

Public Document Pack

DEVELOPMENT CONTROL COMMITTEE B

DATE	Wednesday 8 June 2016
PLACE	Council Chamber, Council Offices, High Street, Needham Market
TIME	11:00 am

Please ask for: Val Last
Direct Line: 01449 724673
Fax Number: 01449 724696
E-mail: val.last@baberghmidsuffolk.gov.uk

27 May 2016

PLEASE NOTE CHANGE OF TIME

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and press are not lawfully excluded. Any member of the public who attends the meeting and wishes to be filmed should advise the Committee Clerk.

A G E N D A

1. Apologies for absence/substitutions
2. To receive any declarations of pecuniary or non-pecuniary interest by members
3. Declarations of lobbying
4. Declarations of personal site visits
5. Confirmation of the minutes of the meeting held on 16 March 2016

Report SA/13/16 Pages A to E

6. To receive notification of petitions in accordance with the Council's Petition Procedure
7. **Questions from Members**

The Chairman to answer any questions on any matters in relation to which the Council has powers or duties which affect the District and which fall within the terms of reference of the Committee of which due notice has been given in accordance with Council Procedure Rules.

- Schedule of planning applications

Report SA/14/16

Pages 1 to 36

Note: The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.

- Site Inspection

Note: *Should a site inspection be required for any of the applications this will be held on Wednesday, 13 April 2016 (exact time to be given). The Committee will reconvene after the site inspection at 12:00 noon in the Council Chamber.*

Would Members please retain the relevant papers for use at that meeting.

- Urgent business – such other business which, by reason of special circumstances to be specified, the Chairman agrees should be considered as a matter of urgency

(Note: Any matter to be raised under this item must be notified, in writing, to the Chief Executive or District Monitoring Officer before the commencement of the meeting, who will then take instructions from the Chairman.)

Notes:

- The Council has adopted a Charter for Public Speaking at Planning Committees. A link to the full charter is provided below.

<http://www.midsuffolk.gov.uk/assets/UploadsMSDC/Organisation/Democratic-Services/Constitution/Revised-2015/Pages-22-25-Charter-on-Public-Speaking-Planning-Committee-Extract-for-web.pdf>

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.

- Ward Members attending meetings of Development Control Committees and Planning Referral 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.

Krissy Dillon
Governance Support Officer

Members:

Councillor Kathie Guthrie – Chairman – Conservative and Independent Group
Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillors: Julie Flatman
Jessica Fleming
Barry Humphreys MBE
John Levantis
Dave Muller
Jane Storey

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: Mike Norris

Substitutes

Members can select a substitute from any Member of the Council providing they have undertaken the annual planning training

Ward Members

Ward Members have the right to speak but not to vote on issues within their Wards

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 2014-2019

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

No interests to declare

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

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

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SA/13/16

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 11 May 2016 at 09:30 am

PRESENT: Councillor Kathie Guthrie – Chairman – Conservative and Independent Group
Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillor: Jessica Fleming
Derrick Haley *
Diana Kearsley *
John Levantis
Dave Muller

Green Group

Councillor: Sarah Mansel *

Liberal Democrat Group

Councillor: Mike Norris

Denotes substitute *

Ward Members:

In attendance: Professional Lead – Growth and Sustainable Planning
Senior Development Management Planning Officer (JPG)
Interim Planning Lawyer
Governance Support Officer (VL/KD)

SA74 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Councillors Derrick Haley, Diana Kearsley and Sarah Mansel were substituting for Councillors Julie Flatman, Jane Storey and Keith Welham respectively. An apology for absence was received from Councillor Barry Humphreys MBE.

SA75 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST

Councillor Dave Muller declared a non-pecuniary interest in Application 3308/15 as the Ward Member for Stowmarket North and having had contact with Crest Nicholson Eastern Ltd, Cedars Park Action Group and residents.

SA76 DECLARATIONS OF LOBBYING

It was noted that there had been receipt of lobbying by email.

SA77 DECLARATIONS OF PERSONAL SITE VISITS

Councillor Sarah Mansel declared that she had visited the site for Application 1709/16.

SA78 QUESTIONS FROM MEMBERS

None received.

SA79 SCHEDULE OF PLANNING APPLICATIONS

Application Number	Representations from
1709/16	Sam Rogers (Objector) Michael Smith (Applicant)

Item 1

Application	1709/16
Proposal	Creation of 89 no one, two, three and four bedroom houses, bungalows and apartments, plus associated roads, car parking, public open space and landscaping, including vehicle access from Wagtail Drive and cycleway/emergency access from Stowupland Road (scheme includes provision for temporary construction access from Stowupland Road)
Site Location	STOWMARKET – Phase 6C Cedars Park
Applicant	Crest Nicholson Eastern

The Senior Development Management Planning Officer (JPG) drew Members attention to the tabled papers which included the response from Stowmarket Town Council, Environmental Health, Highways England, Landscape Officer, Natural Environment Team and further representations from residents. The Chairman adjourned the meeting to allow Members to read the papers.

The Professional Lead – Growth and Sustainable Planning outlined the major concerns to the community, the changes in policy since the earlier Wagtail Drive development, the Highways Authority response, relevant NPPF guidance, the reasons for refusal of the previous application and the position regarding the lack of a five year land supply.

The Senior Development Management Planning Officer (JPG) advised that 22% Affordable Housing was proposed and that the CIL figure was likely to be £360,000. He also recommended that all the conditions suggested by Highways and the SCC Ecology Officer be included if permission was granted.

Sam Rogers, speaking on behalf of the Cedars Park Action Group, said that development was not opposed but that it must be appropriate to its setting. A meeting had been held with Crest Nicholson since the previous application was refused and although some concerns had been addressed, eg the inclusion of bungalows along the Elizabeth Way boundary, which was welcomed there were still concerns remaining. The ancient meadow to the south of the site was a designated area of biodiversity in the Master Plan; the tree line view on the Gipping Valley Ridge was the only such view from the town; the planned housing in the Master Plan had already been exceeded; a proposed roundabout had been replaced with a T-junction which was a major cause of the existing traffic problems; and the proposed development was not in keeping with

Norton House, a Listed Building. Stowmarket Area Action Plan Policy 4.2 said that build must enhance the town and views which this development did not, and Policy 9.1 said a designated meadow as a key biodiversity area should not be developed.

Michael Smith, the applicant, said the proposed scheme addressed the issues for the previous refusal. The previously proposed houses to the south of Hill Farm had been removed allowing the trees to remain, landscaping was to be enhanced to strengthen biodiversity and the field access was not to be used for traffic again allowing for enhanced planting. The number of dwellings had been reduced and bungalows now replaced the proposed houses along Elizabeth Way to overcome overlooking concerns. Although he accepted the concerns regarding parking problems on Wagtail Drive, these were not related to the development site and the proposed parking would mean that the problem was not exacerbated. It was a sustainable location within the Settlement Boundary with facilities within walking distance. The scheme was compliant with planning policy and there were no technical or policy objections from the statutory consultees.

Councillor Dave Muller, Ward Member, advised that although there were some positives from this revised application and Crest Nicholson had listened to residents regarding some concerns there were still many objections. The major concern was still the Wagtail Drive road access. Many cars parked on the road and some on the pavement, if all the cars were parked on the road emergency access would not be possible and those on the pavement caused an obstruction to pedestrians. There were many roads leading on to Wagtail Drive and he received numerous complaints about reduced vision caused by the parked cars. He said emergency vehicles might not be able to get through Wagtail Drive quickly enough causing a danger to life and he was also unhappy with the proposed emergency access as this would require the driver to use a key to remove the pillar to gain entry again causing delay. He felt that notwithstanding the Highways Authority comments an access from Stowupland Road would be preferable as this was the shortest route to the town. Other concerns were the lack of infrastructure (schools, doctors, dentists) to cope with the additional demand from the new homes. He considered the application should be refused on safety grounds.

Councillor Barry Humphreys MBE, Ward Member, commented by email. He said that he knew the area well and understood the concerns of the residents over the increased traffic on Wagtail Drive. The current traffic issues were well documented and there was no evidence of mitigation to reduce the congestion on this narrow road. He was dismayed that much of what was previously stated by the Town Council, Ward members and residents had been ignored, particularly as it concerned road safety. He asked the Committee to seriously consider the safety aspects concerning the scheme and also to listen to the very well made and researched comments of the residents and Town Council. Most people accepted the need for the development but could not agree to the road plan and use of Wagtail Drive, it was dangerous.

Louise Humphreys, Interim Planning Lawyer, drew Members' attention to the previous refusal for an application for 97 dwellings. She advised that as none of the reasons for refusal pertained to Wagtail Drive or access arrangements, and there was now a reduction in the number of properties, it would be difficult for the Council to sustain this as a reason for refusal on appeal.

Whilst understanding residents' concerns regarding the density of traffic Members found the application a great improvement on the previous one. It was considered that the reduction in dwelling numbers, bungalows along Elizabeth Way, retention of trees, additional protection to Hill House and the good design meant the application was now acceptable. It was to be hoped that the Traffic/Parking Review would result in mitigation measures to the current problems.

A motion to approve the application subject to two additional conditions:

- Scheme of construction delivery and contractor access arrangements and signage to be agreed
- All conditions recommended by SCC Ecologist and SCC Landscape Officer

was proposed and seconded.

By a unanimous vote

Decision – authority be delegated to the Professional Lead – Growth and Sustainable Planning to grant planning permission subject to the prior completion of a Section 106 or Undertaking on terms to his satisfaction to secure the following heads of terms and that such permission be subject to the conditions as set out below:

Education Travel Contribution of £66,750 towards the provision of free travel facilities to students of Trinity Church of England Voluntary Aided Primary School who live at the Site to Trinity Church of England Voluntary Aided Primary School

- Affordable Housing
- Provision of on-site public open space
- Traffic/Parking Review £10,000 for Wagtail Drive and associated roads to be carried out at an appropriate agreed time

and that such permission be subject to the following conditions:

- Standard time limit
- Approved plans
- Archaeological programme of works
- A waste minimisation and recycling strategy to be approved
- Travel plan to be agreed
- Obscured glazing to all bathrooms and landings to be retained
- Removal of permitted development for loft/roof works to create additional openings above ground floor and roof
- Removal of permitted development for extensions
- Provision of fire hydrants to be agreed
- Highway conditions (as per SCC recommendations)
- Foul and surface water drainage strategy to be agreed
- Lighting strategy (with reference to protected species)
- Landscape, tree and root protection measures
- Landscape management of non-domestic areas
- Construction methodology to be agreed, including operation hours

- Control of emergency access to be agreed
- The residential accommodation shall be constructed so as to provide sound insulation against external noise as indicated in Figure 3 of the acoustic report by Grant Acoustics (Ref: GA-2015-0002-R1-RevA). Construction of the residential premises shall not commence until a scheme detailing the specific acoustic mitigation measures for individual plots has been submitted to the local Planning Authority and approved in writing
- Scheme of construction delivery and contractor access arrangements and signage to be agreed
- All conditions recommended by SCC Ecologist and SCC Landscape Officer

Informative: Provision of salt boxes to be prepared for bad weather conditions and in order to promote prompt and effective emergency access to the site the planning authority strongly recommend keyless access/bollards arrangements

.....
Chairman

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3282/15

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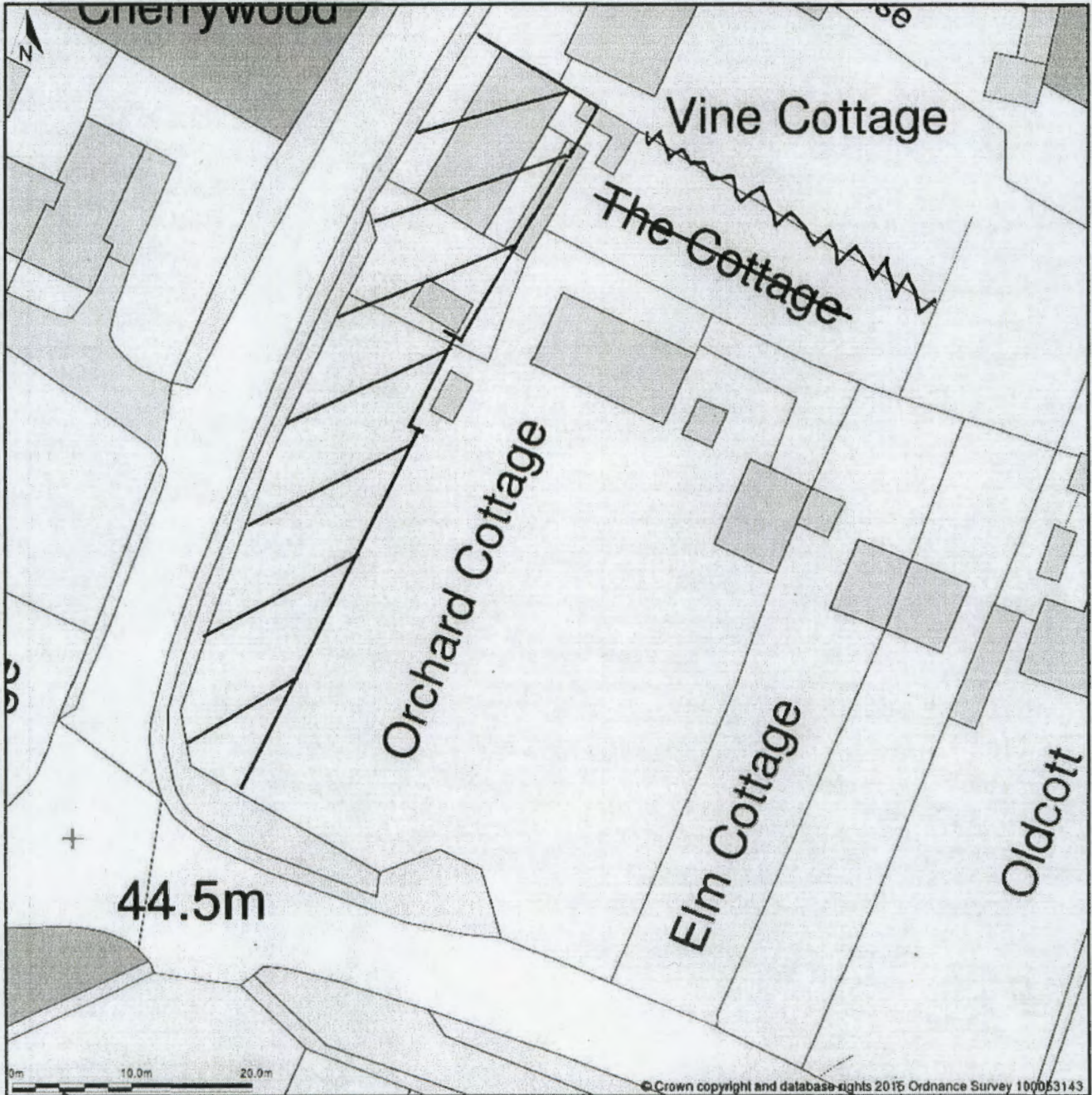


Buy A Plan



NOTE: GARDEN SHOWN BEHIND THE COTTAGE IS INCORRECT AND IS PART OF VINE COTTAGE'S GARDEN. CORRECT GARDEN AREA TO LEFT HAND SIDE OF THE COTTAGE INDICATED AND BACKED UP BY LAND REGISTRY SK165323

The Cottage, Church Street, Eye, IP21 5PA



Block Plan shows area bounded by: 626076.14320312,277302.98065937 626166.14320312,277392.98085937 (at a scale of 1:500) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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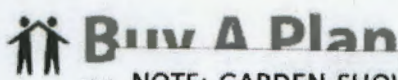
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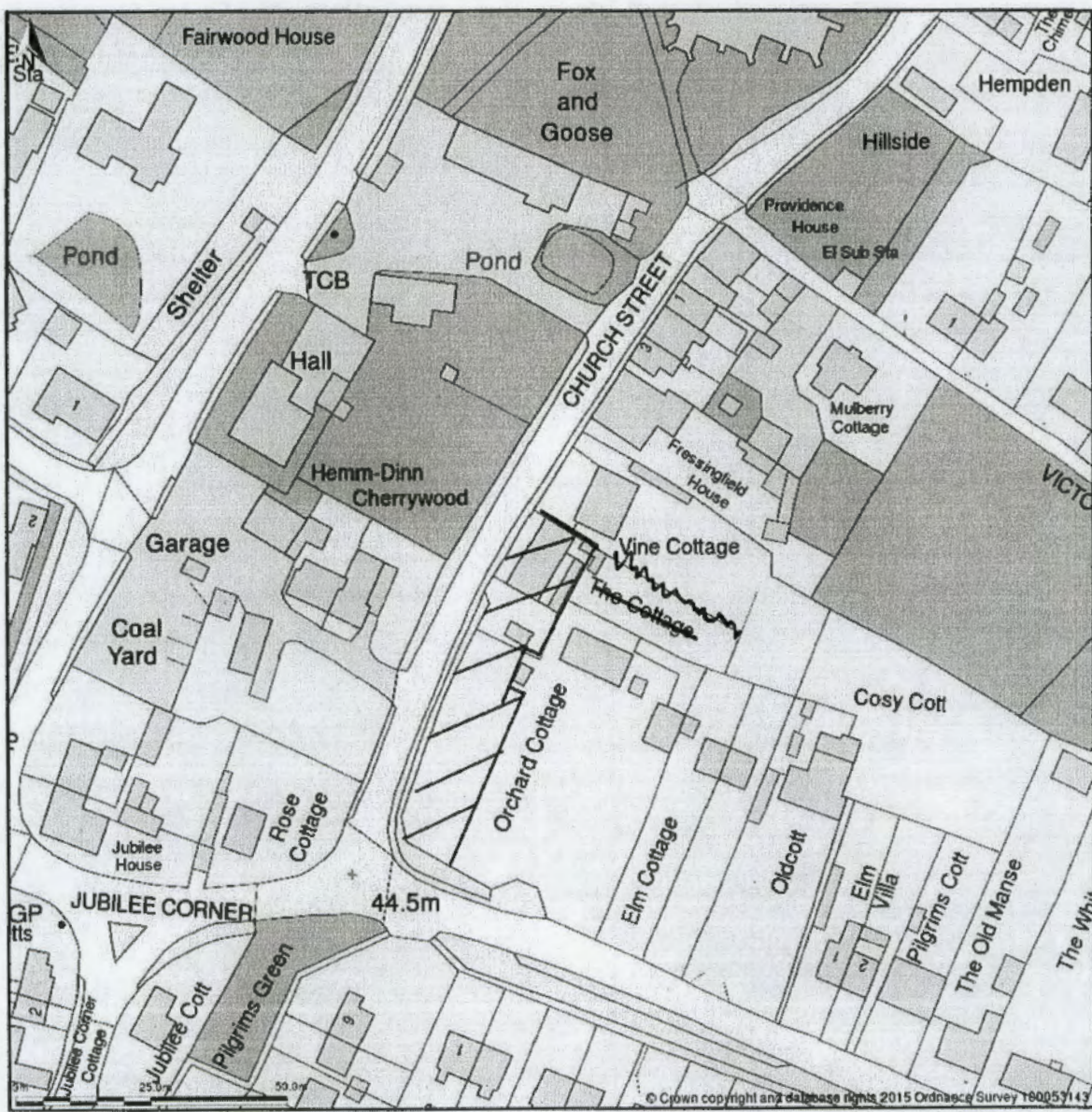
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The Cottage, Church Street, Fressingfield, IP21 5PA



Site Plan shows area bounded by: 626018.36,277281.35 626218.36,277481.35 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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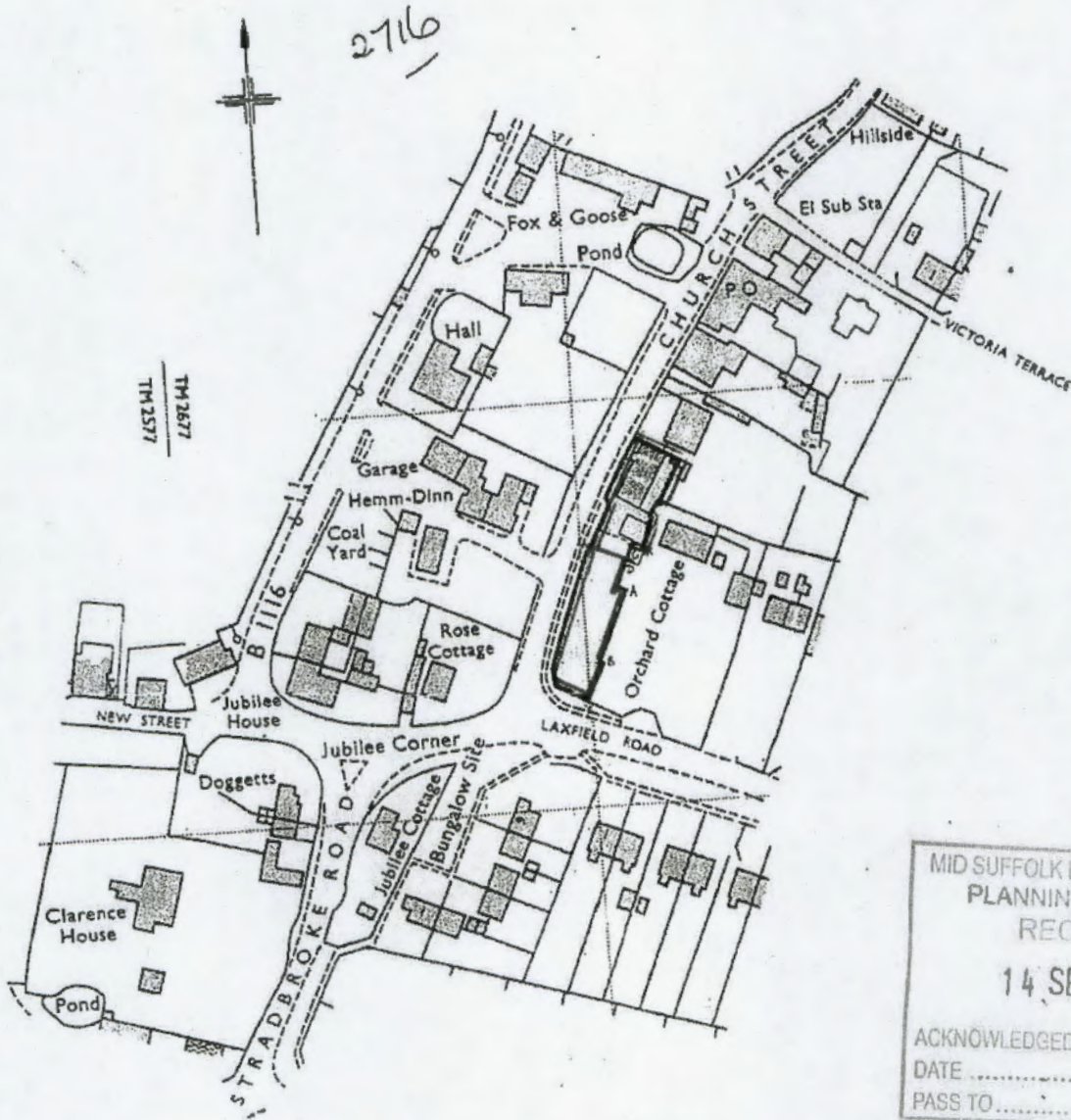
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H.M. LAND REGISTRY		TITLE NUMBER	
		SK165323	
ORDNANCE SURVEY PLAN REFERENCE	TM 2677	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY SUFFOLK	DISTRICT MID SUFFOLK	© Crown copyright 1994	



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AVAILABLE ORDNANCE SURVEY MAPS INCORRECT AND PLACE GARDEN AT REAR OF THE COTTAGE WHICH IS PART OF THE GARDEN FOR VINE COTTAGE. OUR GARDEN RUNS ALONG CHURCH ROAD TO THE LAXFIELD ROAD CORNER AND CONFIRMED BY THE LAND REGISTRY TITLE NUMBER SK165323

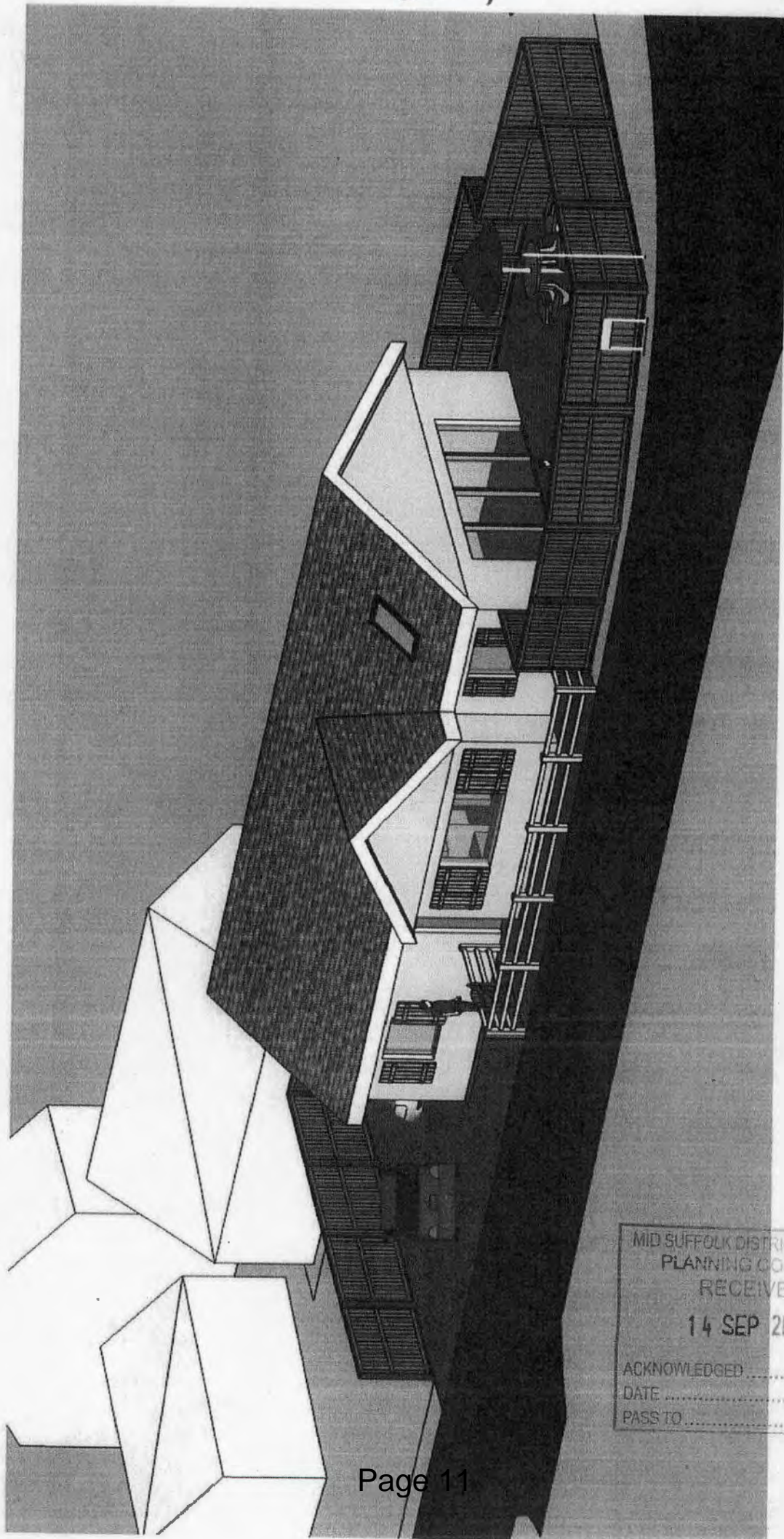


This title plan shows the general position of the boundaries. It does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7: Title Plans. This official copy shows the date of the title plan on 25 November 2003 at 10:56:04. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original, issued on 25 November 2003. © Crown copyright. Produced by HMLR. Further reproduction in whole or part is prohibited without the prior written permission of Ordnance Survey. Licence Number GD272728. This title is dealt with by the Kingston-Upon-Hull District Land Registry.

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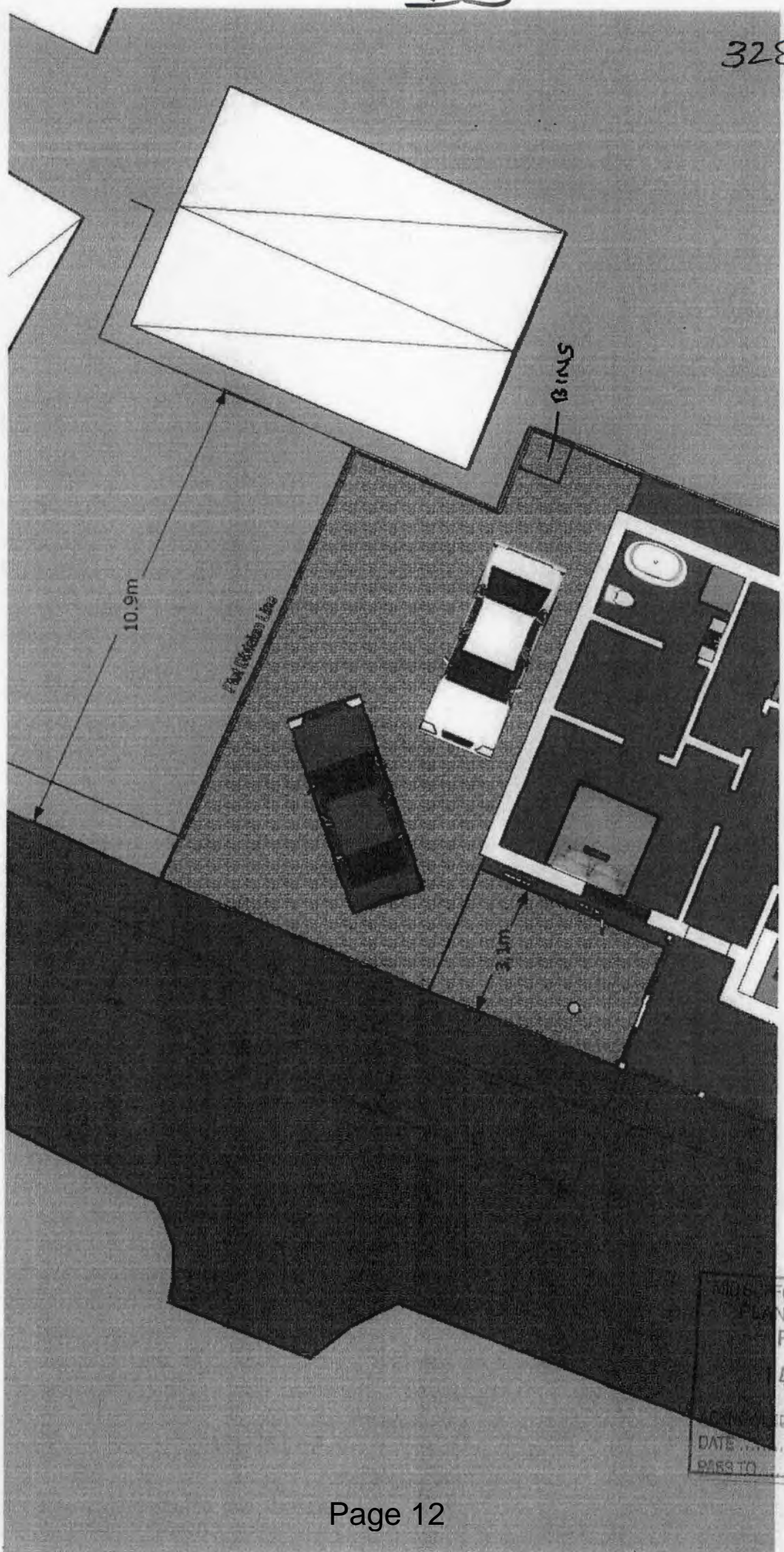


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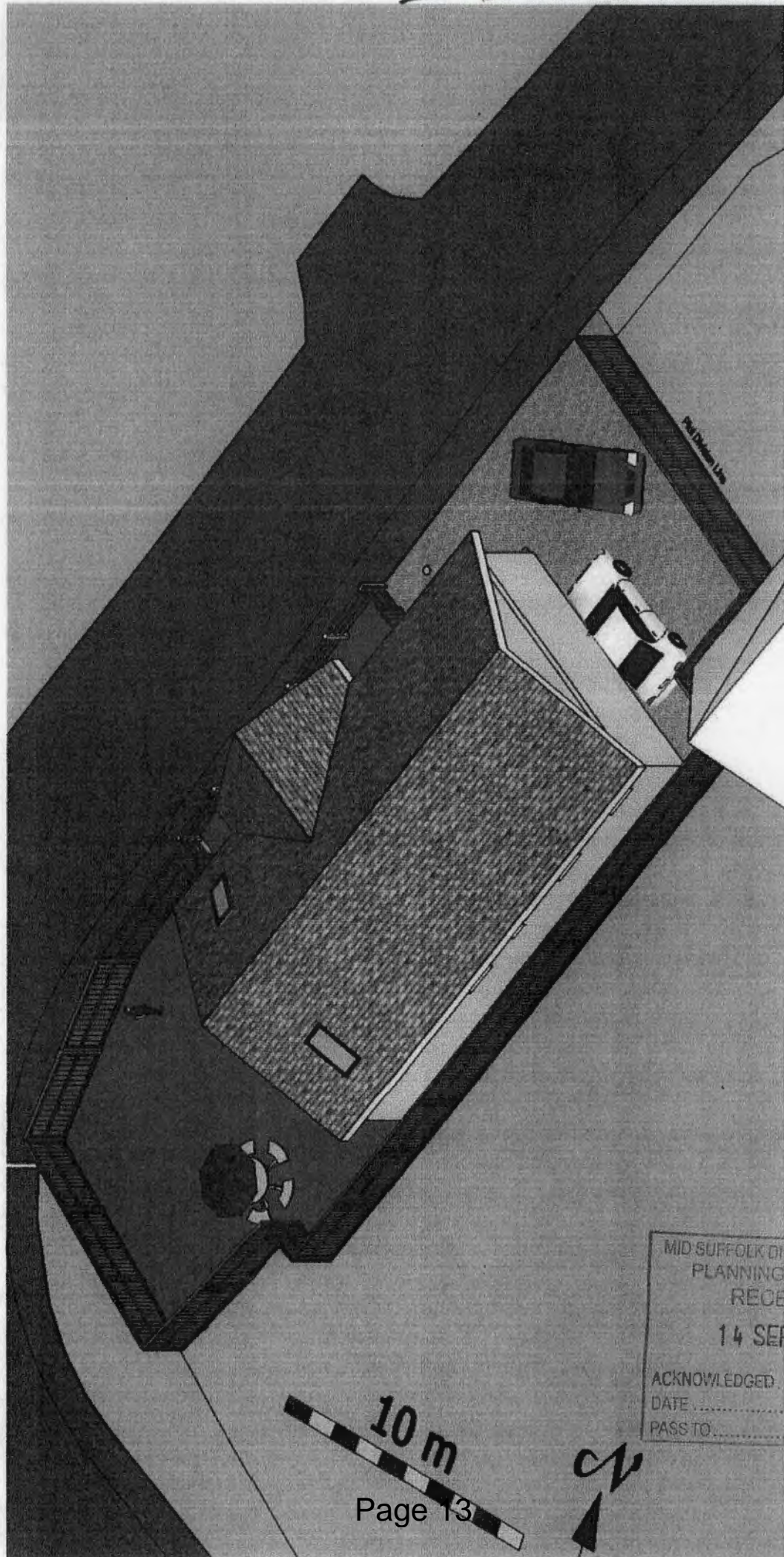


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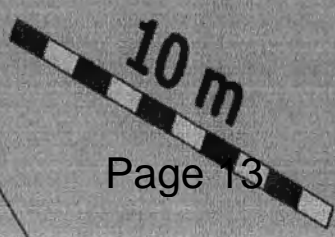
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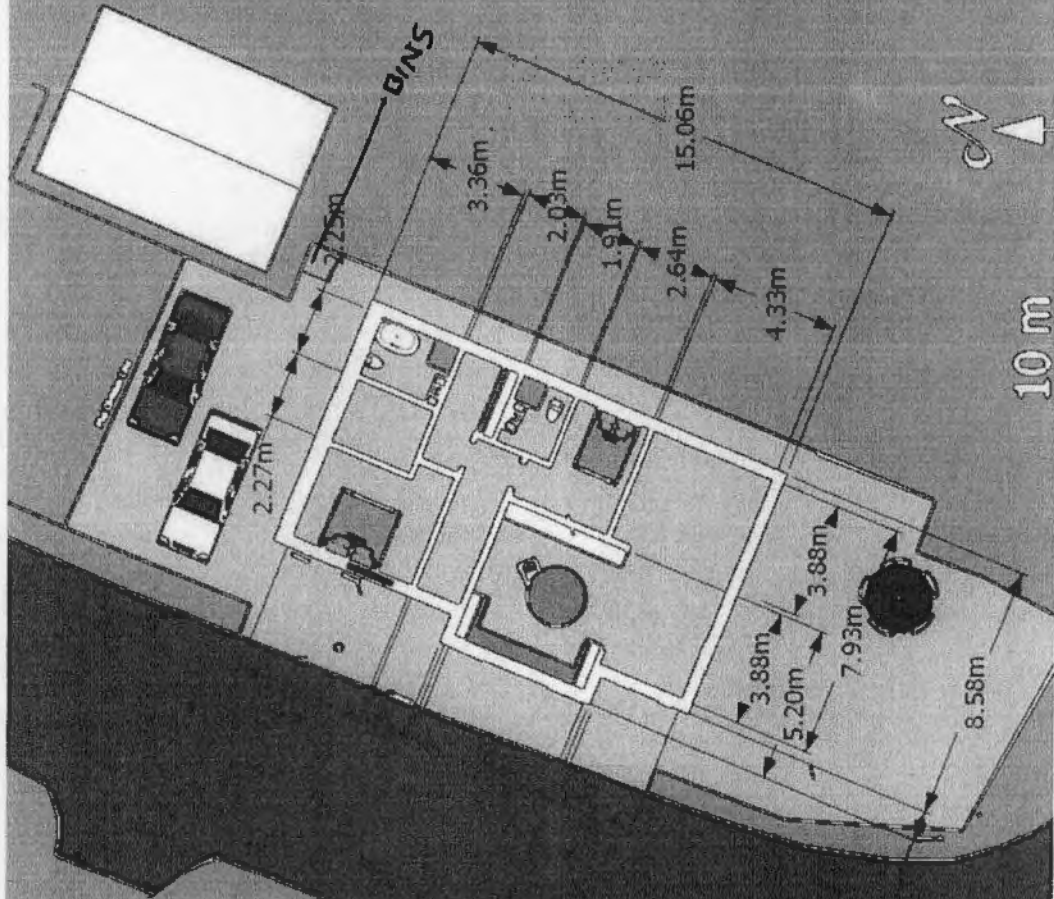
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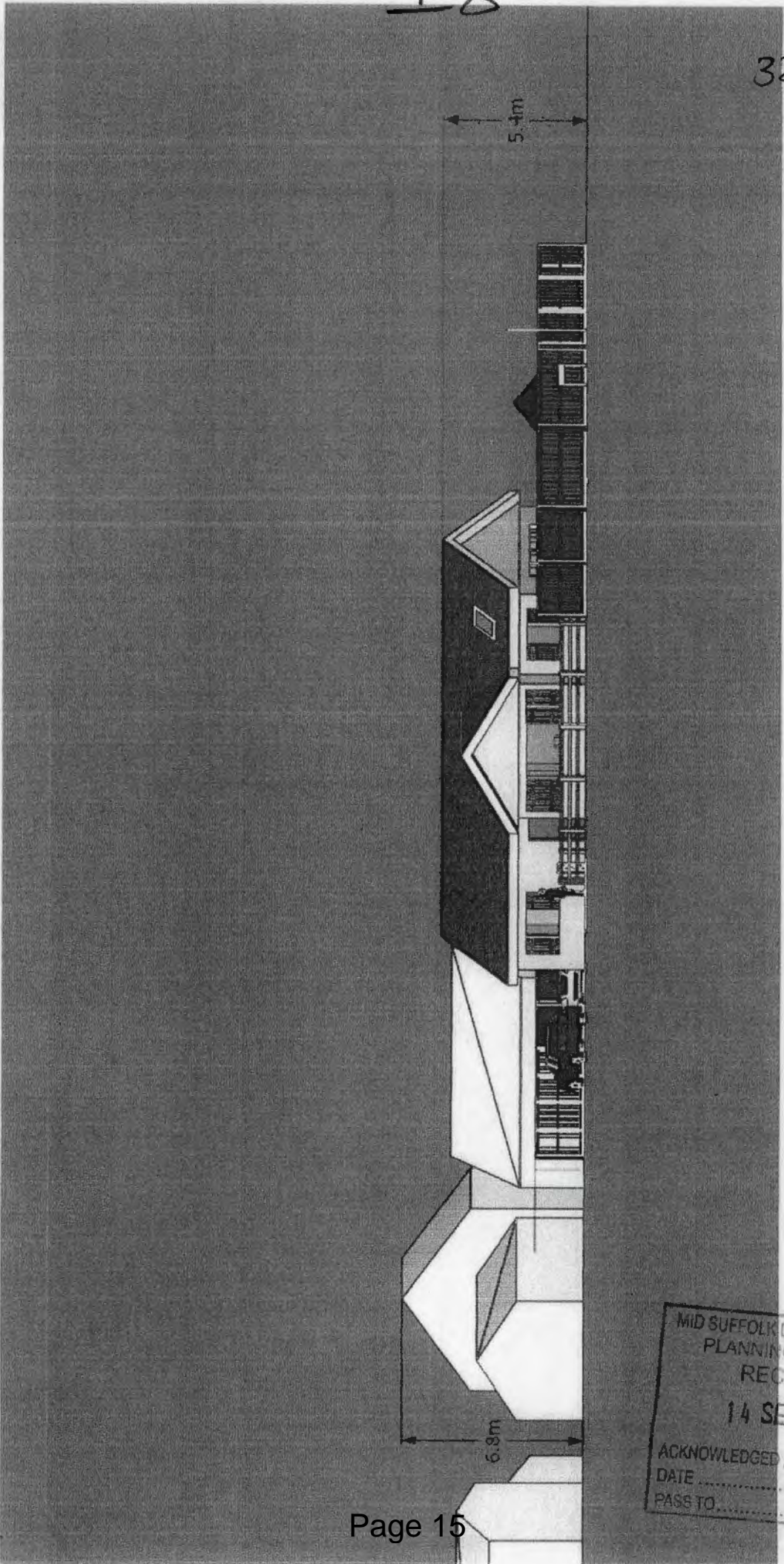
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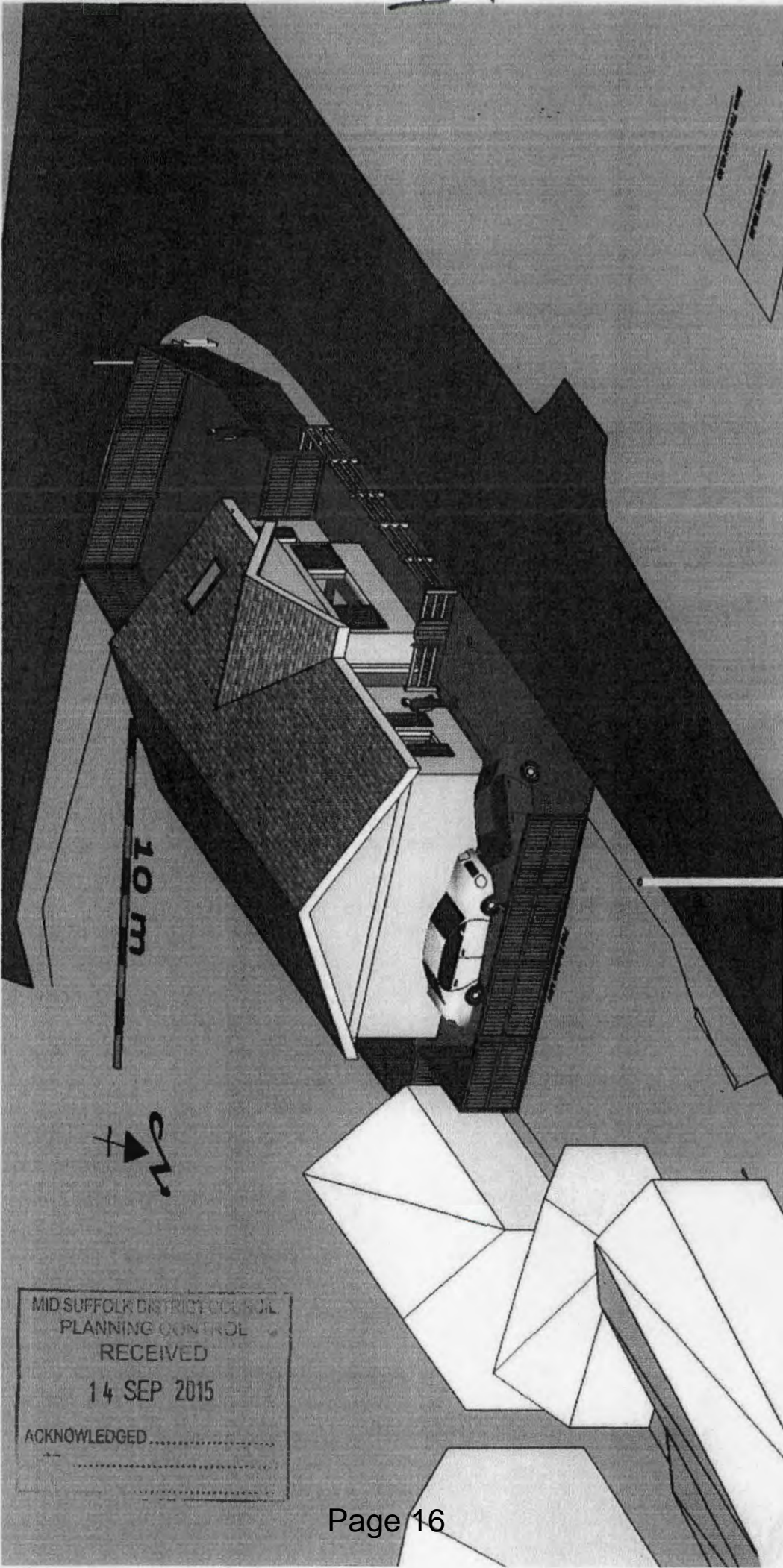


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 14 SEP 2015
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MEMBER REFERRAL TO COMMITTEE

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	3282/15
Parish	FRESSWICKFIELD
Member making request	LAVINIA HAOWGHAM
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	POLICY HB 8 - SAFEGUARDING CONSERVATION AREA.
13.4 Please detail the clear and substantial planning reasons for requesting a referral	I DISAGREE WITH THE HERITAGE OFFICER THAT THIS DEVELOPMENT WOULD ADVERSITLY AFFECT THE SURROUNDING HOUSES/LOCATION.
13.5 Please detail the wider District and public interest in the application	THE APPLICANT HAS THE SUPPORT OF THE PARISH COUNCIL AND THE ONLY OBJECTORS ARE IMMEDIATE NEIGHBOURS.
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	I HAVE MET WITH UNDISAF WRITT AND HAVE HAD SEVERAL PHONE CONVERSATIONS TO DISCUSS MY VIEWS.

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FRESSINGFIELD PARISH COUNCIL

Comments from: Clerk to the Council

Application Number: 3282/15

Proposal: application for outline planning permission for the erection of a detached bungalow

Location: **The Cottage, Church Street**

The Planning Committee discussed this proposal and voted unanimously to recommend approval for the application with the following comments to be noted:

The Heritage Officer's comments were noted ref urban style which is something Fressingfield Parish Council identifies as having some relevance to this application.

It could be presumed that the proposed building would generate adverse comment, if it were to adhere to the design in the application, being of a utilitarian style in the conservation area of the village. Perhaps greater effort could be expended by the applicant to ensure either a more sympathetic (to its surroundings) or more modern, ecological design in line with the expectation of a conservation area be chosen when the application for full planning permission is submitted

Please note: APPROVAL recommended

SIGNED: *Carol A Smy*

Clerk to Fressingfield Parish Council

DATED: 03.02.16

22

Your Ref: MS/3282/15
Our Ref: 570\CON\0129\16
Date: 22/01/2016
Highways Enquiries to: kyle.porter@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.
Email: planningadmin@midsuffolk.gov.uk

The Planning Officer
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Ipswich
Suffolk
IP6 8DL

For the Attention of: Lindsey Wright

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/3282/15

PROPOSAL: Application for Outline Planning Permission for the erection of a detached bungalow

LOCATION: The Cottage, Church Street, Fressingfield, IP21 5PA

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

The amended documents do not significantly differ from what was previously considered acceptable by SCC. Therefore, SCC has no objections to the aforementioned document and SCCs previously stipulated conditions are still applicable to the application.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

Your Ref: MS/3282/15
Our Ref: 570\CON\3186\15
Date:
Highways Enquiries to: kyle.porter@suffolk.gov.uk

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

Email: planningadmin@midsuffolk.gov.uk

The Planning Officer
Mid Suffolk District Council
Council Offices
131 High Street
Ipswich
Suffolk
IP6 8DL

For the Attention of: Lindsey Wright

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3282/15

PROPOSAL: Application for Outline Planning Permission for the erection of a detached bungalow

LOCATION: The Cottage, Church Street, Fressingfield, IP21 5PA

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

1 AL 3

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM03; and with an entrance width of 3m and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

2 V 6

Condition: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no means of frontage enclosure shall exceed 0.6 metres in height above the level of the carriageway of the adjacent highway.

Reason: In the interests of highway safety in order to maintain intervisibility between highway users.

3 NOTE 02

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

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Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

Consultation Response Pro forma

1	Application Number	3282/15 The Cottage, Fressingfield	
2	Date of Response	10.2.16	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Heritage Enabling Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (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"> • less than substantial harm to a designated heritage asset because it would be harmful to the character and appearance of the Conservation Area. Objection. 	
5	Discussion 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 has been re-registered without amendment to the proposal but with clarification on the outline status. In the view of the Heritage Team an Outline application is quite inappropriate for such a proposal at such a location. The details of materials, design, position, orientation and layout are all of critical importance to issues raised by the sensitivity of the location and officers should require full details to be submitted.</p> <p>Notwithstanding this, on the proposal as it stands the previous Heritage response is appended below.</p> <p>Although the proposal has been discussed with officers since 2011, no approach has been made by officers or the applicant to the Heritage team.</p> <p>The site is at a prominent point in the Conservation Area beside the road from Laxfield and facing the road from Stradbroke. The site therefore forms part of the gateway to the historic core of the village. Historic maps show the site facing south across open fields, and the deep front gardens of plots on this side of Laxfield Road preserve some of the open character historically associated with the site and its immediate surroundings. It is noted in the Conservation Area Appraisal that "Very few parts of Fressingfield have buildings close to the road, so that the village remains fairly spread out without any urban feel to it." The Appraisal also identified an important vista</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.

		<p>westwards along Laxfield Road at the south of this site. The site is currently bounded by close-boarded fencing on its south and west boundaries which is a most unfortunate treatment at this prominent and sensitive location.</p> <p>The proposal is a single-storey dwelling of ordinary modern type with a very fleet roof (how fleet is unclear without elevations) which would be quite out of keeping with the historic and historically-proportioned buildings around it. Tiles would appear incongruous on such a low roof, and would be unlikely to function if laid normally. Design matters aside, the introduction of a dwelling at this location would alter the sense of open space in the locality.</p> <p>In addition to the modest curtilage of the proposed dwelling, the curtilage of the existing dwelling would be severely reduced, thus introducing a cramped form of development in a part of the Conservation Area which the Appraisal finds is characterised by deep plots and spaciousness, with dwellings set back from the road-front.</p> <p>In summary the proposed dwelling would be intrusive in its position, and incongruous in its form and design, and would erode the character and appearance of the Conservation Area, causing considerable – but less than substantial – harm.</p> <p>In accordance with s72 of the PLBCAA 1990 special regard must be given to the desirability of avoiding harm to these qualities of a Conservation Area. NPPF expects great weight to be given to conservation of designated assets, including Conservation Areas. Justification for harm should be clear and convincing, and harm should be outweighed by public benefits. The Design and Access Statement makes no concerted attempt to appraise the site in the context of the Conservation Area or explain any public benefits, but it seems clear that neither of these requirements is met.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p>Recommended conditions</p>	

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Consultation Response Pro forma

1	Application Number	3282/15 The Cottage, Fressingfield	
2	Date of Response	1.12.15	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Enabling Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (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"> less than substantial harm to a designated heritage asset because it would be harmful to the character and appearance of the Conservation Area. Objection. 	
5	Discussion 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>Although the proposal has been discussed with officers since 2011, no approach has been made by officers or the applicant to the Heritage team.</p> <p>The site is at a prominent point in the Conservation Area beside the road from Laxfield and facing the road from Stradbroke. The site therefore forms part of the gateway to the historic core of the village. Historic maps show the site facing south across open fields, and the deep front gardens of plots on this side of Laxfield Road preserve some of the open character historically associated with the site and its immediate surroundings. It is noted in the Conservation Area Appraisal that "Very few parts of Fressingfield have buildings close to the road, so that the village remains fairly spread out without any urban feel to it." The Appraisal also identified an important vista westwards along Laxfield Road at the south of this site. The site is currently bounded by close-boarded fencing on its south and west boundaries which is a most unfortunate treatment at this prominent and sensitive location.</p> <p>The proposal is a single-storey dwelling of ordinary modern type with a very fleet roof (how fleet is unclear without elevations) which would be quite out of keeping with the historic and historically-proportioned buildings around it. Tiles would appear incongruous on such a low roof, and would be unlikely to function if laid normally. Design matters aside, the introduction of a dwelling at this location would alter the sense of open space in the</p>	

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		<p>locality.</p> <p>In addition to the modest curtilage of the proposed dwelling, the curtilage of the existing dwelling would be severely reduced, thus introducing a cramped form of development in a part of the Conservation Area which the Appraisal finds is characterised by deep plots and spaciousness, with dwellings set back from the road-front.</p> <p>In summary the proposed dwelling would be intrusive in its position, and incongruous in its form and design, and would erode the character and appearance of the Conservation Area, causing considerable – but less than substantial – harm.</p> <p>In accordance with s72 of the PLBCAA 1990 special regard must be given to the desirability of avoiding harm to these qualities of a Conservation Area. NPPF expects great weight to be given to conservation of designated assets, including Conservation Areas. Justification for harm should be clear and convincing, and harm should be outweighed by public benefits. The Design and Access Statement makes no concerted attempt to appraise the site in the context of the Conservation Area or explain any public benefits, but it seems clear that neither of these requirements is met.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p>The application is in outline form with apparently no matters reserved, but there do not appear to be scaled elevation and plan drawings. Surely the application is not in an approvable form without such drawings ?</p>
7	<p>Recommended conditions</p>	

Please note that this form can be submitted electronically on the Council's 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 Council's website and available to view by the public.

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From: David Pizzezy
Sent: 13 October 2015 11:17
To: Lindsey Wright
Cc: Planning Admin
Subject: 3282/15 The Cottage, Fressingfield.

Lindsey

I have no objection to this proposal as the trees affected are of insufficient amenity value to warrant being a constraint.

David

David Pizzezy
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzezy@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together

From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]
Sent: 13 October 2015 10:23
To: David Pizzezy
Subject: Consultation on Planning Application 3282/15

Correspondence from MSDC Planning Services.

Location: The Cottage, Church Street, Fressingfield IP21 5PA

Proposal: Application for Outline Planning Permission for the erection of a detached bungalow

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are HB8, H16, HB1, H17, GP1, Cor1, NPPF, Cor5, CSFR-FC1, CSFR-FC1.1, which can

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be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Mid Suffolk District Council shall be understood as neither given nor endorsed by Mid Suffolk District Council.

Consultee Comments for application 3282/15

Application Summary

Application Number: 3282/15

Address: The Cottage, Church Street, Fressingfield IP21 5PA

Proposal: Application for Outline Planning Permission for the erection of a detached bungalow

Case Officer: Lindsey Wright

Consultee Details

Name: Mr David Harrold

Address: Car Park Hurstlea Road, Needham Market, Ipswich, Suffolk IP6 8DL

Email: david.harrold@midsuffolk.gov.uk

On Behalf Of: MSDC - Environmental Health - Land Contamination

Comments

Thank you for consulting me on this outline application to erect a single dwelling.

National planning policy requires that the land is suitable for its new use in respect of ground conditions and requires that risks from land contamination are properly assessed.

Therefore a land contamination assessment should be submitted with the application.

For this size of development, this assessment need not require an intrusive investigation but as a minimum requirement a desk top study and site walk over report (or questionnaire available on the Council web site) should be submitted. If this identifies the likelihood of contaminants then a detailed investigation is required.

David Harrold

Senior Environmental Health Officer

9-10 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 1RX

Philip Isbell
Corporate Manager – Development Management
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich IP6 8DL

Enquiries to: Rachael Abraham
Direct Line: 01284 741232
Email: Rachael.abraham@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2015_3282
Date: 22 October 2015

For the Attention of Lindsey Wright

Dear Mr Isbell

**PLANNING APPLICATION 3282/15 – THE COTTAGE, CHURCH STREET,
FRESSINGFIELD: ARCHAEOLOGY**

This application lies in an area of high archaeological interest recorded in the County Historic Environment Record, within the historic settlement core of Fressingfield and to the south of the medieval church (HER no. FSF 023). There is a strong possibility that heritage assets of archaeological interest will be encountered at his location. Any groundworks causing significant ground disturbance have potential to damage any archaeological deposit that exists.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. In accordance with paragraph 141 of the National Planning Policy Framework, any permission granted should be the subject of a planning condition to record and advance understanding of the significance of the heritage asset before it is damaged or destroyed.

The following two conditions, used together, would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.

- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological investigation. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Please let me know if you require any clarification or further advice.

Yours sincerely

Rachael Abraham

Senior Archaeological Officer
Conservation Team

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From: Angela Kempen
Sent: 15 January 2016 09:53
To: Planning Admin
Subject: LINDSEY WRIGHT - PLANNING APPLICATION 3282/15

Good Morning Lindsey.

Thank you for your letter dated 13th January 2016 in regards THE COTTAGE, CHURCH STREET FRESSINGFIELD for the above planning application number 3282/15.

Comment was made against this application 26th October 2015 and may remain in place under the date indicated on your new correspondence 13/01/16.

If you require a copy of our original letter please email water.hydrants@suffolk.gov.uk and quote our fire reference number F180875 and we will email you one across.

Kind regards

Angie Kempen

Water Officer

Public Health and Protection

Endeavour House

Russell Road

Ipswich

IP1 2BX

01473 260486

angela.kempen@suffolk.gov.uk

Mid Suffolk District Council
Planning Department
131 High Street
Needham Market
Ipswich
IP6 8DL



Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Your Ref: 15/3282/OUT
Our Ref: FS/F180875
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 27/10/2015

Dear Sirs

The Cottage, Church Street, Fressingfield, Suffolk, IP21 5PA
Planning Application No: 15/3282/OUT

I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

No additional water supply for fire fighting purposes is required in respect of this planning application.

Continued

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From: David Harrold
Sent: 27 January 2016 11:55
To: Lindsey Wright
Cc: Planning Admin
Subject: Plan Ref 3282/15/OUT The Cottage, Church Street, Fressingfield

Thank you for your most recent consultation (13/01/2016) for the above application in respect of contaminated land.

I have previously been consulted by you on this dated 13/10/2015.

At that time I responded and this is on the Councils Planning website. For completeness I have copied it below:

Comments submitted via web site:

"Thank you for consulting me on this outline application to erect a single dwelling.

National planning policy requires that the land is suitable for its new use in respect of ground conditions and requires that risks from land contamination are properly assessed.

Therefore a land contamination assessment should be submitted with the application.

For this size of development, this assessment need not require an intrusive investigation but as a minimum requirement a desk top study and site walk over report (or questionnaire available on the Council web site) should be submitted. If this identifies the likelihood of contaminants then a detailed investigation is required."

I hope this is of assistance.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

01449 724718

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AGENDA ITEM NO	1
APPLICATION NO	3282/15
PROPOSAL	Application for Outline Planning Permission for the erection of a detached bungalow
SITE LOCATION	The Cottage, Church Street, Fressingfield IP21 5PA
SITE AREA (Ha)	0.03692
APPLICANT	Mr O Wyper
RECEIVED	September 11, 2015
EXPIRY DATE	March 1, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

A Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Code of Practice or such other protocol / procedure adopted by the Council. The Members reasoning is included in the agenda bundle.

PRE-APPLICATION ADVICE

1. The applicant contacted the Duty Officer and the development of the site was discussed. Preliminary discussions suggested that the proposals would be acceptable in principle, subject to findings of the site visit and consultation responses. Advice made specific reference to the position of the site within the settlement boundary, and the prominence of the location.

SITE AND SURROUNDINGS

2. The application site is located within the relatively built-up area in the centre of Fressingfield. This area is characterised by various styles and sizes of dwellings interspersed with open space.

The application site relates to the garden associated with the property known as The Cottage. The site is currently an established garden, bordered by a number of trees and a 6ft timber fence, without which the

site would be generally unscreened and would be readily visible from the footway and public highways. The site is accessed by an existing access off Church Street which also serves the existing property.

The application site is situated in a prominent position on the street scene, near to the listed building that also fronts Church Street. The site is within the Fressingfield Conservation Area. The village has retained its settlement boundary and the site is located within the boundary that was formerly defined within the Local Plan. As such, for the purposes of planning, the settlement is defined as a "Primary Village". These are a capable of limited growth where local need has been established.

HISTORY

3. The planning history relevant to the application site is:

There is no planning history relevant to the application site.

PROPOSAL

4. Outline planning permission is sought for the erection of a detached two bedroom bungalow.
Consideration in this case, is only for the principal of development in the location. All matters, including the access, appearance, scale, layout and landscaping are reserved for subsequent approval. A block plan was submitted as part of the application which is indicative only. The indicative plan identifies that a bungalow could be located centrally within the plot with parking and turning provided to the side of the dwelling.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **MSDC Environmental Health Officer [Land Contamination]** - The Environmental Health Officer considered further assessment was required to establish risk of contamination. Notwithstanding the information received, it was deemed inappropriate to request this additional information given the recommendation.

Fire Service HQ - County Fire Officer – Advice was offered by the Water Officer regarding access and fire-fighting facilities.

Fressingfield Parish Council – The Parish Council voted unanimously to recommend approval for the application.

MSDC Heritage Team – The Heritage Team considers that the proposal would cause

- less than substantial harm to a designated heritage asset because it would be harmful to the character and appearance of the Conservation Area. **OBJECTION.**

Discussion

The application has been re-registered without amendment to the proposal but with clarification on the outline status. In the view of the Heritage Team an Outline application is quite inappropriate for such a proposal at such a location. The details of materials, design, position, orientation and layout are all of critical importance to issues raised by the sensitivity of the location and officers should require full details to be submitted.

Notwithstanding this, on the proposal as it stands the previous Heritage response is appended below.

Although the proposal has been discussed with officers since 2011, no approach has been made by officers or the applicant to the Heritage team.

The site is at a prominent point in the Conservation Area beside the road from Laxfield and facing the road from Stradbroke. The site therefore forms part of the gateway to the historic core of the village. Historic maps show the site facing south across open fields, and the deep front gardens of plots on this side of Laxfield Road preserve some of the open character historically associated with the site and its immediate surroundings. It is noted in the Conservation Area Appraisal that "Very few parts of Fressingfield have buildings close to the road, so that the village remains fairly spread out without any urban feel to it." The Appraisal also identified an important vista westwards along Laxfield Road at the south of this site. The site is currently bounded by close-boarded fencing on its south and west boundaries which is a most unfortunate treatment at this prominent and sensitive location.

The proposal is a single-storey dwelling of ordinary modern type with a very fleet roof (how fleet is unclear without elevations) which would be quite out of keeping with the historic and historically-proportioned buildings around it. Tiles would appear incongruous on such a low roof, and would be unlikely to function if laid normally. Design matters aside, the introduction of a dwelling at this location would alter the sense of

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open space in the locality.

In addition to the modest curtilage of the proposed dwelling, the curtilage of the existing dwelling would be severely reduced, thus introducing a cramped form of development in a part of the Conservation Area which the Appraisal finds is characterised by deep plots and spaciousness, with dwellings set back from the road-front.

In summary the proposed dwelling would be intrusive in its position, and incongruous in its form and design, and would erode the character and appearance of the Conservation Area, causing considerable – but less than substantial – harm.

In accordance with s72 of the PLBCAA 1990 special regard must be given to the desirability of avoiding harm to these qualities of a Conservation Area. NPPF expects great weight to be given to conservation of designated assets, including Conservation Areas. Justification for harm should be clear and convincing, and harm should be outweighed by public benefits. The Design and Access Statement makes no concerted attempt to appraise the site in the context of the Conservation Area or explain any public benefits, but it seems clear that neither of these requirements is met.

MSDC Tree Officer – The tree officer had no objection to this proposal as the trees affected are of insufficient amenity value to warrant being a constraint.

SCC Archaeological Service – The Archaeological Service considered there were no ground for refusal of the application however any permission granted should be the subject of a planning condition to record and advance understanding of the significance of the heritage asset before it is damaged or destroyed.

SCC Highways Authority – County Council Highway Authority recommended that any permission which the Planning Authority may give should include the appropriate conditions.

Suffolk Wildlife Trust – No response has been received from the Suffolk Wildlife Trust

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.
- Precedent
 - Contrary to Policy
 - Loss of privacy
 - Impact on highway safety
 - Removal of vegetation

- Impact on Conservation Area

ASSESSMENT

8. There are a number of considerations which will be addressed as follows:
- Principle of Development
 - Design and Layout
 - Heritage
 - Highway Safety
 - Residential Amenity
 - Biodiversity

PRINCIPLE OF DEVELOPMENT

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27th March 2012. It provides the NPPF "does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise".

The National Planning Policy Framework came into full effect on 27th March 2012. Paragraph 215 of the NPPF provides that "due weight should be given to relevant policies in existing plans (including Local Plans) according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater weight that may be given)". The relevant Local Plan policies set out above are considered to be consistent with paragraph 14, 17, 57, 58, 61 and 64 of the NPPF.

Development Plan

The principle of the development of a new residential dwelling is considered to be acceptable, subject to detailed compliance with Policies GP1, H16, SB2, and CL8 of the saved Mid Suffolk Local Plan (1998), Policy CS5 of the Core Strategy (2008) and Policies FC1 and FC1.1 of the Core Strategy Focused Review (2012) and other considerations.

Design and Layout

The site is located within the settlement of Fressingfield, as defined by the Policy CS1 of the Mid Suffolk Core Strategy as a Primary Village. These villages are defined as capable of limited growth where local need

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has been established.

The NPPF states that districts should have a 5 year land supply plus an appropriate buffer. Mid Suffolk's land supply does not meet this requirement, and for the purposes of this report the housing land supply was calculated in June 2015, and stated to be 3.3 years.

Given that Mid Suffolk cannot demonstrate a 5 year housing supply it is considered that Policy CS1 and the housing policies on land supply should be not considered to be up to date. The NPPF nevertheless requires that the development must be considered to be sustainable in order to be acceptable. The proposal site is within the settlement boundary of Fressingfield where in usual circumstances new residential development would be considered appropriate.

Officers have carefully considered the context of this site, in particular the facilities that would be available to the occupiers of the proposed dwelling. The details above identify that there are facilities available that are within a reasonable walking distance and can be accessed by a lit footway. These facilities would allow for the occupiers to access a number of facilities or services required in a typical day without the need for the reliance on the private car.

Taking all of these factors on board, the Mid Suffolk District Council's current 5 year Housing Land Supply and the NPPF position on this matter it is considered that, under these particular circumstances the principle of residential development is not considered unacceptable.

Heritage

The application seeks outline planning permission to erect a dwelling in the domestic garden associated with The Cottage. The development would not be within the immediate curtilage of this listed building, however located within the setting of the Grade II listed building known as 'Hemm-Dinn and adjoining cottage occupied by Mr. Green", with origins dating from the fourteenth century. It is however, considered that there would be limited direct harm to the setting of this designated heritage asset.

There are other listed buildings in this part of Fressingfield whose wider setting would be affected by this proposal. The Council's Heritage Officer has advised that the site is situated within the historical core of the village which hosts both Grade I and Grade II* listed buildings.

The Fressingfield Conservation Area Appraisal demonstrates the 'quality of place' when assessing development in the area. The site forms part of

an undesignated visually open space along a main route towards the historical focal point of the village, with properties set back from the road, resulting in a low density character. Although not designated as a visually open space, properties along Laxfield Road are well set back, with large front gardens. Development in this area will erode this sense of place created historically.

Paragraph 134 of the NPPF states that where development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefit.

Whilst it is accepted that the provision of a single dwelling would add to the local housing stock this limited public benefit would not outweigh the harm to the designated heritage asset. Heritage Officer comments concur with the opinion that this proposal would be detrimental to the open character historically associated with the site. The harm created by the newly introduced incongruous form is considered to cause considerable, but less than substantial harm. Whilst it is appreciated well thought out design could eliminate a degree of harm, it is the impact on the historically open space that makes the principle of development in this location unacceptable.

Highway Safety

This application is for outline planning permission only and reserves agreement of the means of access to be dealt with, at a later date. The indicative layout proposes the use the existing access, currently served by Church Street.

The Highway Authority, having considered the application, do not wish to restrict the grant of outline planning permission but would seek a condition to secure parking and manoeuvring space, and a restriction on frontage enclosure. This could be secured by a condition on the outline planning permission.

It is considered that the use of the access by an additional dwelling would not be prejudicial to either pedestrian or vehicular highway safety and that adequate parking and manoeuvring spaces can be achieved within the application site and secured by a planning condition.

Residential Amenity

Careful consideration would need to be given to the detailed design of the dwelling at the reserved matters stage with regard to the impact upon residential amenity. However the application is seeking a single storey dwelling on a moderate sized plot, where there is opportunity to design out unacceptable potential amenity issues. It is noted the property to the

east of the site (Orchard Cottage) is within relatively close proximity, with limited separate distance from the from the amenity space of this property. Given this context, the amenities of the occupants of the surrounding residential properties could be adversely affected by the proposal, to an unacceptable extent. Consideration has been given to the additional vehicular movements and the impact that this would have upon the properties along Church Street, which face the highway. It is considered that one further dwelling would not create a significant material increase in the number of vehicular movements to cause an unacceptable level of noise or disturbance to the occupiers of these properties. Overall the impact of the proposal is not considered to be unacceptable and could be reasonably controlled under reserved matters.

Biodiversity

The application site is an established informal garden with a number of mature trees. As layout and landscaping are reserved for subsequent approval these conclusions may alter. However the Council's Tree Officer has confirmed that the trees on site are of limited amenity value and as such has not raised an objection to the proposal.

There are no records of protected species in the vicinity of the application site. Furthermore the proposal is for the construction of a single dwelling; works which will not include the loss of any potential habitats, as such the proposal is not considered to risk harm to protected species.

Conclusion

The proposed development of this undeveloped green space would diminish its contribution to both the setting of the listed buildings and the wider Fressingfield Conservation Area. The infill development, results in a contrived and seemingly unnatural evolution of development in this sensitive location. Whilst under normal circumstances surrounding the 5 year Housing Land Supply and the accessibility to local services the proposed development could be considered to represent a sustainable form of residential development, the principle of the proposed development is concluded to cause unacceptable harm to designated heritage asset, the Fressingfield Conservation Area.

RECOMMENDATION

That Outline Planning Permission be **refused** for the following reason:

The proposed development of this undeveloped green space would diminish its contribution to both the setting of the listed buildings and the wider Fressingfield Conservation Area. The infill development, results in a contrived and seemingly unnatural evolution of development in this sensitive location. The proposal as such would cause unacceptable harm to designated heritage assets and the Fressingfield Conservation Area.

As such the proposal would be contrary to the NPPF, Local Plan Policies GP1, HB1, HB8, Core Strategy Policy CS5, Policies FC1 and FC1.1 of the Core Strategy Focused Review.

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Lindsey Wright
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

- Cor1 - CS1 Settlement Hierarchy
- Cor5 - CS5 Mid Suffolks Environment
- CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
- CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

- HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS
- H16 - PROTECTING EXISTING RESIDENTIAL AMENITY
- HB1 - PROTECTION OF HISTORIC BUILDINGS
- H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
- GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

3. Planning Policy Statements, Circulars & Other policy

- NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letters of representation have been received from a total of 3 interested parties.

The following people **objected** to the application

[Redacted Name]

[Redacted Name]

[Redacted Name]

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SA/14/16

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE B – 8th June 2016

SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Item	Ref No.	Location And Proposal	Ward Member	Officer	Page No.
1.	3282/15	The Cottage, Church Street, Fressingfield. Outline Planning Permission for erection of a detached bungalow	Cllr L Hadingham	LW	1-36

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