

# Public Document Pack



<b>COMMITTEE:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>WEDNESDAY, 5 MAY 2021 9.30 AM</b>
<b>VENUE:</b>	<b>VIRTUAL TEAMS VIDEO MEETING</b>

<b>Members</b>		
<u>Conservative</u> Sue Ayres Melanie Barrett Peter Beer (Chair) Mary McLaren Adrian Osborne	<u>Independent</u> John Hinton Lee Parker Stephen Plumb (Vice-Chair)  <u>Liberal Democrat</u> David Busby	<u>Labour</u> Alison Owen  <u>Green</u> Leigh Jamieson

This meeting will be broadcast live to Youtube and will be capable of repeated viewing. The entirety of the meeting will be filmed except for confidential or exempt items. If you attend the meeting in person and make a representation you will be deemed to have consented to being filmed and that the images and sound recordings could be used for webcasting/ training purposes.

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded.

## **AGENDA**

### **PART 1**

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

Page(s)

**1 SUBSTITUTES AND APOLOGIES**

Any Member attending as an approved substitute to report giving his/her name and the name of the Member being substituted.

To receive apologies for absence.

**2 DECLARATION OF INTERESTS**

Members to declare any interests as appropriate in respect of items to be considered at this meeting.

**3 PL/20/17 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 21 APRIL 2021**

To Follow.

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

5 **SITE INSPECTIONS**

In addition to any site inspections which the Committee may consider to be necessary, the Acting Chief Planning Officer will report on any other applications which require site inspections.

6 **PL/20/18 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE** 5 - 10

An Addendum to Paper PL/20/18 will be circulated to Members prior to the commencement of the meeting summarising additional correspondence received since the publication of the agenda but before 12 noon on the working day before the meeting, together with any errata.

a **DC/21/01410 5 STATION ROAD, HADLEIGH, IPSWICH, SUFFOLK, IP7 5JF** 11 - 20

b **DC/21/00882 THE LEES, NEWTON ROAD, SUBBURY** 21 - 30

**Notes:**

1. The next meeting is scheduled for Wednesday 19 May 2020 commencing at 9.30 a.m.
2. The Council has adopted Public Speaking Arrangements at Planning Committees, a link is provided below:

[Public Speaking Arrangements](#)

[Temporary Amendments to the Constitution](#)

Those persons wishing to speak on an application to be decided by Planning Committee must register their interest to speak no later than two clear working days before the Committee meeting, as detailed in the Public Speaking Arrangements (adopted 30 November 2016).

Those wishing to speak must contact the Governance Officer on the details below to receive instructions on how to join the meeting.

The registered speakers will be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

- A representative of the Parish Council in whose area the application site is located to express the views of the Parish Council;

- An objector;
- A supporter;
- The applicant or professional agent / representative;
- County Council Division Member(s) who is (are) not a member of the Committee on matters pertaining solely to County Council issues such as highways / education;
- Local Ward Member(s) who is (are) not a member of the Committee.
- Public speakers in each capacity will normally be allowed **3 minutes** to speak.

Local Ward Member(s) who is (are) not a member of the Committee are allocated a maximum of **5 minutes** to speak.

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

Please note that the next meeting is scheduled for Wednesday, 19 May 2021 at 9.30 am.

### **Webcasting/ Live Streaming**

The Webcast of the meeting will be available to view on the Councils Youtube page:

[https://www.youtube.com/channel/UCSWf\\_0D13zmegAf5Qv\\_aZSg](https://www.youtube.com/channel/UCSWf_0D13zmegAf5Qv_aZSg)

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

### **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.

### **Evacuating the building in an emergency: Information for Visitors:**

If you hear the alarm:

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.



## PL/20/18

### BABERGH DISTRICT COUNCIL

#### PLANNING COMMITTEE

5 MAY 2020

#### SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Item	Page No.	Application No.	Location	Officer
6A	11-20	<b>DC/21/01410</b>	<b>5 Station Road, Hadleigh, Ipswich, Suffolk, IP7 5JF</b>	MB
6B	21-30	<b>DC/21/00882</b>	<b>The Lees, Newton Road, Sudbury</b>	LB

Philip Isbell  
Chief Planning Officer

## BABERGH DISTRICT COUNCIL

### PLANNING COMMITTEE

#### SCHEDULE OF APPLICATIONS MADE UNDER THE TOWN AND COUNTRY PLANNING ACT 1990, AND ASSOCIATED LEGISLATION, FOR DETERMINATION OR RECOMMENDATION BY THE PLANNING COMMITTEE

This Schedule contains proposals for development which, in the opinion of the Acting Chief Planning Officer, do not come within the scope of the Scheme of Delegation to Officers adopted by the Council or which, although coming within the scope of that scheme, she/he has referred to the Committee to determine.

Background Papers in respect of all of the items contained in this Schedule of Applications are:

1. The particular planning, listed building or other application or notification (the reference number of which is shown in brackets after the description of the location).
2. Any documents containing supplementary or explanatory material submitted with the application or subsequently.
3. Any documents relating to suggestions as to modifications or amendments to the application and any documents containing such modifications or amendments.
4. Documents relating to responses to the consultations, notifications and publicity both statutory and non-statutory as contained on the case file together with any previous planning decisions referred to in the Schedule item.

#### DELEGATION TO THE ACTING CHIEF PLANNING OFFICER

The delegated powers under Minute No 48(a) of the Council (dated 19 October 2004) includes the power to determine the conditions to be imposed upon any grant of planning permission, listed building consent, conservation area consent or advertisement consent and the reasons for those conditions or the reasons to be imposed on any refusal in addition to any conditions and/or reasons specifically resolved by the Planning Committee.

#### **PLANNING POLICIES**

The Development Plan comprises saved policies in the Babergh Local Plan adopted June 2006. The reports in this paper contain references to the relevant documents and policies which can be viewed at the following addresses:

The Babergh Local Plan: <http://www.babergh.gov.uk/planning/planning-policy/adopted-documents/babergh-district-council/babergh-local-plan/>

National Planning Policy Framework:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

## **LIST OF ABBREVIATIONS USED IN THIS SCHEDULE**

<b>AWS</b>	<b>Anglian Water Services</b>
<b>CFO</b>	<b>County Fire Officer</b>
<b>LHA</b>	<b>Local Highway Authority</b>
<b>EA</b>	<b>Environment Agency</b>
<b>EH</b>	<b>English Heritage</b>
<b>NE</b>	<b>Natural England</b>
<b>HSE</b>	<b>Health and Safety Executive</b>
<b>MoD</b>	<b>Ministry of Defence</b>
<b>PC</b>	<b>Parish Council</b>
<b>PM</b>	<b>Parish Meeting</b>
<b>SPS</b>	<b>Suffolk Preservation Society</b>
<b>SWT</b>	<b>Suffolk Wildlife Trust</b>
<b>TC</b>	<b>Town Council</b>

This page is intentionally left blank



## Protocol for Virtual Meetings

### Live Streaming:

1. The meeting will be held on TEAMS and speakers will be able to join via invite only. Any person who wishes to speak at the meeting must contact Committee Services at: [committees@babergmidsuffolk.gov.uk](mailto:committees@babergmidsuffolk.gov.uk) at least 24 hours before the start of the meeting.
2. The meeting will be live streamed and will be available to view on the Council's YouTube page as detailed below:  
[https://www.youtube.com/channel/UCSWf\\_0D13zmegAf5Qv\\_aZSg](https://www.youtube.com/channel/UCSWf_0D13zmegAf5Qv_aZSg)

### Recording of proceedings:

1. Proceedings will be conducted in video format.
2. A Second Governance Officer will be present and will control the TEAMS call and Livestreaming.
3. Members should display the Corporate Background whilst in attendance at formal meetings; the working together logo should be used for joint meetings.
4. If you are experiencing slow refresh rates and intermittent audio you should turn off incoming video to improve your connection to the meeting (If this also does not work please turn off your own camera).

### Roll Call:

1. A roll call of all Members present will be taken during the Apologies for Absence/Substitution to confirm all members are present at the meeting.

### Disclosable Pecuniary Interests:

1. A Councillor declaring a disclosable pecuniary interest will not be permitted to participate further in the meeting or vote on the item. Where practicable the Councillor will leave the virtual meeting, including by moving to a 'lobby' space and be invited to re-join the meeting by the Committee Officer at the appropriate time. Where it is not practicable for the Councillor to leave the virtual meeting, the Committee Officer will ensure that the Councillor's microphone is muted for the duration of the item.

### Questions and Debate:

1. Once an item has been introduced, the Chair will ask if there are any questions. Members of the Committee will be asked to use the "Hands Up" function within teams. The Chair will then ask Members to speak.
2. Any Councillors present who are not part of the Committee will then be invited to ask questions by using the "Hands up function" within teams. The Chair will then ask Members to speak.

3. At the end of the questions the Chair will ask Members whether they have any further questions before entering into debate.
4. In the instance where a Member of the Committee would like to formally make a proposal, they should raise their hand using the Hands Up function. At this point the Chair would go directly to them and take the proposal. Once the proposal has been made the Chair would immediately ask if there was a seconder to the Motion. If there is it would become the substantive Motion and the Chair would again continue down the list of Councillors until there is no further debate.
5. Upon completion of any debate the Chair will move to the vote.

Voting:

1. Once a substantive motion is put before the committee and there is no further debate then a vote will be taken.
2. Due to circumstances the current voting by a show of hands would be impractical - as such the Governance Officer will conduct the vote by roll call. The total votes for and against and abstentions will be recorded in the minutes not the individual votes of each Councillor. Except where a recorded vote is requested in accordance with the Rules of Procedure.
3. The governance officer will then read out the result for the Chair to confirm.
4. A Councillor will not be prevented from voting on an item if they have been disconnected from the virtual meeting due to technical issues for part of the deliberation. If a connection to a Councillor is lost during a regulatory meeting, the Chair will stop the meeting to enable the connection to be restored. If the connection cannot be restored within a reasonable time, the meeting will proceed, but the Councillor who was disconnected will not be able to vote on the matter under discussion as they would not have heard all the facts.

Confidential items:

1. The Public and Press may be Excluded from the meeting by resolution in accordance with normal procedural rules. The Committee Officer will ensure that any members of the public and press are disconnected from the meeting.

# Agenda Item 6a

## Committee Report

**Item 6A**

**Reference:** DC/21/01410

**Case Officer:** Michael Booker

**Ward:** Hadleigh South.

**Ward Member/s:** Cllr Kathryn Grandon. Cllr Mick Fraser.

---

## **RECOMMENDATION – RESERVED MATTERS PLANNING PERMISSION WITH CONDITIONS**

---

### Description of Development

Submission of details under reserved matters following outline approval DC/18/00636: Appearance, Landscaping, Layout and Scale for Erection of 1No dwelling formation of parking and turning area and improved vehicular access (following demolition of existing garage).

### Location

5 Station Road, Hadleigh, Ipswich, Suffolk IP7 5JF

**Expiry Date:** 05/05/2021

**Application Type:** RES - Reserved Matters

**Development Type:** Minor Dwellings

**Applicant:** Mr Simon And Mrs Tracey Farthing

**Agent:** Mr Mathew Blacoe

**Parish:** Hadleigh

**Site Area:** 0.05 hectares

**Details of Previous Committee / Resolutions and any member site visit:** None

**Has a Committee Call In request been received from a Council Member:** No

**Has the application been subject to Pre-Application Advice:** No

---

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

---

The application is referred to committee for the following reason/s: The applicant is an employee of Babergh and Mid Suffolk District Council.

---

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

---

## **Summary of Policies**

CS01 - Applying the presumption in Favour of Sustainable Development in Babergh  
CS15 - Implementing Sustainable Development  
CR07 - Landscaping Schemes  
CN01 - Design Standards  
CN08 - Development in/near conservation areas  
HS28 - Infilling/Groups of dwellings  
TP15 - Parking Standards - New Development  
NPPF - National Planning Policy Framework  
NPPG-National Planning Policy Guidance

## **Neighbourhood Plan Status**

This application site is within the Hadleigh Neighbourhood Plan Area.

Hadleigh was designated as a Neighbourhood Plan area in 2015; however, the plan has not progressed past Reg. 5 (Area Designation) stage.

## **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**

#### **SCC – Highway Authority Comments Received - 26/03/2021**

The Highway Authority did not object to the proposal, subject to conditions which have been summarised below:

- *No other part of the development shall be commenced until the existing vehicular access has been improved and completed in accordance with Drawing 032101B*
- *The gradient of the vehicular access shall not be steeper than 1 in 20 for the first 5m, measured from the nearside edge of the adjacent metalled carriageway.*
- *The existing access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway prior to first occupation*
- *The areas to be provided for storage of Refuse/Recycling bins shall be provided in its entirety before the development is brought into use*
- *The use shall not commence until the area(s) for the purposes of manoeuvring and parking of vehicles has been provided.*

#### **Heritage Team Comments Received - 07/04/2021**

The Council's Heritage team did not wish to comment on the proposal.

#### **Environmental Health - Land Contamination Comments Received - 26/03/2021**

The Council's Environmental Health team raised no objections to the proposal.

#### **Hadleigh Town Council Comments Received - 24/03/2021**

The Planning Advisory Committee met on 24th March 2021 and agreed to support the application.

## **B: Representations**

At the time of writing this report no letters of representation or online comments from members of the public have been received for this Reserved Matters application. It is the officer opinion that this represents no objections, support or general comment. A verbal update shall be provided as necessary.

## **PLANNING HISTORY**

<b>REF:</b> DC/17/03583	Householder Application - Erection of single storey rear and side extensions, formation of rear terrace and associated works.	<b>DECISION:</b> GTD 07.09.2017
<b>REF:</b> DC/18/00636	Outline Planning Application (Access to be considered) - Erection 1 no. dwelling, formation of parking and turning area and improved vehicular access.	<b>DECISION:</b> GTD 10.04.2018
<b>REF:</b> DC/21/00732	Application for works to a tree in a Conservation Area - Reduce 1 No Beech tree by up to 4m (30%) due to excess shading.	<b>DECISION:</b> RNO 05.03.2021
<b>REF:</b> B/0474/82/FUL	Alterations and roof conversion and erection of two porches.	<b>DECISION:</b> GRA 05.08.1982
<b>REF:</b> B/15/00320	Reduce walnut tree	<b>DECISION:</b> ANR 17.03.2015

---

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

---

### **1.0 The Site and Surroundings**

1.1. The site is a parcel of land within the Hadleigh settlement boundary and is approximately 0.05 hectares in size. An existing single-storey dwelling sits approximately 4.8 metres west of the proposed dwelling's location. The site lies adjacent to the boundary of the Hadleigh Conservation Area and the Grade II listed 1-8 Station Yard, 1-8 The Granary and Station House lie approximately 86 metres to the south east.

1.2

1.2 The proposal site is set back from the highway and is situated at a higher level than the adjacent highway. The eastern and southern boundaries currently consist of hedgerows. The single-storey Numbers 3 and 3a Station Road lie to the west, with the two-storey Number 7 Station Road to the east. Detached and semi-detached single and two-storey dwellings lie to the north along Highlands Road, with an approximate back-to-back distance of 25 metres between the existing dwelling and location of the proposed dwelling.

### **2.0 The Proposal**

- 2.1. The proposal is for one single-storey, two-bedroom dwelling, adjacent to an existing dwelling.
- 2.2. The internal floorspace created from the dwelling would be approximately 58.4 square metres.
- 2.3. The proposal would utilise an existing access, with two parking spaces located adjacent to the west side elevation of the dwelling.
- 2.4. The rear garden space afforded to the proposed dwelling would be approximately 131.8 square metres.
- 2.5. There is an approximate back-to-back distance of 25 metres, between the existing dwelling along Highlands Road and location of the proposed dwelling on the application site.
- 2.6. The proposed materials would consist of brickwork, weatherboarding, and clay pan tiles.
- 2.7. The total site area is 0.05 hectares.

### **3.0 The Principle Of Development**

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, then that determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 3.2. The site benefits from an extant permission under an outline application, reference DC/18/00636, with some matters reserved. The principle of development has been determined to be acceptable under this outline permission. The main material considerations for this application therefore relate to appearance, landscaping, layout and scale.

### **4.0 Site Access, Parking And Highway Safety Considerations**

- 4.1. Whilst the principle of the access was approved under the outline permission, further details have been submitted showing further improvements to the access and so shall be considered in the interests of highway safety.
- 4.2. The Highway Authority recommended five conditions. Whilst these conditions could also have been considered and imposed under the outline permission, in the interests of highway safety, they remain pertinent to the reserved matters application. Further details of the improvements to the vehicular access have been included under Drawing 032101B and so are considered reasonable and necessary to be imposed on this reserved matters application.
- 4.3. The proposal offers adequate parking, which is in accordance with the Suffolk Guidance for Parking (2019), with two spaces for the two-bedroom dwelling.
- 4.4. The proposal will use the existing access, which is to be improved according to Suffolk County Council's DM01 specification, which as previously mentioned is to be controlled via condition in the interests of highway safety and ensure a safe access and egress from the site. There is sufficient turning space for the proposed dwelling which does not impede on the existing dwelling's parking and turning.
- 4.5. Condition 4 of the Outline permission required details of the areas to be provided for the storage of refuse and recycling bins and any associated collection areas to be submitted prior to the

submission of the reserved matters application. Although no specific refuse area is detailed on Drawing 032101B, the plan illustrates sufficient space to store bins on site that would not be in full view from the highway. It is therefore considered that the means of refuse and recycling storage has already been secured via condition.

- 4.6. The proposal is considered to comply with Policy TP15 of the Local Plan and Paragraphs 108 and 109 of the NPPF and so there are no impacts on highway safety sufficient to warrant refusal.

## **5.0 Design And Layout**

5.1. Following the demolition of the existing garage on site, the proposed dwelling is to be located east of the existing dwelling in a similar location to the garage. The proposed dwelling will measure approximately 5.5 metres in width, 12.6 metres in depth, 5.5 metres in height to ridge of the hipped roof and 2.2 metres to the eaves. The proposed dwelling is of a smaller scale than its immediate neighbours, but similar in scale to other surrounding dwellings, such as 3a Station Road and those located along Highlands Road to the north. The scale of this proposed dwelling would, therefore, not be uncharacteristic of the area and is reflective of its plot size. The scale of the proposal respects the surrounding site as is a single-storey dwelling situated along a row of existing single-storey dwellings. The proposed dwelling will consist of 2no. bedrooms, a kitchen, a combined living and dining area and a bathroom.

5.2. The materials proposed on the submitted documents show the dwelling is to be constructed of brickwork, weatherboarding and a clay pan tile roof. The proposal incorporates a design that respects the surrounding area by incorporating materials that ensure the proposal adequately blends with the existing street scene as brickwork and weatherboarding has been used on the other single-storey dwellings to the west of the site. Whilst these materials are similar to the existing dwelling, the materials are to be confirmed by condition to ensure they are not detrimental to the character of the area and would not affect the views when looking out of the Hadleigh Conservation Area.

5.3. Overall, the scheme is considered to be of an appropriate design and scale for its location within the Hadleigh settlement boundary and respects the character of its surroundings. The proposal is therefore considered compliant with the Local Plan, Core Strategy and the NPPF.

## **6.0 Landscape Impact, Trees, Ecology, Biodiversity And Protected Species**

6.1. Based on the site's location, the proximity to neighbouring dwellings and existing use as garden land, there is no requirement for the submission of an ecology report as it is not considered there would be any detrimental impact on protected species and priority habitats. The proposal is therefore in accordance with Policy CS15 and Paragraph 170 of the NPPF

6.2. The Council's Arboricultural Officer has confirmed that the trees to be removed, as shown on Drawing 032101B, are not of any sufficient amenity value, and so their removal is not opposed. The soft landscaping proposed as shown on Drawing 032101B, includes the removal of an existing cherry tree, with the addition of broad-leaved deciduous planting, a new lawn and raised planting beds along the northern and eastern boundaries. A landscaping condition is to be imposed to ensure the landscaping proposed in the rear garden is appropriate to the setting and reflects the characteristics of the locality. Subject to this condition, the proposal will be in accordance with Policy CR07.

## **7.0 Land Contamination, Flood Risk, Drainage and Waste**

- 7.1. The proposal lies entirely within Flood Zone 1 and is considered to be at very low risk of flooding.
- 7.2. Condition 3 of the Outline permission requires details of the means of preventing discharge of surface water from the development onto the highway prior to the commencement of any works to the access. It is therefore considered that the drainage detail has been secured via condition.
- 7.3. The proposal is not considered to have any detrimental impact on land quality. This is confirmed by the Environmental Protection team, which did not object to the proposal.

## **8.0 Heritage Issues**

- 8.1. The site does not include a Listed Building and lies adjacent to the Hadleigh Conservation Area boundary, although it does not lie in the Conservation Area itself. The site is located approximately 86 metres north west of the nearest listed buildings - a small cluster of Grade II Listed dwellings, including Nos. 1-8 Station Yard, Nos. 1-8 The Granary and Station House. Subject to the confirmation of materials by condition, the proposal is not considered to have a significant detrimental impact on the Hadleigh Conservation Area. The proposal is, therefore, in accordance with Policy CN08.
- 8.2. The heritage team did not consider the proposal would have a significant enough impact to warrant its involvement; therefore, no comments from the heritage team were received.

## **9.0 Impact On Residential Amenity**

- 9.1. The proposal is not considered to create significant impacts on residential amenity. The proposed dwelling is single-storey, with appropriately sited fenestration that would not overlook the existing dwelling on site, nor is it considered to overlook other surrounding dwellings to the north and east.
- 9.2. The proposed dwelling is smaller in scale than the existing dwelling on site but is not unacceptable in terms of space afforded for future occupants. The scale of the dwelling and its plot size are similar to that of 3a Station Road and many of the single-storey dwellings located on Highlands Roads which is immediately north of the site. The single-storey form would not cause any significant loss of light to key amenity areas of surrounding dwellings. The proposal would not result in impact to residential amenity in line with Paragraph 127 of the NPPF.

---

# **PART FOUR – CONCLUSION**

---

## **10.0 Planning Balance and Conclusion**

- 10.1. The proposed dwelling is considered to be of an appropriate appearance, landscaping, layout and scale. With the improvements to an existing access and sufficient parking, the proposal is not considered to have a detrimental impact on the highway. The single-storey form and appropriate design would not have significant impacts on residential amenity. The design is sympathetic to the area and would adequately blend with the existing dwelling with minimal impact on the street-scene and the Hadleigh Conservation Area. The application complies with the Development Plan viewed as a whole. There are no material considerations which indicate a decision should be taken other than in accordance with the plan. The recommendation is, therefore for approval, subject to conditions.



## **RECOMMENDATION**

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

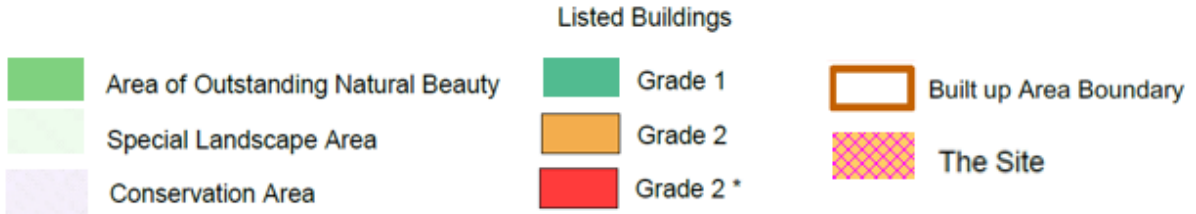
- Development to commence within two years.
- Development to be carried out in accordance with the approved plans.
- Details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction shall be submitted to and approved.
- No other part of the development shall be commenced until the existing vehicular access has been improved and completed in accordance with Drawing 032101B.
- The gradient of the vehicular access shall not be steeper than 1 in 20 for the first 5m, measured from the nearside edge of the adjacent metalled carriageway.
- The existing access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway prior to first occupation.
- The areas to be provided for storage of Refuse/Recycling bins shall be provided in its entirety before the development is brought into use.
- The use shall not commence until the area(s) for the purposes of manoeuvring and parking of vehicles has been provided.
- A scheme of hard, soft and boundary treatment landscaping works for the site shall be submitted and approved.

This page is intentionally left blank

Application No: DC/21/01410

Parish: Hadleigh

Location: 5 Station Road



This page is intentionally left blank

# Agenda Item 6b

## Committee Report

Item 6B

Reference: DC/21/00882  
Case Officer: Lynda Bacon

Ward: Sudbury South West.

Ward Member/s: Cllr Sue Ayres.

---

## **RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS**

---

### **Description of Development**

Planning Application - Change of use of the existing unused double garage into an office for use by staff servicing clients at the HMO/Homeless Unit. Construction of a rear extension, re-roofing, elevational and internal alterations to the HMO/Homeless Unit.

### **Location**

The Lees, Newton Road, Sudbury.

**Expiry Date:** 15/04/2021

**Application Type:** FUL - Full Planning Application

**Development Type:** Minor Dwellings

**Applicant:** Babergh District Council

**Agent:** Mr John Garwood

**Parish:** Sudbury

**Site Area:** Approximately 0.1 hectares

**Details of Previous Committee / Resolutions and any member site visit:** None

**Has a Committee Call In request been received from a Council Member:** No

**Has the application been subject to Pre-Application Advice:** No

---

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

---

The application is referred to committee for the following reason:

The site is owned by Babergh District Council and Babergh District Council is the applicant.

---

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

---

## **Summary of Policies**

NPPF - National Planning Policy Framework

BABERGH CORE STRATEGY 2014

CS01 - Applying the presumption in Favour of Sustainable Development in Babergh

CS02 - Settlement Pattern Policy

CS04 - Chilton Woods Strategic Land Allocation and Strategy for Sudbury / Great Cornard

CS15 - Implementing Sustainable Development

CS18 - Mix and Types of Dwellings

BABERGH LOCAL PLAN 2006

CN01 - Design Standards

TP15 - Parking Standards - New Development

## **Neighbourhood Plan Status**

This application site is not within a Neighbourhood Plan Area.

## **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**

#### **Town Council**

**Sudbury Town Council**

Recommend approval.

#### **County Council Responses**

##### **SCC – Highway Authority**

The current proposal would not have a detrimental impact on the highway network at this location. Therefore, SCC does not wish to raise an objection on highway safety grounds.

#### **Internal Consultee Responses**

##### **Environmental Health - Noise/Odour/Light/Smoke**

With respect to noise and other environmental health issues Environmental Protection confirm that they do not have any adverse comments and no objection to the proposed development.

In respect to the extension of the premises and proposed internal room changes it is suggested that the LPA may wish to consult the Council's private sector housing team for advice on standards for room sizes and amenities for houses in multiple occupation.

##### **Environmental Health - Land Contamination**

Having reviewed the application it is confirmed that there is no objection to the proposed development from the perspective of land contamination. Request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that specified minimum

precautions are undertaken until such time as the LPA responds to the notification. Also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

### **Private Sector Housing**

Consultation deadline expires on 5<sup>th</sup> May 2021, any comment received will be reported in Tabled Papers circulated prior to the meeting.

### **Economic Development & Tourism**

No comment received; consultation deadline has now expired.

### **Arboricultural Officer**

No comment received; consultation deadline has now expired.

## **B: Representations**

At the time of writing this report two letters of representation have been received from the occupiers of nearby property. It is the officer opinion that this represents two general comments. A verbal update shall be provided as necessary.

Views are summarised below:-

In principle, the use of the Lees as a HMO/Homeless unit to help people when it is really needed is supported however, there are concerns about the structural integrity of the existing boundary wall between the Lees and St Leonard's Drive. The wall appears to be moving and on the verge of collapse and could fall onto cars which are parked adjacent to the wall. The wall is also very low from the Lees side (waist height) and offers no privacy when people are in the Lees garden. Request that the wall is replaced with a new higher/suitable wall as part of the proposed works.

The occupier of the adjoining property in St Leonards Drive confirms no objection to the proposed application but notes that landscaping is planned for the rear garden and questions whether maintenance work is planned to be carried out to the front garden and the trees. Currently there are large dominating trees in the front garden, some of which are on the boundary of adjacent property. To enhance the presentation of The Lees these trees should be reduced in height/removed.

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

## **PLANNING HISTORY**

<b>REF:</b> B/0055/74/FUL	Erection of a double garage.	<b>DECISION:</b> Granted 10.06.1974
<b>REF:</b> B//90/01212	APPLICATION UNDER REGULATIONS 4(1) AND 6(1) OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976 - CONTINUED USE AS TEMPORARY ACCOMMODATION FOR UP TO 5 FAMILIES FOR THE PERIOD UP TO	<b>DECISION:</b> Granted 16.11.1990

11.01.91 (PREVIOUSLY PERMITTED UNDER REF. B/90/0815 FOR 6 MONTHS EXPIRING 31.10.90)

<b>REF:</b> B//90/00815	APPLICATION UNDER REGULATION 4(i) OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976 - CONTINUED USE AS TEMPORARY ACCOMMODATION FOR UP TO 5 HOMELESS FAMILIES FOR SIX MONTHS AS AMENDED BY MEMORANDUMS DATED 03.07.90, 01.08.90, 15.08.90 AND REVISED PLANS REC'D BY LOCAL PLANNING AUTHORITY ON 03.07.90 AND 29.08.90	<b>DECISION:</b> Granted
<b>REF:</b> B//88/00508	ERECTION OF A DOUBLE GARAGE (EXISTING GARAGE TO BE DEMOLISHED) AS AMENDED BY REVISED PLANS RECEIVED BY LPA ON 14/06/88 AND 03/08/88 AND AGENTS LETTER DATED 02/08/88	<b>DECISION:</b> Granted
<b>REF:</b> B/97/00192	MINOR WORKS TO 2 YEW TREES COVERED BY TREE PRESERVATION ORDER NO 236	<b>DECISION:</b> Granted 24.03.1997

---

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

---

### **1.0 The Site and Surroundings**

- 1.1. The site is located in an established residential area on the northern side of Newton Road and is within the defined Built-Up Area Boundary for Sudbury Town. The site extends to 0.1 hectares and is currently in use as a 9-bedroom House in Multiple Occupation (Large HMO) for the homeless, providing shelter and opportunity to those in need of assistance. The whole of the site is within the ownership of Babergh Council.
- 1.2. The existing property is a detached white brick building under a concrete interlocking tile pitched roof, situated on rising ground above Newton Road. Pedestrian access only is achievable from the front via steep steps. Vehicular access is available at the rear, off Burroughs Piece Road, by wayleave through a neighbouring property. A detached double garage is located to the rear of the main building adjacent to the eastern side boundary.
- 1.3. The site is not in the Conservation Area. Designated heritage assets are not located in proximity of the site however, the site is adjacent to the former St. Leonards Hospital, a locally listed building. Two Yew trees on the front boundary are subject of individual preservation orders (TPO WS236 T35 & T36).



## **2.0 The Proposal**

- 2.1. The application seeks full planning permission for the conversion of the existing detached garage into an office where staff and social workers etc. can meet with their clients in a more suitable and confidential environment. External works required to facilitate the conversion are limited to the replacement of the garage up-and-over metal door with an infill facing brick wall and a window and pedestrian doorway will be inserted.
- 2.2. A modest single-storey rear extension to create a bedroom, in matching facing brickwork with flat roof and measuring approximately 2.3m x 2.1m is also proposed, together with alterations to the rear and west side elevations to alter the size and position of some existing windows and to block-up/alter existing doors. The existing concrete roof tiles will be replaced with fibre-cement slate tiles. The proposed works along with the internal alteration of the existing room layout will lead to the creation of 3no. additional bedrooms at the premise, thereby creating a 12no. bed facility in total for the homeless.
- 2.3. The rear garden is to be landscaped to provide Part M compliant access for wheelchair users to the property. One of the ground floor units will be accessible and adjacent to an accessible Shower Room/WC providing homeless accommodation for the disabled.
- 2.4. Two parking spaces for visiting staff are provided in the rear garden area.

## **3.0 The Principle Of Development**

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, then that determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 3.2. The site is located within the built-up area of the Town; the property has long-standing use as a homeless facility; adequate staff parking is provided; and layout is mobility compliant. The principle of the development is therefore acceptable.

## **4.0 Design and Layout**

- 4.1. The external works to convert the garage to an office are modest, as are the elevational alterations and the single-storey flat roof extension. These works are essentially contained within the existing building envelope and remain concealed from public view at the rear of the property. Re-roofing with an artificial slate tile is appropriate in the context of adjacent development where slate is featured.
- 4.2. The proposal responds positively to Saved Local Plan Policy CN01, which seeks to ensure new works are appropriate in scale, form, detailed design and materials for the location. The proposals do not result in any adverse impact on the overall character of the area and are therefore in accordance with Core Strategy CS15 and paragraph 127 of the NPPF.

## **5.0 Site Access, Parking and Highway Safety Considerations**

- 5.1. Access to the site via Burroughs Piece Road remains unaltered. The proposal will result in the loss of parking within the garage however, the submitted Design and Access Statement explains

that 'The garage is not presently used, the change of use will reduce the parking available but there will still be 2 parking spaces for visiting staff'. The Highway Authority does not object to the scheme.

## **7.0 Landscape Impact, Trees, Ecology, Biodiversity and Protected Species**

- 7.1. The site is in an established use within a residential area of the Town and there is no requirement for the submission of an ecology report. The Local Planning Authority can determine the application with certainty that there would be no harm to protected and priority species and habitats as there are no recordings of them within the site or likely to be affected in the immediate area. It is highly unlikely that any protected species would be found within this site and as such this proposal is not considered to be harmful in terms of biodiversity issues in accordance with Core Strategy policy CS15 and paragraph 170 of the NPPF.
- 7.2. Minor landscaping works are proposed to the rear of the site to create level access around a grassed area, block paving and an extended concrete parking area. No alteration is proposed to the front other than the lifting and relaying of the existing concrete slab patio across the front of the property. The Yew Trees (TPO) on the site frontage are unaffected. There would be no adverse impact on existing landscaping or the requirement for further landscaping on site in accordance with Core Strategy policy CS15, Local Plan policy CN01 and paragraph 127 and 170 of the NPPF.

## **8.0 Land Contamination, Flood Risk, Drainage and Waste**

- 8.1. As the proposal is a 'minor' application, on-site attenuation and surface water management / disposal is not considered by the Local Lead Flood Authority (LLFA) during the determination process. These matters are brought to the attention of the applicant, who is required to comply with Part H (Drainage and Disposal) of the Building Regulations 2010.
- 8.2. The site is located within Flood Zone 1 and, as such, is considered the least vulnerable to fluvial flooding. The site is also not located within an area at risk from surface water (pluvial) flooding. Therefore, the risks of flooding on site are considered low and the proposal is acceptable from the perspective of flood risk, in accordance with Core Strategy policy CS15 and paragraph 158 of the NPPF.
- 8.3. As the proposal is for a change of use which utilises an existing building and residential curtilage, there are no land contamination issues on site. The proposal is, therefore, in accordance with Core Strategy policy CS15 and paragraph 170 of the NPPF.

## **9.0 Heritage Issues**

- 9.1. The site is not in the Conservation Area and there are no designated heritage assets nearby. The site is adjacent (east of) the recently converted former St. Leonards Hospital site, which is a locally listed building. However, the proposals do not materially alter the external appearance of the application building or its function. As a result, the overall built form would continue to have a subservient appearance and relationship in the visual context of the neighbouring locally listed building.

## **10.0 Impact on Residential Amenity**

- 10.1. The conversion of the garage to an office where staff can meet with residents of the HMO/Homeless Unit does not materially alter the use of the premises as presently these meetings take place within the main building. The conversion of the garage offers a dedicated office and confidential meeting area and is unlikely to result in any material increase in the number of visitors or vehicle movements attending the site, as such it is considered that there would be no detrimental impact on existing residents adjoining the site or on those residing at the premises.
- 10.2. The rear extension is modest in scale and the external alterations to windows and doors are minor in nature. The minimal re-siting of a first-floor bedroom window in the west (side) elevation does not materially alter the existing relationship with the neighbouring property or reduce privacy. The proposal is, therefore, in accordance with paragraph 127 of the NPPF in creating well-designed places which do not detrimentally affect residential amenity.
- 10.3. Two representations have been received from residents of St Leonards Drive that offer general support for the proposal, but also raise concerns regarding the stability of an existing boundary wall and the maintenance of trees in the front garden. Whilst these issues do not directly relate to the proposed development, it is acknowledged that as both site owner and applicant, Babergh District Council has a duty to its neighbours to seek to resolve these concerns, which have been brought to the applicant's attention.

---

## **PART FOUR – CONCLUSION**

---

### **11.0 Planning Balance and Conclusion**

- 11.1. The proposal offers an opportunity to provide dedicated office space to serve the existing HMO/Homeless Unit, which is to be upgraded to provide 3no. additional bedrooms and accessible facilities, adding to the district's temporary housing facilities compliant with Policy CS18. There are no external amenity impacts and there are no adverse highway safety impacts. The site is within a sustainable location and is in well-established residential area where the proposed development will help improve the support currently given to the local community.
- 11.2. The application complies with the Development Plan viewed as a whole. There are no material considerations which indicate a decision should be taken other than in accordance with the plan. Planning permission is recommended.

### **RECOMMENDATION**

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

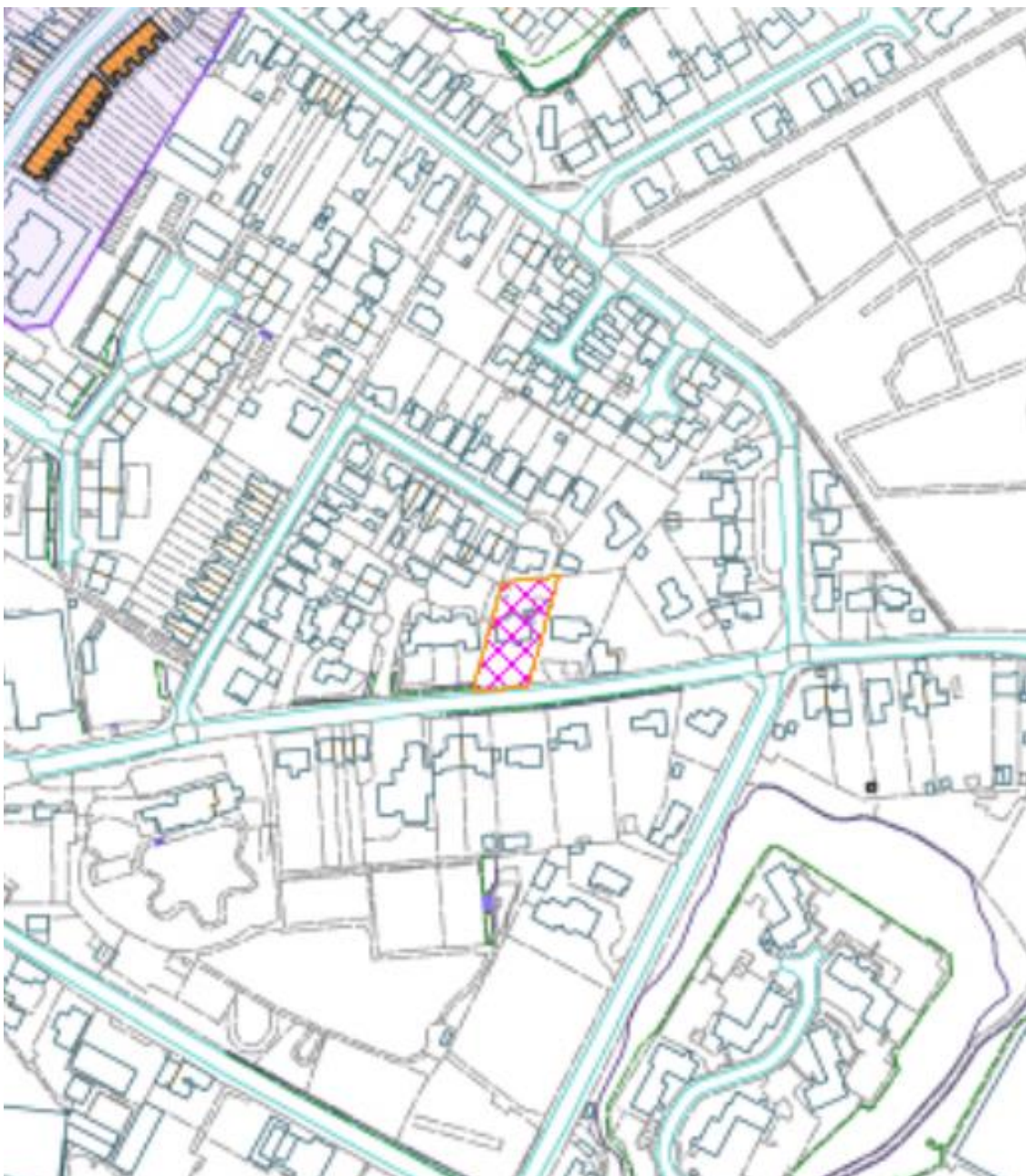
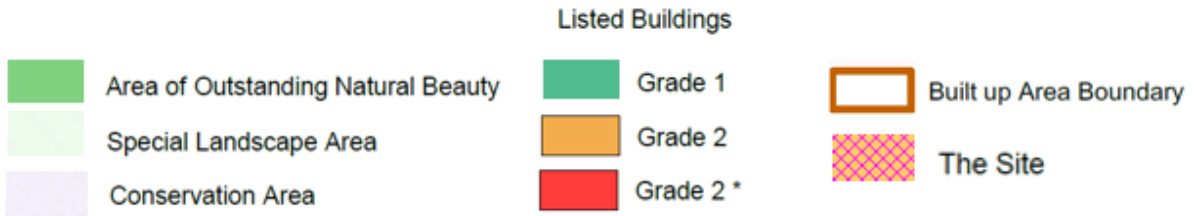
- Standard 3-year time limit
- Approved Plans (Plans submitted that form this application)
- Provision of parking prior to first use.

This page is intentionally left blank

**Application No: DC/21/00882**

**Parish: Sudbury**

**Location: The Lees, Newton Road**



This page is intentionally left blank