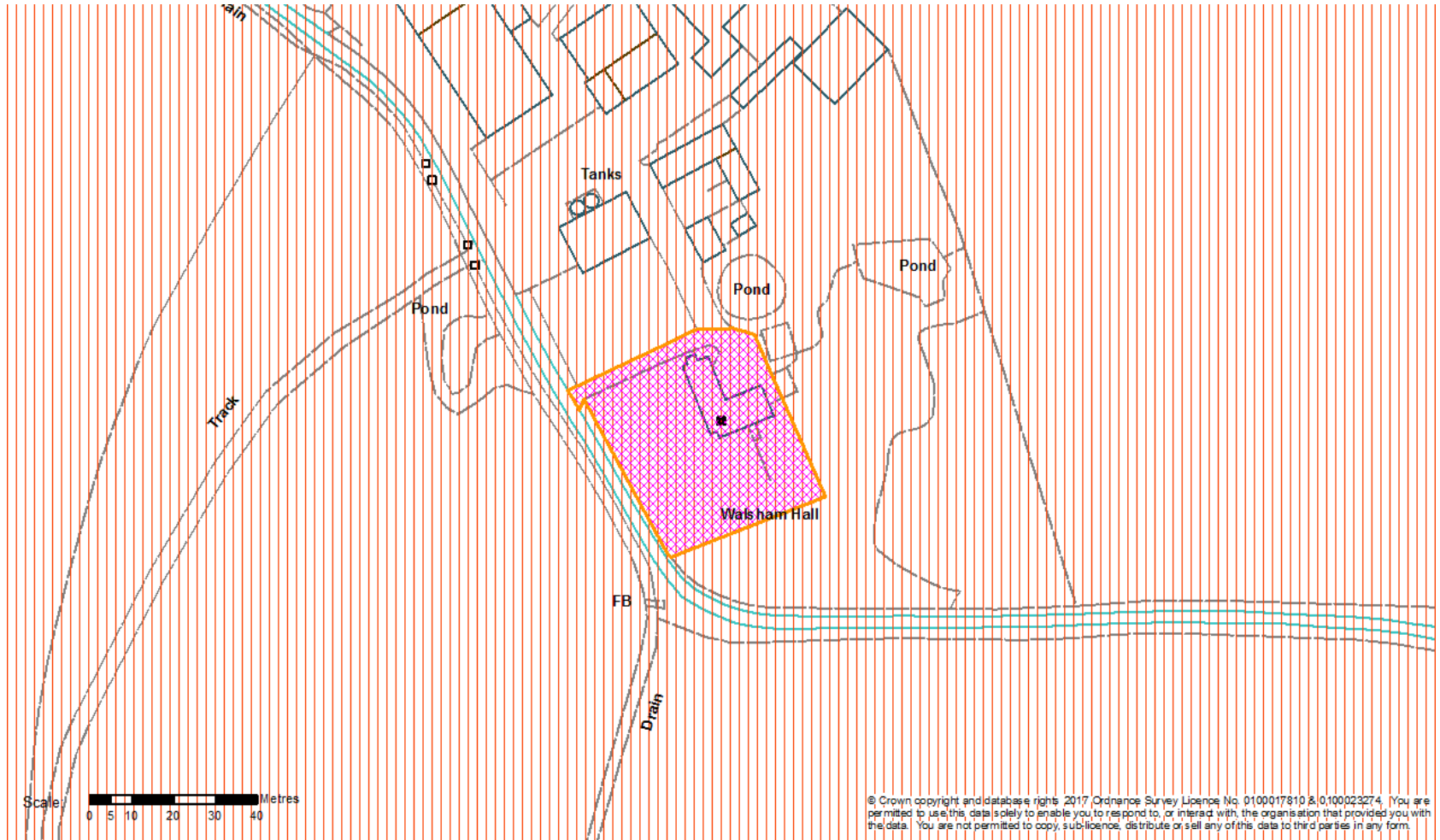
- Public Rights of Way
- Mineral Consultation Area
- Potentially Contaminated Land
- Grade I
- Grade II
- Grade II\*
- Special Landscape Area



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# Constraints Map

 SSSI Impact Risk Zones

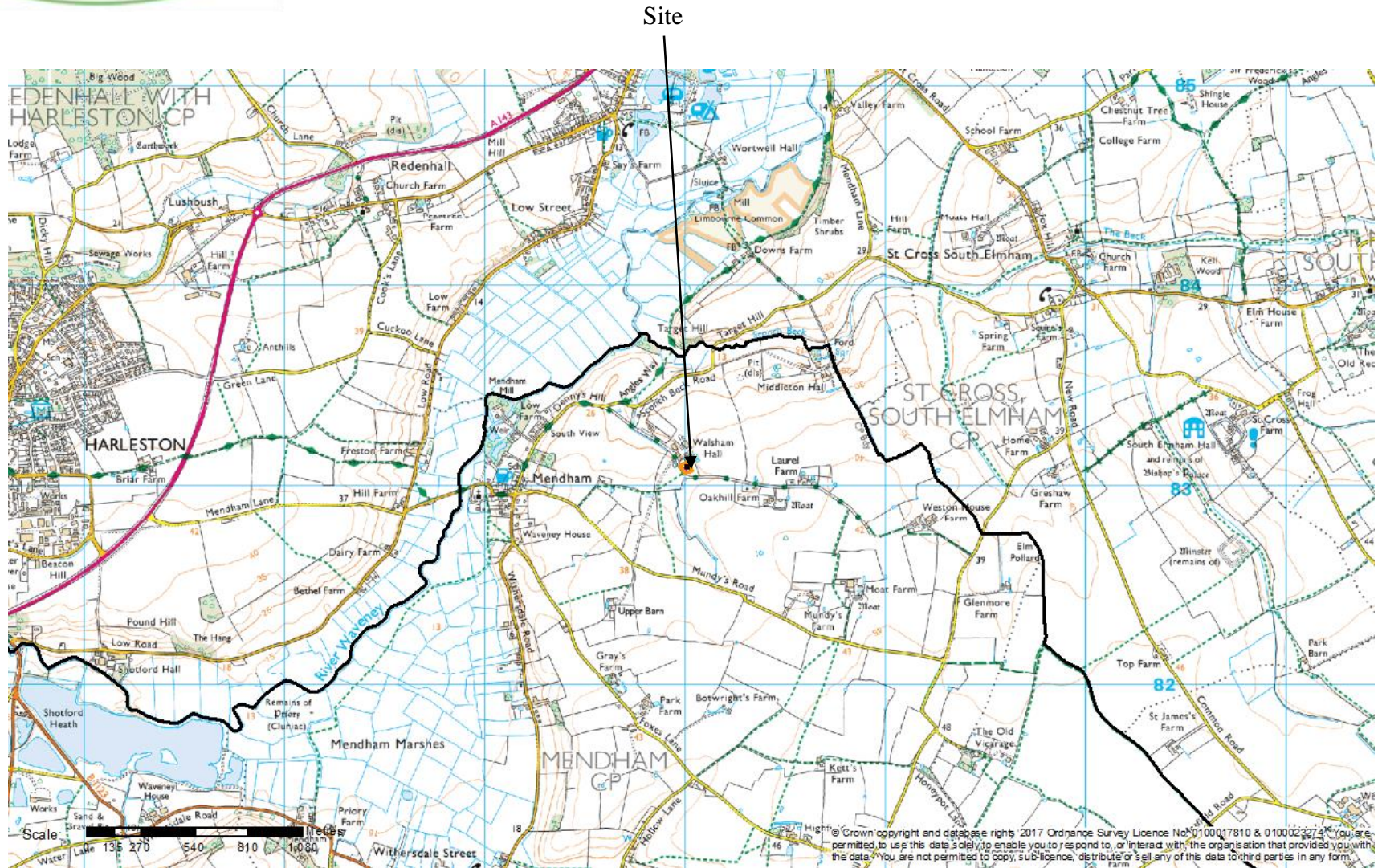




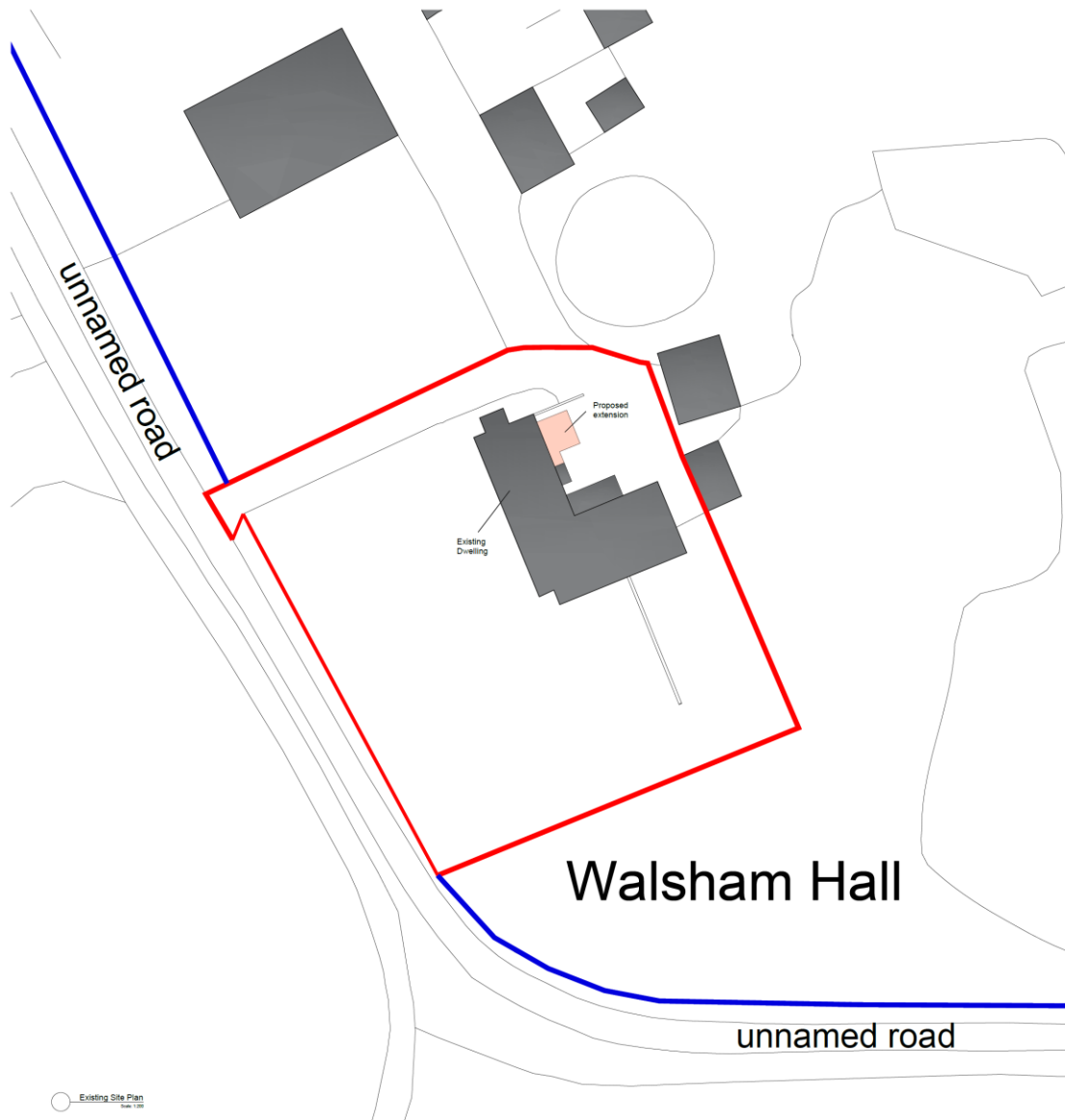




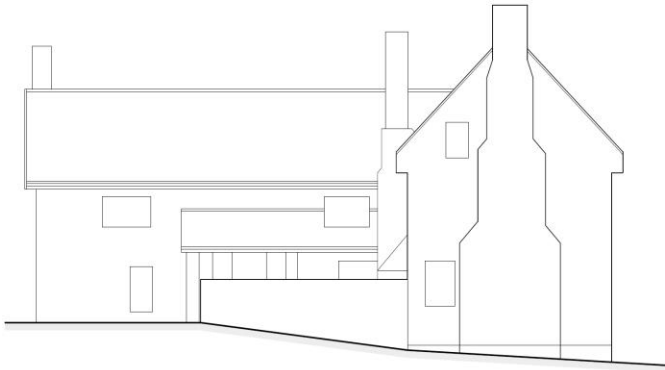




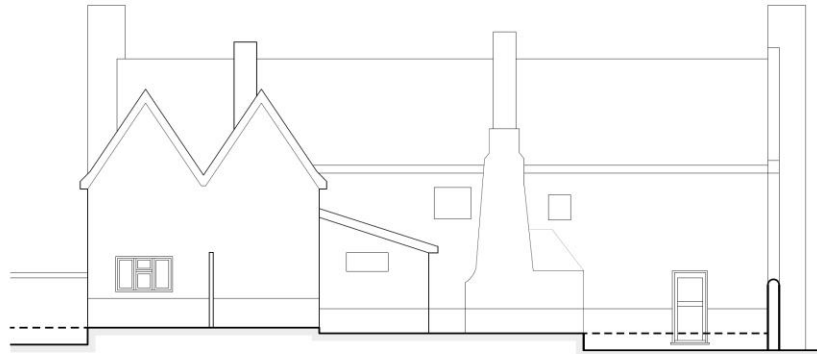
# Block Plan/Site Layout



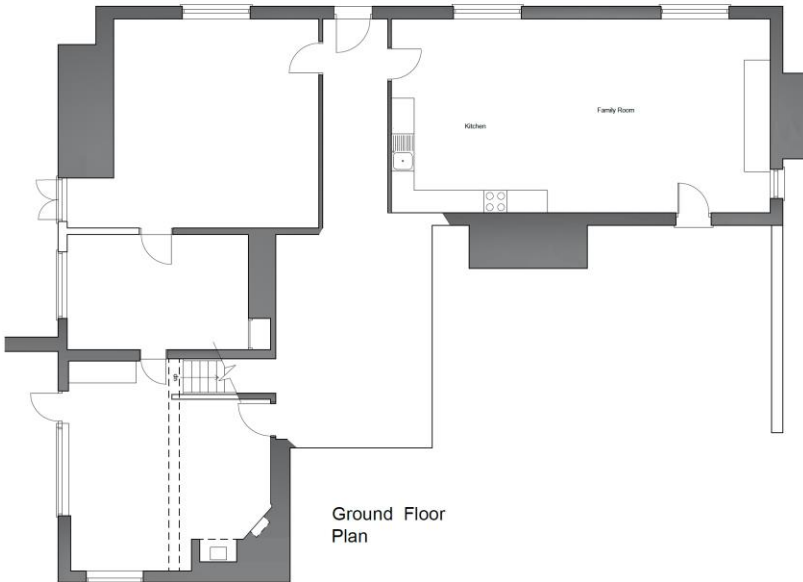
# Existing Plans



North Elevation



East Elevation



Ground Floor Plan



Picture 1



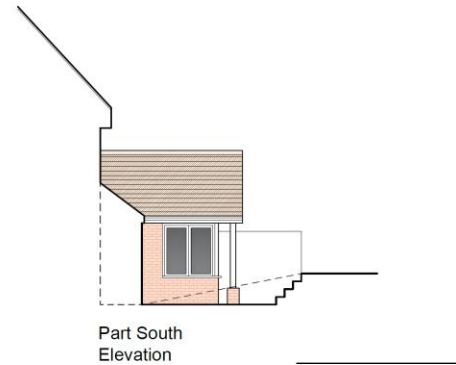
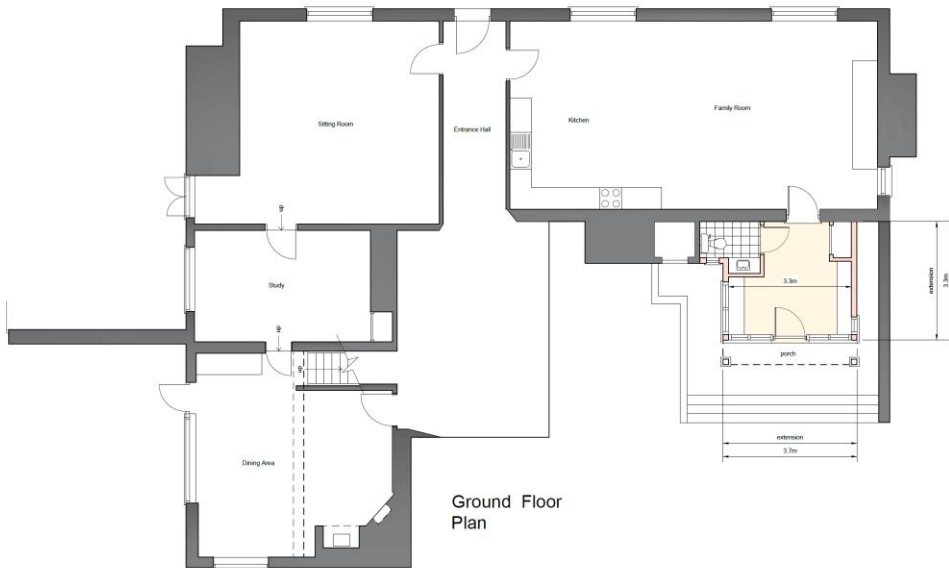
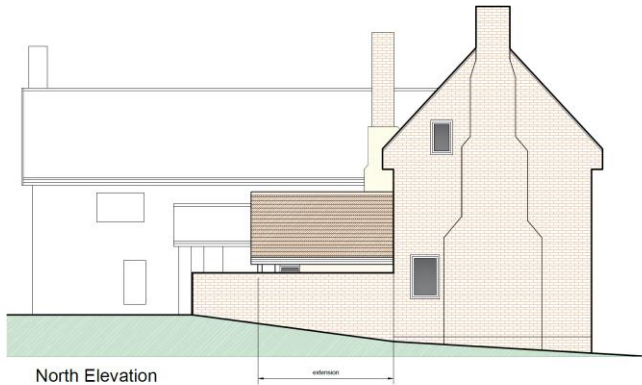
Picture 2



Picture 3



# Proposed Plans



## Final Summary

- Updates since writing the report
- Conclusions and Key Material Points
- Any further details around Recommendation, Conditions and Obligations.

**Recommendation from Officers is for Refusal as detailed within report.**

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## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/18/02014 and DC/18/02015 Amended Walsham Hall, Metfield Road, Mendham	
<b>2</b>	<b>Date of Response</b>	12/11/2018	
<b>3</b>	<b>Responding Officer</b>	Name:	Thomas Pinner
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
<b>4</b>	<b>Summary and Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>1. The Heritage Team considers that the proposal would cause</p> <ul style="list-style-type: none"> <li>• A low to moderate level of less than substantial harm to a designated heritage asset because the proposed porch would negatively impact the significance of the listed building by upsetting the hierarchy of the asset.</li> </ul>	
<b>5</b>	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The application concerns the erection of a rear single-storey porch and lean-to extension to Walsham Hall, a Grade II Listed C16 timber-framed manor farmhouse with a C20 brick façade. The heritage concern relates to the potential impact of the development on the significance of Walsham Hall and the setting of its pre-1948 curtilage listed outbuilding to the north east.</p> <p>The Heritage Team objected to the original proposal because the scale of the porch would dominate the rear elevation of the listed farmhouse, thus competing with the principle front elevation and altering their hierarchy. Subsequently, a Heritage Statement has been submitted. The Heritage Team makes the following comments in response:</p> <ul style="list-style-type: none"> <li>- The statement notes that the rear elevation is “its working side” and “is very plain.” In contrast, traditionally the front elevation of buildings present a more imposing appearance. The C20 alterations to the front façade of Walsham Hall do not detract from this aspect of the building’s overall character, despite some inappropriate features. The Heritage Team considers that this contrast in status of the front and rear elevations adds to the narrative and significance of the listed building. The form and scale of the proposed rear porch would dilute this hierarchy</li> </ul>	

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		<p>as it would not be in-keeping with the plainer, more restrained nature of the rear elevation.</p> <ul style="list-style-type: none"> <li>- Views from the public realm are not the only factor to consider when assessing the impact of a proposal on a listed building.</li> <li>- The brick agricultural outbuilding to the north west of Walsham Hall appears to be pre-1948 in date, as suggested by historic OS Maps. The Heritage Team therefore considers that this building is curtilage listed to Walsham Hall and afforded the same protection.</li> <li>- The Heritage Team considers that the porch would not be of an appropriate scale to preserve the significance of the listed building and would be incongruous in this instance.</li> <li>- The Heritage Team is not convinced that the porch would make the listed building more sustainable as a dwelling.</li> </ul> <p>In conclusion, the application does not meet the requirements of s.16 and s.66 of the P(LBCA)A 1990, nor the policies within the NPPF or the Local Plan. It is for these reasons that the Heritage Team does not support the proposal.</p>
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p><i>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, as set out in section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</i></p> <p><i>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</i></p>
7	<p><b>Recommended conditions</b></p>	

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## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/18/02014 and DC/18/02015 Walsham Hall, Metfield Road, Mendham	
<b>2</b>	<b>Date of Response</b>	29/06/18	
<b>3</b>	<b>Responding Officer</b>	Name:	Thomas Pinner
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
<b>4</b>	<b>Summary and Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> <li>• A low to moderate level of less than substantial harm to a designated heritage asset because the proposed porch would negatively impact the significance of the listed building by disordering the hierarchy of the asset.</li> </ul>	
<b>5</b>	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The application concerns the erection of a rear single-storey porch and lean-to extension to Walsham Hall, a Grade II Listed C16 timber-framed manor farmhouse with a C20 brick façade. The heritage concern relates to the impact of the development on the significance of Walsham Hall and the setting of its pre-1948 curtilage listed outbuilding to the north east.</p> <p>The Heritage Team considers that the scale of the proposed rear porch is inappropriate. The proposed porch would be dominant due to its size and would thus cause the rear elevation of the building to visually compete with the front elevation. Historically, the front elevation of Walsham Hall was designed to be the most important façade, so a dominant porch on the rear elevation would disrupt this hierarchy and therefore the significance of the listed building.</p> <p>The Heritage Team considers that any rear porch to Walsham Hall should be reduced substantially in scale before it may be considered acceptable. It is also recommended that an alternative roof form is considered, to further reduce the dominance of any extension on this elevation.</p> <p>The Heritage Team considers that the extension of the existing lean-to element is acceptable, as this would be</p>	

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		<p>of an appropriate scale to the rear elevation of the building.</p> <p>In conclusion, the application does not meet the requirements of s.16 and s.66 of the P(LBCA)A 1990, nor the policies within the NPPF or the Local Plan. It is for these reasons that the Heritage Team does not support the proposal.</p>
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p><i>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, as set out in section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</i></p> <p><i>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</i></p>
7	<p><b>Recommended conditions</b></p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.