

Public Document Pack



COMMITTEE:	PLANNING COMMITTEE
DATE:	WEDNESDAY, 3 NOVEMBER 2021 9.30 AM
VENUE:	KING EDMUND CHAMBER, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

Members		
<u>Conservative</u> Sue Ayres (Vice-Chair) Simon Barrett Peter Beer Mary McLaren Adrian Osborne	<u>Independent</u> John Hinton Lee Parker Stephen Plumb (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 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/21/16 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 20 OCTOBER 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/21/17 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE** 5 - 10

An Addendum to Paper PL/21/16 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/20/04663 LAND EAST OF THE CONSTABLE COUNTRY MEDICAL CENTRE, HEATH ROAD, EAST BERGHOLT, SUFFOLK** 11 - 16

b **DC/21/01802 LAND SOUTH OF HONEYSUCKLE COTTAGE, LITTLE ORCHARD, HOLBROOK, SUFFOLK** 17 - 34

c **DC/21/02296 LAND TO THE REAR OF PLOUGH AND FLEECE INN, GREAT GREEN, COCKFIELD, SUFFOLK** 35 - 58

Notes:

1. The next meeting is scheduled for Wednesday 17 November 2021 commencing at 9.30 a.m.
2. Where it is not expedient for plans and drawings of the proposals under consideration to be shown on the power point, these will be displayed in the Council Chamber prior to the meeting.
3. The Council has adopted Public Speaking Arrangements at Planning Committees, a link is provided below:

[PUBLIC SPEAKING ARRANGEMENTS](#)

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).

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, 17 November 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

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Claire Philpot on: 01473 396276 or Email: Committees@baberghmidsuffolk.gov.uk

Introduction to Public Meetings

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

Domestic Arrangements:

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

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/21/17

BABERGH DISTRICT COUNCIL

PLANNING COMMITTEE

03 NOVEMBER 2021

SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Item	Page No.	Application No.	Location	Officer
6A	11 - 16	DC/20/04663	Land East of The Constable Country Medical Centre, Heath Road, East Bergholt, Suffolk	SS
6B	17 - 34	DC/21/01802	Land South of Honeysuckle Cottage, Little Orchard, Holbrook, Suffolk	RW
6C	35 - 58	DC/21/02296	Land to the Rear of Plough and Fleece Inn, Great Green, Cockfield, Suffolk	SS

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

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

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BMSDC COVID-19 – KING EDMUND COUNCIL CHAMBER ENDEAVOUR HOUSE AFTER 19 JUNE 2021

Guidance for visitors to Endeavour House after 19 July 2021

On the 19 July Government legal requirements to wear face coverings and to socially distance in our social lives was lifted. However, in the workplace the onus to maintain safe working arrangements is the responsibility of the employer.

Government guidance is that there is a place for continued Covid-19 control measure when meeting with people who are ‘unknown’ to you.

In order to protect both our visitors and our staff if you wish to access Endeavour House, please follow these steps:

- Please carry out a lateral flow test beforehand. If this is positive, please self-isolate and do not continue with your visit.
- If you are unwell or have any of the Covid-19 symptoms, please do not continue with your visit.
- Please sanitise or wash your hands before entering the building
- Please wear a face covering before you enter the building and whilst in the building – unless you are seated in a meeting and advised by our staff that this may be removed. If you have a health condition, which makes this uncomfortable for you, please advise our staff in advance of your visit.
- Please use the NHS Covid-19 App for track and trace purposes and use this to ‘check-in’ to our building using the QR code at the door.
- Please socially distance within our building.

Babergh and Mid Suffolk District Councils (BMSDC) have a duty of care to ensure the office and the space used by Members of the Public, Councillors and Staff are COVID-19 Secure and safe. But each person is responsible for their own health and safety and that of those around them.

The BMSDC space within Endeavour House has been assessed and the level of occupancy which is compatible with the updated COVID-19 Secure guidelines reached, having regard to the requirements for social distancing and your health and safety. As a result, you will find the number of available seats available in the Council Chamber and meeting rooms much lower than previously.

You must only use seats marked for use and follow signs and instructions which are on display.

Arrival at Endeavour House (EH) and movement through the building

- Please observe social distancing
- Do not stop and have conversations in the walkways.
- There are restrictions in place to limit the occupancy of toilets and lifts to just one person at a time.
- Keep personal possessions and clothing away from other people.
- Do not share equipment including pens, staplers, etc.
- A seat is to be used by only one person per day.
- On arrival at the desk/seat you are going to work at you must use the wipes provided to sanitize the desk, the IT equipment, the arms of the chair before you use them.
- When you finish work repeat this wipe down before you leave.

Cleaning

- The Council Chamber and meeting rooms at Endeavour House have been deep cleaned.
- General office areas including kitchen and toilets will be cleaned daily.

Fire safety and building evacuation

- If the fire alarm sounds, exit the building in the usual way following instructions from the duty Fire Warden who will be the person wearing the appropriate fluorescent jacket
- Two metre distancing should be observed as much as possible, but may ways not be practical. Assemble and wait at muster points respecting social distancing while you do so.

First Aid

If you require first aid assistance call 01473 264444

Health and Hygiene

- Wash your hands regularly for at least 20 seconds especially after entering doors, using handrails, hot water dispensers, etc.
- If you cough or sneeze use tissues to catch coughs and sneezes and dispose of safely in the bins outside the floor plate. If you develop a more persistent cough please go home and do not remain in the building.
- If you start to display symptoms you believe may be Covid 19 you must advise your manager, clear up your belongings, go home and follow normal rules of isolation and testing.
- Whilst in EH you are required to wear your face covering when inside (unless you have an exemption) in all parts of the building (including the access routes, communal areas, cloakroom facilities, etc.). The face covering can be removed when seated. Re-useable face coverings are available from the H&S Team if you require one.
- First Aiders – PPE has been added to first aid kits and should be used when administering any first aid.
- NHS COVID-19 App. You are encouraged to use the NHS C-19 App. To log your location and to monitor your potential contacts should track and trace be necessary.

Agenda Item 6a

Committee Report

Item No: 6A

Reference: DC/20/04663

Case Officer: Samantha Summers

Ward: East Bergholt

Ward Member: Cllr John Hinton

RECOMMENDATION – AGREE DEED OF VARIATION TO S106 OBLIGATION [UPDATE REPORT]

Description of Development

Application for approval of reserved matters following outline approval B/16/01092. Town and Country Planning (Development Management Procedure) (England) Order 2015 - Access, Layout, Scale, Design and Landscaping for Mixed-use development including up to 75 dwellings, a pre-school and a neighbourhood hub, comprising a swimming pool, office space and a local shop, public open space, and associated infrastructure and landscaping as amended by drawings received on 11th November 2016 (omission of school land).

Location

Land East of The Constable Country Medical Centre, Heath Road, East Bergholt, Suffolk

Expiry Date: 22/04/2021

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Hills Building Group

Agent: Mrs Emma Walker

Parish: East Bergholt

Site Area: 8.7Ha

Details of Previous Committee / Resolutions and any member site visit: This Reserved Matters application was presented to committee on the 16th June 2021 and members resolved to grant Reserved Matters.

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:

This is a major development.

PART TWO – CONSULTATION SUMMARY

Internal Consultee Responses

BMSDC Strategic Housing

The problem is that the tenure mix in the main committee report is based on a different mix of unit sizes to what was reported to members on the day.

There is a problem with the flats. The main committee report says that they will all be 1-beds, split 6/2 between Affordable Rent and Shared Ownership respectively. The on the day report says that there will be 6 x 1 beds and 2 x 2 beds.

PLANNING HISTORY

Outline planning permission was granted under reference B/16/01092. On the 16th June 2021 Planning Committee resolved to granted Reserved Matters for the scheme under DC/20/04663.

The s.106 agreement associated with the Outline Planning Permission required some changes prior to the Reserved Matters application being approved.

As a matter of correction some of the changes proposed for the affordable dwellings were incorrect in the committee report.

This update report seeks to clarify and correct the changes required for the s.106 by Deed of Variation with revised authority as now recommended.

PART THREE – ASSESSMENT OF PROPOSAL

1.0 The Proposal

- 1.1 The Reserved Matters were approved by committee and changes to the s.106 agreement were required prior to the release of decision notice.
- 1.2 A mistake in the committee report on the mix of affordable housing units was rectified within the Tabled Papers on the day of committee. However, the tenure was not included in the Tabled Papers. This report seeks to confirm the position advised by Officers on the day of the committee meeting and what is now proposed in the wording of the s.106 agreement.
- 1.3 The table below shows the correct breakdown of the affordable mix and tenure that would appear in the amended s.106 agreement in Schedule 7 through this Deed of Variation.

Type	Total Affordable Housing Units	Number of Affordable Housing Units to be Rental Dwellings	Number of Affordable Housing Units to be Shared Ownership Dwellings	Number of Affordable Housing Units to be Key Worker Dwellings
1 bed 2 person flat	6	6	0	0
2 bed 4 person flat	2	0	2	0
2 bed 4 person house	13	9	2	2
3 bed 5 person house	5	2	2	1
Total Affordable Housing Units	26	17	6	3

1.4 The addition of the RAMS financial contribution has also been added to the agreement and some consequential changes to the wording of the original s.106. These changes include the definition of a “Registered Provider” to include:

- a) an organisation which is a private registered provider of social housing or other provider registered in accordance with the provisions of chapter 3 of the Housing and Regeneration Act 2008 and whom has been approved by the District Council in writing; and/or
- b) The East Bergholt Community Land Trust

PART FOUR – CONCLUSION

Planning Balance and Conclusion

The number of affordable units on the site remain unchanged. The mix of affordable housing on site remains unchanged from that shown on the Tabled Papers. The revised table in the s.106 shows the full breakdown of mix and tenure and also shows the properties reserved for key workers.

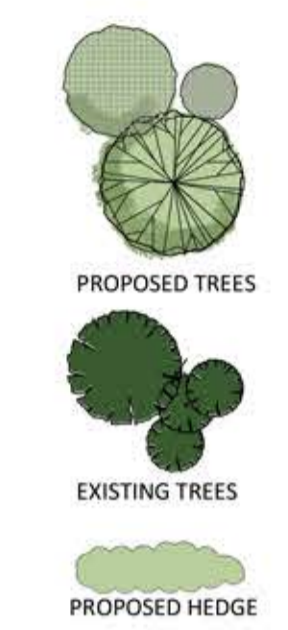
The change in definition of a “Registered provider” allows for the East Bergholt Community Land Trust to bid for affordable units.

This report is to confirm committee authority and clarify any misunderstandings of mix and tenure of the affordable dwellings on the site.

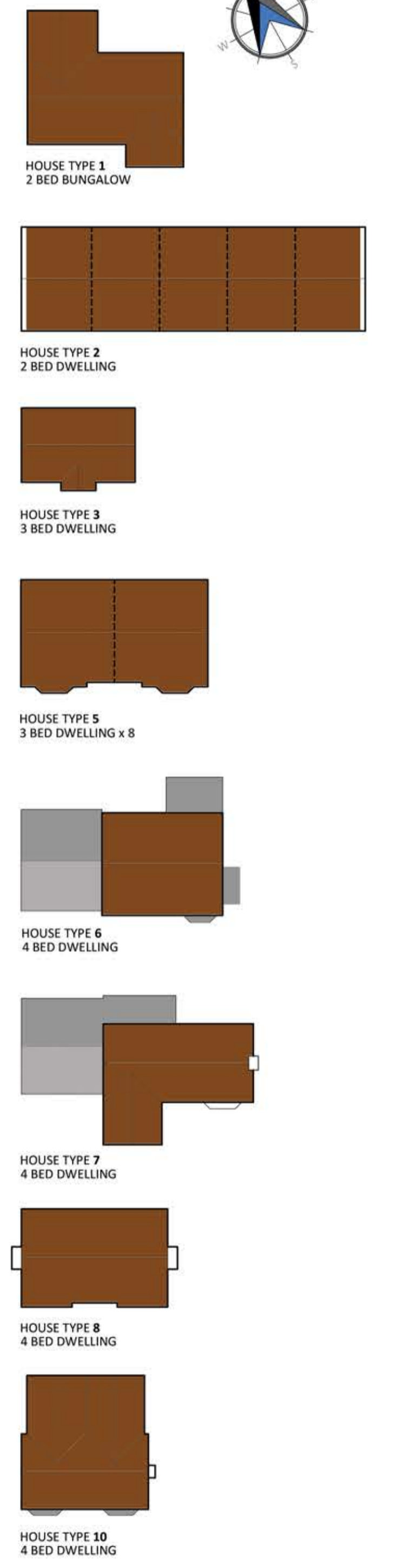
RECOMMENDATION

That Members delegate authority to the Chief Planning Officer to agree to the Section 106 Deed of Variation on terms to his satisfaction as follows:

- **To agree Schedule 7 which breaks down mix and tenure of the affordable dwellings as detailed in this update report**
- **To agree the change in definition of a “Registered Provider”**
- **Inclusion of the RAMS payment due for each new dwelling**



Affordable Housing
 POS requirement = 10% 8,711sqm. Area shown on plan = 21,146sqm or 24%.



© 2019 Hillside
 15/05/2019 ILMF Planning team drawing
 16/05/2019 Axes amended (plans 10, 11, 12, 13, 14, 15 and 16 updated)
 17/05/2019 1st of planning advice to the Council of the Parish Council
 18/05/2019 House Type 2 amended following planning comments regarding the slope of the house type
 19/05/2019 Highway comments - see service way added to drawing, affordable units relocated
 20/05/2019 Commercial area revised, road junctions added/changed
 21/05/2019 Lower road (B614) north with additional landscaping added to boundary, reconfiguration of the 4 units bordering the central POS, highway comments
 22/05/2019 2nd of planning advice to the Council of the Parish Council
 23/05/2019 3rd of planning advice to the Council of the Parish Council
 24/05/2019 Amended



Bridge Mill House, Brook Street, Business Center, Colchester, Essex, CO1 2UZ, 0206 798 666

Project	East Bergholt Residential Development, Heath Road, East Bergholt, Suffolk
Drawing Title	SITE PLAN
Project Ref. / Drawing No.	170120/P75/03/J
Date	MAY 2020
Scale	1:750 @ A1

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Agenda Item 6b

Committee Report

Item No: 6B

Reference: DC/21/01802

Case Officer: Rose Wolton

Ward: Stour.

Ward Member/s: Cllr Mary McLaren.

RECOMMENDATION – PLANNING PERMISSION WITH CONDITIONS

Description of Development

Hybrid application comprising: Outline planning application for the erection of 4no self-build detached dwellings (all matters reserved except access); full planning application for the erection of 4no two-bedroom dwellings; with associated landscaping, vehicular access off Hyams Lane and pedestrian access to Church Hill.

Location

Land South Of Honeysuckle Cottage, Little Orchard, Holbrook, Suffolk

Expiry Date: 24/08/2021

Application Type: FUL - Full Planning Application

Development Type: Minor Dwellings

Applicant: Scirpus Properties Ltd

Agent: Christophe Spiers

Parish: Holbrook

Site Area: 0.39 Ha

Details of Previous Committee / Resolutions and any member site visit: A request for a Site has been made by Cllr McLaren. Members agreed to this request on 20th October 2021.

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 Head of Economy considers the application to be of a controversial nature having regard to the extent and planning substance of comments received from third parties.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

CN01 - Design Standards
CR02 - AONB Landscape
CS01 - Applying the presumption in Favour of Sustainable Development in Babergh
CS02 - Settlement Pattern Policy
CS11 - Core and Hinterland Villages
CS15 - Implementing Sustainable Development
HS28 - Infilling/Groups of dwellings
TP15 - Parking Standards - New Development
NPPF - National Planning Policy Framework

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/Parish Council

Holbrook Parish Council

Objection on the grounds of:
Conflicts with Neighbourhood Plan
Inappropriate building of houses outside the built-up area boundary
Impact to AONB landscape
Sets a precedent for future development in the village
Hyams Lane cannot facilitate the added traffic
Inappropriate access on Hyams Lane
Highway safety to pedestrians and cyclists
Contrary to Joint Local Plan
Concern over construction vehicles and traffic
Fire station drill tower will cause privacy issues for future occupants
Removal of hedge will cause a negative impact on adjacent properties
Insufficient visibility splays
Achieving visibility splays could cause root damage to trees on fire station boundary
Removal of hedge will create a loss of privacy, loss of wildlife and impact to AONB
Removal of Oak tree is unacceptable
Associated works will compromise the roots of hornbeam trees
Road is not wide enough and is very narrow, there is a raised road edge next to Sorrell House
Increased traffic

Officer Comment:

The Holbrook Neighbourhood Plan, the Neighbourhood Plan is not an adopted document, and holds limited weight as this time. Regarding the conflict the Joint Local Plan; although the site is not allocated within the Joint Local Plan, the plan is not yet confirmed and is under examination. It is, therefore, subject to change. At this time, the Joint Local Plan carries limited weight. Other matters are dealt with in the relevant sections below.

Councillor Mary McLaren

Objection on the grounds of:

Contrary to Joint Local Plan

Proximity to fire station causing light and noise nuisance to future occupants, as well as a loss of privacy

No affordable or single storey dwellings

Hyams Lane is one car width, cannot cope with increased traffic

Development will cause an increase in car accidents

Highway safety

National Consultee

Natural England

No objection.

Historic England

No objection.

County Council Responses

SCC Highway Authority

No objection, subject to conditions.

SCC Fire and Rescue

No objection, subject to a condition.

SCC Archaeological Service

No objection.

Internal Consultee Responses

Environmental Health – Land Contamination

No objection, subject to a condition

Environmental Health – Air Quality

No objection.

Environmental Health – Noise/Odour/light/Smoke

No objection, subject to conditions.

Environmental Health – Sustainability Issues

No objection.

Heritage Team

No comment.

Strategic Housing

No objection – no contribution towards affordable housing required.

Place Services Ecology

No objection, subject to conditions.

B: Representations

At the time of writing this report, at least 68 letters/emails/online comments have been received. It is the Officer opinion that this represents 64 objections, and 4 support. A verbal update shall be provided as necessary.

Views are summarised below:-

Support:

- Services can be accessed in the village by foot without needing to cross a road.
- Bus stop outside it.
- Site has no real alternative use.
- There is an appropriate mix of housing.
- With so many amenities accessible by foot safely and quickly by young and old alike means vehicle journeys along Hyams Lane to Church Hill are fewer than would otherwise be the case.
- Design.
- Uniquely designed to fit the plot.
- The self-build aspect is guaranteed to variety of houses designs reflecting the individual character of the new owner.
- Development looks sympathetic to the environment surrounding it, and would be built on an area of land that is surrounded by other dwellings.
- Only 8 homes being built so no real impact on services.
- As the build is near the end of the road, can't see how this would have any more impact on walkers.
- Once the construction is complete the traffic would settle down quite quickly.
- Housing is needed with our growing population.

Objection:-

- Hyams Lane is very narrow.
- Unsustainable.
- Increased traffic.
- Harm to rural character.

- Unsafe road for pedestrians and cyclists.
- Removal of hedgerows and trees.
- Unsafe access.
- Dominating.
- Highway Safety.
- Conflict with Neighbourhood Plan
- Contrary to Joint Local Plan.
- Fire station causing light and noise nuisance and overlooking to future occupants.
- Loss of daylight and privacy.
- Impact to AONB.
- Disruption to tranquillity of area.
- No visibility.
- Unpleasant sewerage odour.
- Effects on wildlife and ecology.
- Building work.
- Design.
- Development too high.
- Overbearing.
- Light pollution.
- Loss of outlook.
- Noise.
- Out of character.
- Overlooking.
- Scale.
- Lack of services.
- Inappropriate in Conservation Area.
- Drainage and increased danger of flooding.
- Fear of crime.
- Inadequate parking provision.
- Inadequate public transport provision.
- Increase in anti-social behaviour.
- Increase in pollution.
- Loss of light.
- Loss of open space.
- Loss of parking.
- Smells/odour.
- Strain on existing community facilities.
- Harm to listed building.
- Potentially contaminated land.
- Landscape impact.

(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

REF: DC/20/01474

Hybrid Application. Outline planning application (Access to be considered) for the erection of 4no self-build/custom-build detached dwellings and Full Planning Application for the erection of 5no two-bedroom dwellings, with vehicular access off

DECISION: REF
24.06.2020

Hyams Lane and pedestrian access to Church Hill

REF: DC/21/01802	Hybrid application comprising: Outline planning application for the erection of 4no self-build detached dwellings (all matters reserved except access); full planning application for the erection of 4no two-bedroom dwellings; with associated landscaping, vehicular access off Hyams Lane and pedestrian access to Church Hill.	DECISION: PDE
REF: B//98/01365	Construction of vehicular access from Hyams Lane.	DECISION: REF 27.11.1998
REF: BIE/14/00312	Policy CS11 - Enquiry - Proposal for over 60s Accommodation (9 to 14 units).	DECISION: PCO
REF: B//98/01365	Construction of vehicular access from Hyams Lane.	DECISION: REF 27.11.1998

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1. The application site is an area of agricultural land, abutting the built-up area boundary of Holbrook. There are residential properties located to the east of the site, with a Fire Station to the south east. There are also residential properties to the south on the opposite side of the road and one property to the west, which is set away from the site, separated by agricultural land. There is a Grade II* listed church to the east on the opposite side of the road. And the south boundary abuts an AONB. The site abuts the built-up area boundary of Holbrook to the east.

2.0 The Proposal

- 2.1. This is a hybrid application consisting of an outline planning application for the erection of 4no. self-build detached dwellings (all matters reserved except for access) and a full planning application for the erection of 4no. two-bedroom dwellings; with associated landscaping, vehicular access off Hyams Lane and pedestrian access to Church Hill.

3.0 The Principle Of Development

- 3.1. The National Planning Policy Framework (NPPF) provides that 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".

- 3.2. The principle of the development is considered acceptable in accordance with the policies of the development plan. Planning considerations and other material considerations are detailed where relevant below.
- 3.3. Policy CS2 of the Babergh Core Strategy states new development in Babergh will be directed sequentially to the towns/urban areas, and to the Core Villages and Hinterland Villages. Holbrook is identified as a Core Village, which acts as a focus for development within its functional cluster. Although the site is outside of the built-up area boundary, it is not considered to be countryside. The site has direct pedestrian access to the services within the village, and abuts the built-up area boundary. On this basis, the proposal is considered acceptable against this Policy.
- 3.4. Policy CS11 of the Babergh Core Strategy states proposals for development for Core Villages will be approved where proposals score positively when assessed against Policy CS15 and, where relevant, appropriate matters are addressed. The proposal is not considered to adversely impact the landscape, environmental or heritage characteristics of the village. The proposal is appropriate in terms of location in the village and has good pedestrian access to the services. It is not isolated from other dwellings, and follows a pattern of development of cul-de-sac developments in close proximity. The proposal offers 4no two-bedroom dwellings which are small and identified as a need in the district. The self-build properties, number of bedrooms and overall size are still reserved at this stage, so we are unable to assess this until the reserved matters stage. On this basis, the proposal is considered to be in accordance with this Policy.
- 3.5. When assessed against Policy CS15 of the Babergh Core Strategy, the proposal is considered to score positively. The proposal has access to an appropriate level of services, facilities and infrastructure in the village, as well as public transport to other villages. The proposal does not have any adverse impacts on the ecology of the site and none of the trees to be removed offer any arboricultural value. More planting would also be incorporated into the scheme to improve its environmental aspect. The proposal also seeks to address climate change and improves its sustainability through the incorporation of solar panels on the roofs of the properties. The location of the site also reduces the need to travel by car to access basic services. The proposal offers a pedestrian access to Church Hill which has a footpath to the services in the main part of the village. It is for these reasons that the proposal is considered to score positively against this Policy; and is considered sustainable. Concern has been raised regarding a lack of services and a strain on existing community facilities. Holbrook is a Core Village with a variety of services including a doctor's surgery, primary school, pubs, shop and bus services. The addition of eight dwellings is not considered to cause significant strain on these facilities to warrant refusal.
- 3.6. The proposal is a group of eight dwellings, therefore, Policy HS28 of the Babergh Local Plan is relevant. The proposal is considered to be in accordance with this Policy. The site is not an important feature in visual or environmental terms, being agricultural land, and is not considered to need to remain undeveloped. The proposal is not considered to be overdevelopment of the site, and the dwellings would not appear cramped. The layout follows a pattern of cul-de-sac developments which the site backs onto. The dwellings would have reasonably-sized gardens and the scale and density are considered to be in-keeping with the surrounding clusters of dwellings.
- 3.7. A previous planning application (DC/20/01474) was refused for the following reasons:

"The proposal due to its location, scale, layout and the necessary works which would be required to provide a safe access would be detrimental to the rural character of Hyams Lane contrary to Policies CS11 and CS15".

“The proposed development by virtue of its location, form and scale will have a detrimental impact on the setting of the Suffolk Coast and Heaths AONB, contrary to Policy CR02 of the Babergh Local Plan”.

“In the absence of a signed unilateral agreement to fund a Traffic Regulation Order to move the 30mph speed limit to the west, the development will result in an unacceptable impact on the users of the highway, contrary to the NPPF”.

- 3.8 The reasons for refusal of the previous application detailed above are considered to be sufficiently addressed in this application, in order to recommend approval. Please see above regarding the accordance with Policies CS11 and CS15 of the Babergh Core Strategy, and please see the relevant section below regarding the highway and AONB.

4.0 Nearby Services and Connections Assessment Of Proposal

- 4.1. The site is within a safe walking distance of the services within the village of Holbrook. Although Hyams Lane is narrow and unlit with no footpaths, the proposal offers a pedestrian access into and out of the site onto Church Hill that allows a pedestrian to walk along a footpath to the local services. Services available and within walking distance of the site in Holbrook include: a Village Hall, a Doctor’s Surgery, a Shop, two pubs (The Swan and The Compasses Inn [it is noted that The Compasses Inn has been closed for an extended period of time]), and a regular bus service which goes to Manningtree, Chantry, Ipswich, Shotley Gate and East Bergholt. All of these services are within a suitable walking or cycling distance of the site, accessed via a footway.

5.0 Site Access, Parking And Highway Safety Considerations

- 5.1. The NPPF identifies at Paragraph 108 that, in assessing specific applications for development, it should be ensured that, *inter alia*, significant impacts on the transport network and highway safety can be cost effectively mitigated to an acceptable degree.
- 5.2. Concern has been raised by the Parish Council and local residents regarding the proposal having an inadequate access, which has no visibility, highway safety, increased traffic, construction traffic, a loss of parking, inadequate parking provision, as well as noting that Hyams Lane is very narrow. During the course of determination, the SCC Highway Authority were consulted, and have raised no concern for highway safety, and raise no objection to the access, visibility splays or parking provision. There would not be a loss of parking, as the site is currently agricultural land that is not used for parking purposes, and there would not be parking along the roadside. The SCC Highway Officer states

“We have reviewed the data supplied with this application, the summary of our findings are as follows:

- *The proposed visibility splays for the development are sufficient for this application.*
- *The proposal for 8 dwellings would create approximately 6 vehicle movements within the peak hour (1 vehicle every 10 minutes) therefore, the development will not have an impact on the capacity of the highway network in the area.*
- *The closest bus stops are approximately 4 minutes’ walk from the centre of the site, which is within walking distance to catch public transport, there are good frequent bus services.*
- *Hyams Lane is a narrow rural road with good visibility at its junction with Church Hill.*
- *The plans show a pedestrian link to the footway on Church Hill creating a safe route for the vulnerable user.*

- *The applicant is proposing highway improvements such as minimal widening and moving the speed limit.*

We consider the proposal would not have an impact on the public highway with regard to congestion, safety or parking. This development can provide safe and suitable access to the site for all users (NPPF Para 108) and would not have a severe impact on the road network (NPPF Para 109) therefore we do not object to the proposal.

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing. There is also an intension for the developer to enter into an agreement with Suffolk County Council to create the Traffic Regulation Order (TRO) to extend the 30mph speed limit on Hyams Lane to the west by approx. 100m".

- 5.3 The recommended conditions by the SCC Highway Authority have been imposed. The conditions relate to a construction management plan, bin storage and presentation, parking and manoeuvring and visibility, as well as the access surface and layout.
- 5.4 Great weight is given to the advice from statutory consultees, such as SCC Highway Authority, and the highways officer has provided reasonable and rational reasons as to why the proposal is acceptable, and why the SCC Highway Authority depart from the concerns raised by the Parish Council, Ward Member and local residents. On this basis, the proposal is considered acceptable and does not cause any adverse harm to highway safety, parking, increased traffic or use of the highway to warrant refusal.

6.0 Design And Layout [Impact On Street Scene]

- 6.1. Section 12 of the NPPF refers to design, it provides that good design is a key aspect of sustainable development it should contribute positively to making places better for people. Decisions should aim to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Furthermore, it provides that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. In addition, Policy CN01 of the Babergh Local Plan provides that "*All new development proposals will be required to be of appropriate scale, form, detailed design and construction materials for the location*" and echo's the provision of the NPPF.
- 6.2. The site would comprise four detached dwellings on the north side of the site, which would be self-build and are subject of the outline planning application element of this application. Therefore, no details of their overall scale, size and appearance have been submitted. This will come as part of a subsequent reserved matters application.
- 6.3. Towards the south side of the site, would be four terraced dwellings. They would be two-storey and would have two bedrooms. Plot 1 would be closest to the access and would have two first floor windows, one high-level small window beneath the gable, two ground floor windows facing the front

(east); one roof light, two first floor windows, one high-level ground floor window and a glazed porch with an access door facing the side (south); and one first floor window, one Juliet balcony, one ground floor window and one glazed double door facing the rear (west). Plots 2-4 would have one access door, two ground floor windows, two first floor windows and one high-level small window beneath the gable facing the front (east); no windows facing the side (north); and one first floor window, one Juliet balcony, one ground floor window and one glazed double door facing the rear (west). The walls would be finished in a mix of vertical timber boarding and fair face red brick; and the roof would be finished in clay plain tiles.

- 6.4. The vehicular access to the site would be on the south off of Hyams Lane, and there would be a pedestrian access through to Church Hill. There would be a retention pond on the south side of the site, and plenty of planting around. The western boundary would have the existing hedgerow retained and enhanced, and the northern boundary would also have a hedgerow. The eastern boundary would be a 1.8-metre fence. However, a condition has been imposed to ensure that planting is incorporated to all boundaries to soften the appearance of the site.
- 6.5. The proposed design, materials, form and scale are considered to respect the character of the host site, not constitute overdevelopment and not harm local distinctiveness.
- 6.6. Concern has also been raised regarding the scale, the development being out of character, being overbearing and dominating, as well as the development being too high. The scale of the four terraced dwellings is considered reasonable and to reflect the two-storey dwellings surrounding the site. The scale of the self-build properties is not confirmed, as that would come through a reserved matters application and would be assessed for acceptability at that stage.
- 6.7. The development is not considered to be out of character for the area. The pattern of the layout follows a similar pattern of cul-de-sac development which the site backs onto. The design is also both modern and respectful of the existing development of Holbrook. There is not considered to be any significant character of built form in the direct context of the site. The proposed dwellings are also not considered to be too high, as they are set away from the boundaries, and would not block any views, outlook or light. The two-storey design reflects what is surrounding. The self-build properties would be limited to 1.5 storeys on the eastern side of the site, near to the existing residential properties and fire station.

7.0 Landscape Impact, Trees, Ecology, Biodiversity And Protected Species

- 7.1. Whilst noting the comments made by the Parish, Members are advised that the site is NOT within the AONB. That is located to the south and there has been some concern raised regarding the impact on the landscape. During the course of determination, the Dedham Vale and Stour Valley Project Officer was consulted, and largely supports the measures the proposal has in place to reduce the harm. The Officer recommends conditions - which have been imposed. The harm to the AONB landscape is considered to be neutral and is not of a significance to warrant refusal.
- 7.2. The officer states *"The number of terrace houses has been reduced from 5 to 4 which has allowed the smaller dwellings in the scheme and the proposed parking to be pushed deeper into the site and away from the Hyams Lane frontage. The site falls within the Rolling Estates Farmlands Landscape Character Type (LCT) (Suffolk Landscape Character Assessment) which is characterised by gently sloping valley sides and an organic pattern of fields modified by later realignment. The Guidance Note for LCT highlights the important of maintaining the existing pattern of settlement clusters on the valley sides and minimising visual intrusion on the highly sensitive landscapes on the valley floor, which is the AONB.*

As well as falling within the setting to the AONB, it is also located within the Additional Project Area to the AONB. The Valued Landscape Assessment for the Suffolk Coast & Heaths Additional Project Area (Page 37) for Holbrook concludes that the land to the south is visually sensitive and forms a setting to the AONB and reinforces the connection of the village with the river valley; it therefore has a particular value in terms of local distinctiveness. The reduction in the number of terrace houses, their resisting back into the site and the changes to the parking layout are positive changes which has created additional space for landscaping and the provision of a sustainable drainage pond (SUDs) along the Hyams Lane frontage. The proposed frontage landscaping and SUDs will help provide a softer, greener and less abrupt edge to the proposed development which will go some way towards maintaining the perception of a green buffer between the village edge and the AONB boundary to the south. The AONB team was consulted prior to the submission of the revised planning application, in our response we recommended planting holly along the Hyams Lane frontage as it grows locally in hedgerows and will provide year-round screening, which is important given the sensitivity of the location and elevated nature of the site. We welcome that holly has been included in the indicative landscape plans.

Enhancing the existing hedge line to create a 2m landscaped boundary between the development site and the farmland to the west is essential in any scheme at this location. It is necessary to create a logical boundary to the southwest of Holbrook village and to provide a clearly demarked separation between the village edge and the farmland to the west. The agricultural fields to the west, as evidenced in the AECOM's Site Assessment Report for the Holbrook Neighbourhood Plan and in the Valued Landscape Assessment Report for the Additional Project Area, make a valuable contribution to the rural setting of Holbrook village and provide an important buffer between the southern village edge and the AONB. Strengthening the western landscaped boundary will be important to ensure that the function of this green buffer is maintained, to help screen views of the development from the west and to provide a vegetated backdrop to frame the development in views from the south and south east".

- 7.3. During the course of determination, Place Services Ecology were consulted, and have raised no objection to the proposal subject to securing a proportionate financial contribution towards visitor management measures for the Stour and Orwell Estuaries SPA/Ramsar, as well as ecological mitigation and enhancement measures. These have been secured via condition.
- 7.4 The officer states *"We are satisfied that there is sufficient information available for determination. This provides certainty for the LPA of the likely impacts on protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable".*

There has also been a concern raised by the Parish Council for the loss of trees on the site. It is acknowledged that some trees are due for removal as part of the scheme. However, these trees do not offer any arboricultural value and additional planting is proposed. A condition has also been imposed to ensure that there is sufficient planting along all boundaries of the site to soften its appearance.

8.0 Land Contamination, Flood Risk, Drainage and Waste

- 8.1. The NPPF at Para.183 identifies *inter alia* that planning decisions should ensure that a site is suitable for its proposed use. In addition, Paragraph 183 makes it clear that, where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner.

8.2 During the course of determination, Environmental Health – Land Contamination were consulted and raised no objection to the proposal, subject to a condition which has been included.

8.3. In relation to flood risk and drainage, the NPPF identifies at Paragraph 155 that “...*Inappropriate development in areas at risk from flooding should be avoided by directing development away from the areas at highest risk....*”. In regard to this, it is noted that the entire site for the proposed development is located within flood zone 1. Therefore, the site is not considered liable to unusual flooding events and, in that regard, accords with the identified requirements of the NPPF and development plan policy in this regard.

9.0. Heritage Issues [Including The Impact On The Character And Appearance Of The Conservation Area And On The Setting Of Neighbouring Listed Buildings]

9.1. Concern has been raised regarding the potential impact on listed buildings in the vicinity and the development being inappropriate in a Conservation Area. Firstly, the site is not located within or near to a Conservation Area, so there is no harm there. Secondly, the nearest listed building is the Grade II* listed church which is located to the east, on the opposite side of the road. The listed building is separated from the development site by existing residential properties and a considerable distance. The development site is not considered to read directly within the context of the listed building. The heritage team was consulted and offered no comments on the proposal.

9.2 The proposal is not considered to cause any adverse harm to any heritage assets to warrant refusal.

10.0 Impact On Residential Amenity

10.1 Policies within the adopted development plan require, *inter alia*, that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. Concerns for overlooking, loss of privacy and loss of outlook are acknowledged; however, the proposal is not considered to cause any adverse harm to residential amenity in terms of a loss of privacy or a loss of outlook.

10.2 Concern has been raised regarding smells/odour, loss of open space, loss of light, increase in pollution, increase in anti-social behaviour/fear of crime, overlooking, noise, loss of outlook, light pollution, loss of privacy, as well as the fire station causing light, noise and overlooking issues towards the potential future occupants of the site.

10.3 Regarding pollution, smells/odour, light pollution and noise, during the course of determination Environmental Health - Noise/Light/Smoke/Odour were consulted. The officer raises no objection to the proposal and states *"I note the comments regarding advice from Anglia Water and that the site layout has been designed so that habitable areas are outside of the area identified in Anglian Water's Odour risk assessment.*

With regard to the fire station and drill tower training, I note this takes place on a weekly basis from 19.00 - 21.00hrs. I note that the layout of plot 8, which is at outline stage, has been oriented so that gable end, which will have no windows, faces the drill tower. As per my previous comments, there may inevitably be a degree of loss of amenity at properties due to noise from training (although this is unlikely to be at times where sleep would be disturbed) as well as noise from fire engine call-outs, but given that there are already properties in a similar proximity to the fire station, this would be a planning decision and I am unable to give you any quantitative guidance on this. The comments regarding the use of blue lights/sirens in the document are noted.

Section 2.3 gives further details of the Air Source Heat pumps for plots 1-4. The model detailed would result in a noise level of 35dB at 5metres, or 39.8dB accounting for cumulative effect of the 3 units operating in relatively close proximity. It is likely that the noise from the pumps will be audible in plots 1 -4, particularly in plots 2 -4 where the ASHPs will be located below the main bedroom window. I note that triple glazing is proposed and with a partially-open window the internal noise level is likely to be between 25 - 30dB which is within BS8223 guidance levels to avoid sleep disturbance. I would therefore recommend that a condition be attached to any permission to the effect that the Air Source Heat pumps for plots 1 -4 should be the WP17 Stiebel Eltron Classic and should be installed and thereafter maintained in accordance with manufacturer's instructions

In terms of plots 5-8, which are closer to existing dwellings, I would recommend that a condition be attached to any permission to the effect that "The applicant shall provide full details of all Air Source Heat Pump plant associated with the proposed development. A full acoustic assessment relating to the air source heat pump noise from the site shall be undertaken in accordance with "MCS 020 - MCS Planning Standards for permitted development installations of wind turbines and air source heat pumps on domestic premises and "BS8223 - Guidance on sound insulation and noise reduction for buildings". This assessment shall be carried out by a competent person and confirmation of the findings of the assessment and any recommendations shall have been submitted to the Local Planning Authority and agreed prior to the commencement of the development". As the fire station is already location directly adjacent to existing residential properties, it is not considered to cause any adverse harm to residential amenity of the future occupants. The recommended conditions have been imposed.

- 10.4 Regarding a loss of open space, the land the site is located on is agricultural and is not public open space. Regarding a loss of light and outlook, the dwellings would be set away from the boundaries, and would not adversely block any light into any neighbouring properties gardens or integral rooms of houses.
- 10.5 Regarding overlooking and a loss of privacy, the four terraced properties would not share a boundary with any residential property. Although they have first floor windows and Juliet balconies looking towards the west, the existing residential property on the western side is a significant distance away so as to not be overlooked. The existing residential properties to the east would share a boundary with the self-build plots, which are to be a maximum of 1.5 storeys on this side. The dwellings would also be set away from the boundary. As the matters are reserved on these dwellings at this time, we are unable to comment on any windows that may or may not overlook these existing properties. This would come as part of the reserved matters application.
- 10.6 Regarding a concern for an increase in anti-social behaviour and a fear of crime, this is a residential development, that would fit in within an existing cluster of built form. There are no activities proposed in this development that give concern for a rise in crime. The dwellings are orientated to overlook the parking areas, so there is not any significant concern of crime.

10.7 The proposal is not considered to cause any adverse harm to residential amenity to warrant refusal.

11.0 Planning Obligations / CIL

11.1. The size of the application and scale of development do not warrant a contribution towards affordable housing and there would not be a S106 Agreement requirement.

12.0 Parish Council Comments

- 12.1 The matters raised by Holbrook Parish Council have been addressed in the above report. Holbrook Parish Council raised a number of concerns relating to this development. Regarding the conflict the Holbrook Neighbourhood Plan, the Neighbourhood Plan is not an adopted document, and holds limited weight as this time. Regarding the conflict the Joint Local Plan; although the site is not allocated within the Joint Local Plan, the plan is not yet confirmed and is under examination and is therefore subject to change. At this time, the Joint Local Plan carries limited weight.
- 12.2 Concern was also raised regarding impact to the AONB. The site itself is not located within the AONB, however does abut the protected landscape to the south. The Dedham Vale and Stour Valley Project AONB officer largely supports the mitigation measures that the proposal includes, and has recommended conditions to reduce the impact further, which have been imposed. Further details on impact to the AONB can be found below in the relevant section.
- 12.3 The Parish has also stated that this proposal sets a precedent for future development in the Parish. Each proposal is considered on its own merits, and we cannot to determine applications based on possible future applications that may or may not come forward. At this moment in time, this location is considered sustainable and appropriate for this development.
- 12.4 Many of the concerns raised by the Parish are in relation to highway safety along Hyams Lane, as well as inadequate access and increased traffic. The SCC Highway Authority have not identified any harm to highway safety from this proposal, and raise no objection, subject to conditions which have been imposed. Although Hyams Lane is a small road, the access is wide enough to allow for the cars to exit and enter safely.
- 12.5 There has also been a concern for the loss of trees on the site. It is acknowledged that some trees are due for removal as part of the scheme. However, these trees do not offer any arboricultural value and additional planting is proposed. A condition has also been imposed to ensure that there is sufficient planting along all boundaries of the site to soften its appearance.

PART FOUR – CONCLUSION

13.0 Planning Balance and Conclusion

- 13.1. In order to achieve sustainable development, the Framework identifies that economic, social and environmental gains must be sought jointly and simultaneously.
- 13.2 The Framework seeks to boost significantly the supply of housing and this development would contribute to housing supply. Whilst it is outside of the built-up area boundary, it does abut the boundary and is not considered to be out of character or isolated.
- 13.3 The proposed development would provide economic benefits. Those benefits being the contribution to housing supply in the district and relating to employment during the construction phase, although these would be limited and temporary and as such are afforded limited weight.
- 13.4 The proposal would offer social benefits in respect of providing housing within a sustainable location, that would not result in the heavy reliance on private motor vehicles to access basic services, such as health care. The proposal should, therefore, be attributed positive weight in terms of the social dimension of sustainable development.

- 13.5 In terms of the environmental pillar of sustainable development, the impact on character and appearance of the area, biodiversity and flood risk is considered to be neutral. Whilst the proposal would not result in environmental benefit, proposed mitigation measures are imposed. The proposal is, therefore, considered to have a neutral impact in terms of the environmental dimension of sustainable development.
- 13.6 The application proposal is, therefore, considered, on balance, to represent sustainable development.

RECOMMENDATION

That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

1. Time limit reserved matters
2. Time limit commencement
3. Reserved matters – outline
4. Approved plans and documents
5. Fire hydrants
6. Financial contribution to RAMS
7. Landscape Scheme
8. Landscape Scheme Time and Retain for 10 years
9. Land Contamination
10. Ecological Appraisal Recommendations
11. Biodiversity Enhancement Strategy
12. Lighting design
13. External lighting
14. Access Layout
15. Visibility splays
16. Footway link and highway improvements
17. Parking and manoeuvring provision
18. Bin storage and presentation
19. Construction Management Plan
20. Air Source Heat Pumps
21. Removal of Permitted Development Rights (Schedule 2, Part 3 Classes A to E)

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

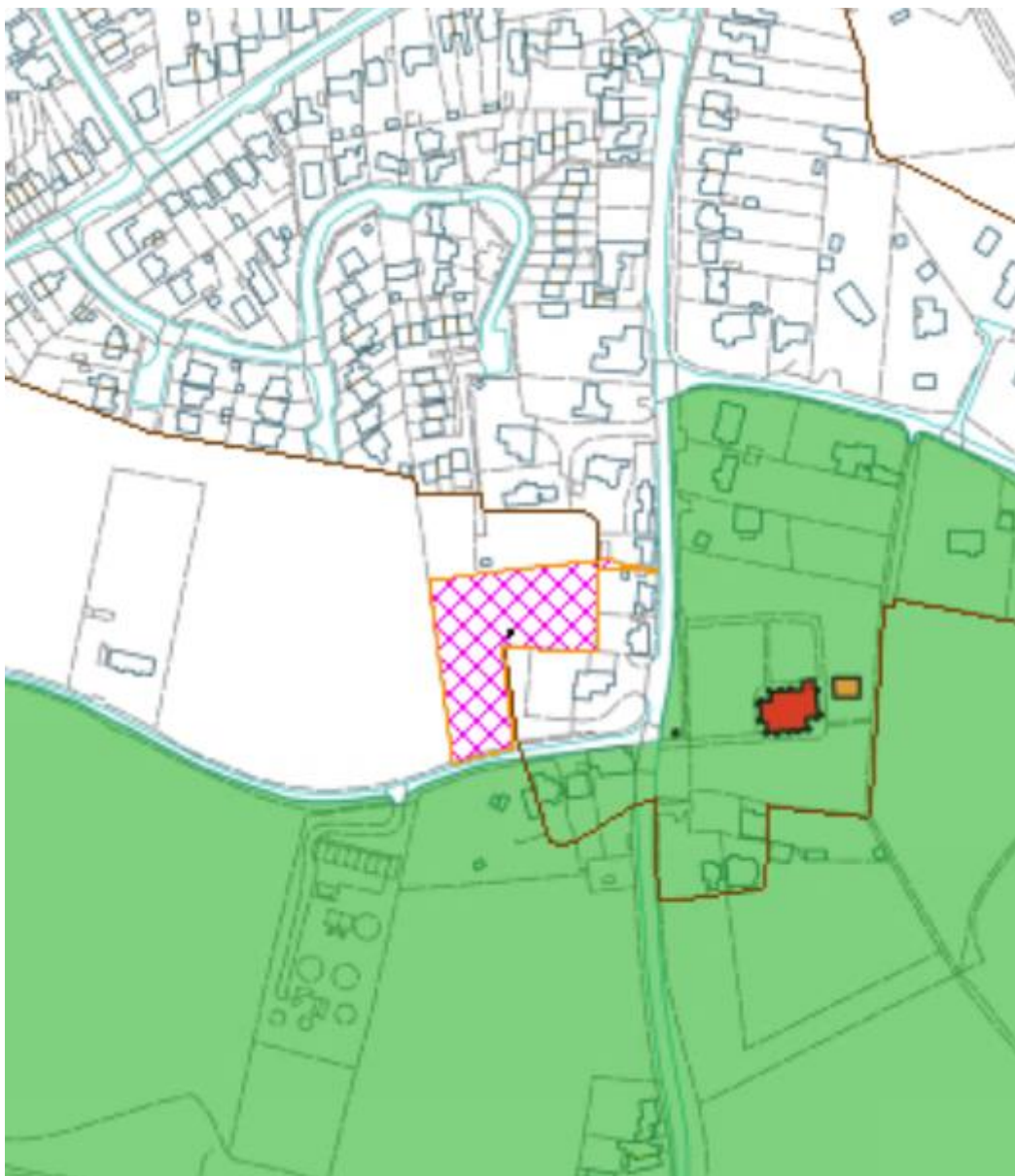
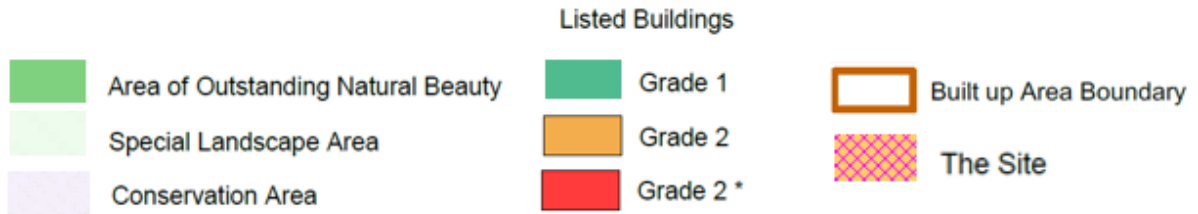
- Proactive working statement
- SCC Highways notes
- Support for sustainable development principles

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Application No: DC/21/01802

Parish: Holbrook

Location: Land South Of Honeysuckle Cottage, Little Orchard



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Agenda Item 6c

Committee Report

Item No: 6C

Reference: DC/21/02296

Case Officer: Samantha Summers

Ward: Lavenham.

Ward Member/s: Cllr Clive Arthey. Cllr Margaret Maybury.

RECOMMENDATION – TO GRANT RESERVED MATTERS WITH CONDITIONS

Description of Development

Submission of details (Reserved Matters) under Outline Planning Permission DC/19/04755 dated 22/02/2021. Appearance, Landscaping, Layout and Scale for Erection of up to 28no. dwellings (Plots 5, 6 and 7 of Reserved Matters Permission DC/19/02020 to be repositioned/amended).

NOTE – The applicant has also applied to discharge the following conditions: 8 (Estate Roads and Footpaths), 13 (Construction Environmental Management Plan), 14 (Biodiversity Enhancement Strategy), 15 (Landscape Environmental Management Plan), 19 (Surface Water Drainage Scheme), 29 (Electric Car Charging Points) and 30 (Tree Survey). Whilst these are not for debate here, they are mentioned where relevant.

Location

Land to the Rear of Plough and Fleece Inn, Great Green, Cockfield, Suffolk

Expiry Date: 23/08/2021

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: The Sudbury Group Ltd.

Agent: DAP Architecture Ltd.

Parish: Cockfield

Site Area: 1.77Ha

Density of Development:

Gross Density (Total Site): 16 dwellings per Hectare

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:

This is a major development of more than 15 dwellings.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

CN01 - Design Standards
CN06 - Listed Buildings - Alteration/Ext/COU
CR08 - Hedgerows
TP15 - Parking Standards - New Development
CS01 - Applying the presumption in Favour of Sustainable Development in Babergh
CS02 - Settlement Pattern Policy
CS03 - Strategy for Growth and Development
CS11 - Core and Hinterland Villages
CS15 - Implementing Sustainable Development
CS18 - Mix and Types of Dwellings
CS19 - Affordable Homes
HS31 - Public Open Space (1.5 ha and above)
NPPF - National Planning Policy Framework

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

Cockfield Parish Council

“The Parish Council held an Ordinary Parish Council meeting on Thursday 24th June 2021 which included the item to determine a response to this reserved matters application.

The Councillors commented that reserved matters applications are usually points of compliance and detail between the applicant and BMSDC. However, in this case the Parish Council has an interest in continuing to ensure that the site has a satisfactory overall outcome.

The site is a significant development within the Village and under the original outline application DC/19/02020 the Parish Council provided extensive responses; 20th December 2019, 6th February 2020 and 2nd March 2020 to influence the overall layout, context, material choices and housing mix. Cockfield

Parish Council recognises that both the applicant and the BMSDC were able to manoeuvre the proposal such the granting of outline permission gave a more desirable outline result.

The Parish Council are now concerned that the overarching scheme that we endeavoured to secure is being undermined in the detailing and administration stage of this application.

A further detraction of the scheme was noted in that an application for a Non-Material Amendment had been made; DC/18/00306 and DC/19/02020 - Amendment to positions of Plots 05, 06 and 07 (as approved under Outline Application DC/19/04755). As shown on drawing no. DAPA_1431_250_00, received on 27th May 2021: This change is not acceptable, as the combination of the above proposed amendments would result in a materially different development in terms of character and layout to what was previously considered and approved.

The Parish Council members welcomed this refusal and added that any dilution of the original approved principles would equally not be acceptable.

The Parish Council have not commented in regard to the more innocuous matters typically; items 5,8,11,12,13,14,15,26,27,28 and 30, such these subjects are concluded with the best compliant solutions be agreed between the applicant an BMSDC.

The Parish Council are unable to support particular matters;

10 - Parking; Members commented that parking provision must be no less than that required under the approved outline consent to give a compliant solution and not impact those on the development or adjacencies.

19 - Surface Water Drainage Scheme; One of the major concerns to the Parish Council is the central open space. This was one of the significant features in our support of the scheme. The open space as detailed on indicative plan 19025-2 Rev h brings the character and cohesion to the overall development and was noted as linking the development to the nearby Great Green. Site layout 200.04, 226, Public Open Space drawing 226.02 shows that the open space is now replaced with a surface water drainage attenuation basin. This is shown in more detail on Combined Topographic & Layout Drawings SU314-0002 D. Whilst the Parish Council appreciates that a surface water drainage strategy and implementation solution is required, this swale arrangement completely undermines our expectation and destroys the overall context of the development and amenity. This swale is not an insignificant depression, drawing SU314-213 shows varying invert levels giving an overall depth between 2.62 and 1.5 m i.e., IL 90.57 - 87.95 m and IL 89.95 - 87.95 m. The details capture both the 100 year and 30-year major rainfall event levels, although it is unclear what would be the normal water level within this pond. Importantly to what extent this then creates any safety issues with open water. No doubt the swale feature could bring some biodiversity merits, however this is in detriment to the wider amenity benefits the open space brought to the residents.

There are 7no surface water discharge points and one outfall working in conjunction with a crate attenuation tank at plot 11 forming a hybrid SuDS system. This in overall terms is reliant on the use of a third party drain on the northwest of the site which may not work in any event.

It must similarly be recognised that there are already surface water drainage issues at the site and the adjacent ongoing development. This has in fact already been highlighted in a Public comment from a near neighbour.

An overall solution needs to be found that also preserves the green open space as originally intended.

Impact on adjacent residents;

Members were cognisant of the detailed response from a resident at 17 Dukes Meadow. The resident had clearly been in extensive dialogue with the applicant / developer in his accommodation of the foul drainage solution and that the buffer zone to the nearest properties was suitably provided. The Parish Council adds that BMSDC should ensure that he and other near neighbours should not be any more impacted than the approved principles and any attempts to relocate elements or change the scheme to their detriment should not be granted.

The Parish Council also notes comments and observations made by other statutory consultees in particular;

Heritage Team - Undated communication concerning; Character, impact and harm to the rural environment and urbanisation theme within the proposal, from which they are unable to support the scheme as presented. The Parish Council agrees that layout, materials choice, colour pallet and rural features are further adopted to de-urbanise the character and maintain a rural context.

Public Realm - Email 18th June and their comment concerning the omission of the public open space. The message is factually incorrect as it refers to communication with the Parish Council which has not occurred nor is it within our mandate to agree in any event. We suspect they were equally surprised to see the change of designation of this space.

Strategic Housing Email 24th June 2021 Management and administration being compliant with policy.

Archaeology Email 9th June Methodology document compliancy with policy.”

Bradfield St Clare

“Bradfield St Clare Parish Council have previously been in contact with Philip Isbell (Chief Planning Officer), Sara Mildmay-White (Borough Cllr for Bradfield St Clare Parish Council), Robert Lindsay (District and County Cllr for Cockfield Parish Council) and Karen Soons (County Cllr for Bradfield St Clare Parish Council), with regards to the impact that the planning and building of new homes in Cockfield is having on the volume of traffic travelling through Bradfield St Clare and in particular along Bury Road in the parish.

Bradfield St Clare PC along with County Cllr Karen Soons have worked hard and at significant cost to the parish to try to improve road safety. The Parish Council worked hard to secure a reduction in speed on some of its roads which were all 60 mph. Some but not all are now 40 mph, but there remains areas within the parish that are still 60 mph, and one in particular is at the junction of Bury Road and Bradfield St George Road, where all efforts the PC have been unable to secure a speed reduction.

The extensive building of new homes within the neighbouring parish of Cockfield, is now considered to be impacting upon the parish of Bradfield St Clare. The volume of vehicles travelling up through Bury Road in the parish of Bradfield St Clare, is felt to have increased and will do so even more so if this planning application is approved.

The Parish Council have made enquiries with County Cllr Robert Lindsay and County Cllr Karen Soons with regards to looking into using some of the CIL monies which will be received by Cockfield PC to improve road safety not only in their own parish but that in the parish of Bradfield St Clare as these developments mean that these new residents in Cockfield will undoubtedly be travelling through the hamlet of Bradfield St Clare and therefore volume of traffic is increasing. Whilst we understand and appreciate that it is not for either County Cllr to instruct Cockfield PC how to allocate their CIL monies, it does seem very unfair to the neighbouring parish that they have conducted work to try to improve road safety only for this in part to be undermined and diminished by the volume of traffic that is now travelling through that parish and will increase further with this application.

We note that outline planning under application DC/19/04755 was given and it is dated 22/02/2021 and that this current application DC/21/02296 is for submission of detail in relation to that outline planning but would be respectfully request that Babergh Planning Department consider the impact of the neighbouring village of Bradfield St Clare and as the very least consider road safety in the parish. We have previously enquired whether Cockfield PC would assist in making the roads safer for both their own residents who are travelling through Bradfield St Clare and the residents of Bradfield St Clare by working alongside this PC to implement road safety measures such as reduction of speed limits on those roads which are still 60mph.

However, we now ask that Babergh District Council as a Local Planning Authority take into account the impact of the extensive number of new build homes within Cockfield and the lack of infrastructure both in that parish and the neighbouring parishes and how this is impacting on rural communities such as Bradfield St Clare.

Measures to assist in road safety and reduction of speed, particularly on Bury Road within Bradfield St Clare would be welcomed and not just for the residents of our own parish, but indeed all road users.”

National Consultee

Historic England

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions

County Council Responses

SCC – Archaeology

There will be no requirement for conditions for archaeological investigation and recording on this reserved matters application, as there are archaeological conditions 5 and 6 secured by the outline application DC/19/04755.

SCC – Fire and Rescue

The Suffolk Fire & Rescue Service made comment on this site under the original planning application, DC/19/04755/OUT, in which we requested Fire Hydrant for this site.

SCC – Infrastructure

I have no comments to make on this application, but have copied to colleagues who deal with highways, public rights of way, floods planning and archaeological matters as they may have comments to make.

SCC – Highway Authority

Layout

Dimensions of the proposed roads and footways have not been supplied.

- *For a site for 28 dwellings, the main road into the site should be Minor Road Access as shown in Suffolk Design Guide: carriageway width 5.5m and footway 2.0m (both sides), minimum centreline radius 15m, maximum gradient 1 in 15 or 1 in 25 for first 12m, minimum gradient 1 in 125, minimum forward visibility 30m*

- *Shared Surface roads; the road widths are 5.5m and reduced to 4.1m where no frontage development is present. 1m surfaced maintenance strips are required on both sides (enables the kerbing to be maintained and allow street lighting cables and columns to be within the highway boundary). If services are required in these strips, they are to be increased to 2m wide. Lengths of maintenance strips that are 10m or less are to be surfaced/blocked paved. Longer service strips can be grassed verges. Granite ramps are required to the approaches of each shared surface road with footways extended 2m beyond for safe pedestrian access (see page 103 in Suffolk Design Guide) has been shown on the plans provided. the road widths are 5.5m and reduced to 4.1m where no frontage development is present.*
- *a drawing showing the forward visibility of the bends and junctions is required to ensure the layout meets Manual for Streets guidance*
- *All footway links within the site are to have bound surfacing to enable use throughout the year.*
- *Full details finishes and construction will be agreed under s38 of Highways Act 1980 if the developer wishes the roads and footways to be adopted by SCC as the Highway Authority.*

REVISED COMMENTS OF SCC- HIGHWAYS DATED 11THE OCTOBER 2021

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

- *Dimensions of the proposed roads and footways are to Suffolk Design Guide. The details are to be to Suffolk County Estate Road Specification.*
- *the drawing showing the forward visibility to Manual for Streets standards has been provided*
- *Full details finishes and construction will be agreed under s38 of Highways Act 1980 if the developer wishes the roads and footways to be adopted by SCC as the Highway Authority.*
- *dwelling without garages have sheds suitable for cycle storage and parking*

CONDITIONS

Should the Planning Authority be minded to grant planning approval the Highway Authority in Suffolk would recommend they include the following conditions and obligations:

Visibility Condition: Before the access is first used visibility splays as indicated on Drawing No. 1431/227.00 with an X dimension of 2.4m and a Y dimension of 25m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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

Parking Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 1431/227.00 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

Cycle Condition: The areas to be provided for secure covered storage cycle parking as shown on Drawing No. 1431/227.00 shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that the provision for cycle parking is provided in line with sustainable transport policies.

Bin Condition: The areas to be provided for presentation and storage of Refuse/Recycling bins as shown on Drawing No. 1431/2270.02 shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

Internal Consultee Responses

BMSDC Environmental Protection – Land Contamination

I can confirm that I have no comments to make and all issues were dealt with at the 2019 outline permission stage.

BMSDC Environmental Protection – Air Quality

I have no objections with regard to air quality.

BMSDC Public Realm

Public Realm Officers note that the central public open space has been replaced with a flood storage attenuation basin following consultation with the parish council. Public Realm Officers consider that this is not a suitable area for adoption by the District Council as its primary function is now drainage and flood storage.

BMSDC Heritage

This is the reserved matters application following recent outline approval for up to 28 dwellings (DC/19/04755). The issues of the Heritage Team's concern relate to the potential impact of the proposals on the setting and subsequently the significance of designated and non-designated heritage assets in the vicinity, including the historic character of the green and its contribution to the assets.

This application follows outline reference DC/19/04755 where I raised concern regarding the principle. Prior to that there was an outline application for up to 10 dwellings (DC/18/00306) followed by a reserved matters application (DC/19/02020) – neither of which I supported due to concerns regarding the impact on the heritage assets.

Some aspects of the detailed design from the previous reserved matters application for 10 dwellings have been brought through into this scheme – such as a slightly simplified materials palette, willow hurdles and post and railing fencing. However, irrespective of the detailed design within the current reserved matters application, the principle remains harmful as I identified in my earlier correspondence on each application. The development would remain out of character with the rural location. It would continue to harm the settings of the assets and would appear as a suburban addition to the village which would conflict with the morphology of the green, thereby diminishing local distinctiveness and a sense of place.

As such, I consider the proposals would cause a low level of less than substantial harm to the non-designated and designated heritage assets. As a result, it would not accord with National and Local

Planning Policies relating to the historic built environment, and it is for these reasons that I do not support it. The harm identified should be weighed against public benefits in accordance with para.196 of the NPPF.

BMSDC Strategic Housing

1. Housing Need Information:

- 1.1 *The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.*
- 1.2 *The 2019 SHMA indicates that in Babergh there is a need for 110 new affordable homes per annum.*

2. Open Market homes.

- 2.1 *The open market needs to address the growing demand for smaller homes for sale, both for younger people who may be newly forming households, but also for older people who are already in the property-owning market and require appropriate housing enabling them to downsize.*
- 2.2 *With an ageing population, both nationally and locally new homes should, wherever possible, be built to Lifetime-Homes standards and this can include houses, apartments and bungalows. It is noted bungalows are provided on this scheme.*
- 2.3 *The Council wishes to encourage the provision of homes built to Lifetime-Homes standards, as this will enable our aging population to remain longer in their homes.*
- 2.4 *Broadband and satellite facilities as part of the design for all tenures should be standard 2.5 All new properties need to have high levels of energy efficiency.*

3. Affordable Housing

- 3.1 *The outline application secured 11 affordable homes. The indicative site plan dated Jan 2020 shows the layout and affordable housing mix of 2- and 3-bedroom homes located at plots 13 to 23. The site layout accompanying this application shows the affordable homes located at plots 17 to 27, the layout however is still acceptable. The following affordable dwellings types were agreed within the s106 legal agreement:*

Affordable Rent Dwellings:

3 x 2b 4p houses

6 x 3b 5p houses

Shared Ownership Dwellings:

2 x 2b 4p houses

- 3.2 *It appears from the accommodation schedule that the above is to be provided however we cannot ascertain the tenure of the affordable from the details submitted. We require clarification that the scheme meets the requirements of the s106 affordable housing mix as above.*

4. Other requirements for affordable homes:

- *Properties must be built to current Homes England and Nationally Described Space Standards March 2015.*
- *The council is granted 100% nomination rights to all the affordable units on initial lets and 100% on subsequent lets.*
- *The Council will not support a bid for Homes England grant funding on the affordable homes delivered as part of an open market development. Therefore, the affordable units on that part of the site must be delivered grant free.*
- *This development will need to ensure that the affordable units are “tenure blind” within the overall development*
- *It is preferred that the affordable units are transferred freehold to one of Babergh’s partner Registered Providers and for the avoidance of doubt this could include the Council itself.*

Place Services – Ecology

We have reviewed the following documents submitted with this application relating to soft landscaping. This includes the Planting plan - Pr207-02 and Landscaping plan - Pr207-01a (Matt Lee Landscape Architecture Ltd, December 2020).

In addition, we have reviewed the Biodiversity Enhancement Strategy (Greenlight Environmental Consultancy Ltd, December 2020), submitted to discharge conditions 14, 26 & 27; the Landscape and Ecological Management Plan (Greenlight Environmental Consultancy Ltd, December 2020), submitted to discharge condition 15; and the Lighting Design for Biodiversity (Greenlight Environmental Consultancy Ltd, November 2020) and the External Lighting Plan (May 2021), submitted to discharge 16.

Furthermore, we have reassessed the Preliminary Ecological Appraisal (Greenlight Environmental Consultancy, September 2019), supplied by the applicant at outline stage, relating to the likely impacts of development on protected & Priority habitats and species.

It is indicated that we support the submitted soft landscaping. This includes appropriate planting specification and schedules, as well details of implementation of the indicated features to ensure that plants will establish successfully. We also support the submitted the Landscape and Ecological Management Plan, which is set out suitable aftercare and management measures for the soft landscaping features within the site, as required under condition 15 of outline consent.

In addition, we approve of the Biodiversity Enhancement Strategy submitted to support this application. This includes appropriate details and locations for the following reasonable biodiversity enhancement measures:

- *Five integrated bat boxes to be installed on the south/southeast aspects of the new dwellings*
- *Two standalone bat boxes to be installed on suitable trees within the plantation woodland*
- *Five integrated swift boxes to be installed on the northern aspects of the new dwellings*
- *Five small bird boxes to be installed on site*
- *Hedgehog Friendly Fencing to be incorporated throughout the site*

Therefore, we are satisfied the proposals meet the requirements of conditions 14, 26 & 27 and will ensure that measurable biodiversity net gains are secured for this application, as outline under paragraph 174[d] of the NPPF.

In terms of the lighting plan, it is indicated that we support that locations of the external lighting, as well as the principles set out within the Lighting Design for Biodiversity (Greenlight Environmental

Consultancy Ltd, November 2020). However, it is recommended that the designs and technical specification should be submitted for the proposed lighting to meet the requirements of the condition, which should be in line with details set out by the applicant's ecologist.

Recommendations

We support the soft landscaping of this application and subject to the full implementation of the Biodiversity Enhancement Strategy (Greenlight Environmental Consultancy Ltd, December 2020), and the Landscape and Ecological Management Plan (Greenlight Environmental Consultancy Ltd, December 2020), we recommend the full discharge of conditions 14, 15, 26 & 27.

However, the lighting designs and technical specification should be submitted to meet the requirements of condition 16.

B: Representations

At the time of writing this report at least 8 letters/emails/online comments have been received. It is the officer opinion that this represents 8 objections. A verbal update shall be provided as necessary.

Views and concerns are summarised below:-

- Impact on Ecology
- Residential amenity
- Layout
- Woodland impact
- Ground levels
- Dwelling heights
- SUDS overflow
- Development is out of keeping
- Overbearing
- Highway safety issues
- Lighting in the countryside
- Car parking
- Buffer zone between development and Dukes Meadow
- Lack of car charging points
- Archaeology
- Foul Drainage

(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

REF: DC/17/05689	Outline Planning Application (Access to be considered) - Erection of 8no dwellings and construction of new vehicular access.	DECISION: GTD 10.01.2018
REF: DC/18/00306	Outline Planning Application (Access to be considered) - Erection of up to 10 dwellings.	DECISION: GTD 17.05.2018

REF: DC/19/02020	Submission of Details under Outline Planning Permission DC/18/00306 - Appearance, Landscaping, Layout and Scale for the erection of 10no dwellings.	DECISION: GTD 18.09.2019
REF: DC/19/03902	Discharge of Conditions Application for DC/18/00306 - Condition 4 (Archaeological Works), Condition 6 (Landscape Protection) and Condition 9 (Lighting Design Scheme).	DECISION: GTD 10.10.2019
REF: DC/19/04755	Outline Planning Application (Access to be considered all other matters reserved) - Erection of up to 28no. dwellings (Plots 5, 6 and 7 of Reserved Matters Permission DC/19/02020 to be repositioned/amended)	DECISION: GTD 22.02.2021
REF: DC/19/05086	Discharge of Conditions Application for DC/18/00306 - Condition 11 (Details of Access) and Condition 12 (Surface Water Discharge).	DECISION: GTD 31.01.2020
REF: DC/20/04207	Application for a Non-Material Amendment-Change of approved brick to Forterra Chelsea Smoked Soft Red Bricks.	DECISION: GTD 23.10.2020
REF: DC/20/05457	Non-material Amendment to Outline Planning Permission DC/18/00306. Change of Finish to Road, Pavement and Driveways as follows:-Road - Change to Asphalt Tarmac finish. Pavement - Change to Asphalt finish. Driveways - Change to Marshalls Drivesett Tegula Original: 'Harvest' Permeable Block Paving.	DECISION: REF 17.12.2020
REF: DC/21/03113	Non-Material Amendment to DC/18/00306 and DC/19/02020 - Amendment to positions of Plots 05, 06 and 07 (as approved under Outline Application DC/19/04755).	DECISION: REF 23.06.2021
REF: DC/21/03660	Discharge of Conditions Application for DC/19/04755- Condition 10 (Parking), Condition 11 (Refuse Bins), Condition 12 (Construction Management Plan), Condition 17 (Levels), Condition 26 (Swift Boxes), Condition 27 (Hedgehog Fencing), Condition 28 (Rainwater Harvesting), Condition 29 (Electric Car Charging Points) and Condition 30 (Tree Survey)	DECISION: PCO
REF: DC/21/03719	Application under S73a for removal or variation of a condition following approval of	DECISION: GTD 30.09.2021

DC/19/02020 dated 18/09/2019. Town and Country Planning Act 1990 Reserved Matters for 10 No dwellings. Variation of condition 2 (Approved Plans & Documents) - Amendment to positions of Plots 05, 06 and 07 including addition of single garage to Plot 06 and double garage to Plot 07 (as approved under Outline Application DC/19/04755). Additionally, change of surface material for the proposed driveways and change of fencing. Details as per drawing DAPA_1431_400_00.

REF: DC/21/03720

Discharge of Conditions Application for DC/18/00306- Condition 15 (Surface Water Drainage Scheme), Condition 16 (Implementation, Maintenance and Management), Condition 17 (Sustainable Urban Drainage System) and Condition 19 (Foul Water Strategy)

DECISION: PCO

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1 The site is located in Great Green, Cockfield which is classed as a Hinterland Village under policy CS2 of the Babergh Core Strategy 2014. The application site is located outside of the defined Built Up Area Boundary (BUAB), but it abuts it on the eastern boundary.
- 1.2 The site is currently an unused agricultural field. The application site forms a parcel of land which shares an eastern boundary with Dukes Meadow (a mid to late-20th century housing development). There is a thick tree belt to the northern boundary of the site. Planning permission has been granted for residential development to the west of the site that is currently under construction. The access for the application is through this development for ten dwellings from Bury Road. A further development has been granted to the southern boundary.
- 1.3 The Grade II Listed Old House Farm is located to the east of the site and Green Farm to the south, with existing dwellings between the application site and the heritage asset.

2.0 The Proposal

- 2.1 The application includes a total of 31 dwellings. Three of these fall within land to the west of this application site but are required to be re-positioned in order to gain access to the site for 28 dwellings.
- 2.2 The proposed housing mix is:

Market housing:
7 x 3 bed/5person
10 x 4 bed/8person

Affordable housing:
5 x 2bed/4person
6 x 3bed/5person

- 2.3 The floor area of the private dwellings would be 2283.3 square metres and would be subject to CIL contributions. The affordable dwellings would produce 821.7 square metres of floor area.
- 2.4 A total of 68 parking spaces are provided for dwellings with a further 8 visitors parking spaces, providing a total of 76 parking spaces on the site.
- 2.5 The site area is 1.77Ha, with a density of build of 16 dwellings per Hectares.
- 2.6 There is a range of building heights on the site:
5 x single-storey
3 x one-and-a-half-storey
20 x two-storey
- 2.7 Garden sizes vary from 93 to 367 square metres.
- 2.8 The development is set around a central attenuation basin and dwellings back onto the site boundaries. Therefore, back-to-back distances are only relevant to plots along the eastern and southern side of the development. Plots 12-16 are proposed bungalows that back onto Dukes Meadow. The minimum back-to-back distance is 22 metres. However, because this is a single-storey dwelling, it is not considered to cause an overlooking issue. Plots 17-19 are proposed one-and-a-half-storeys high, with back-to-back distances of 40 metres. This is a distance that is considered to be acceptable in terms of privacy. Plots 20-22 back onto an area that has permission for dwellings that are not yet built and would have back-to-back distances of 17 metres. This is less acceptable but overlooking can be mitigated through a planting scheme.
- 2.8 The materials palette includes the use of red brick, cream render and black hardiplank to the walls and red plain tiles or grey plain tiles to the roofs.

3.0 The Principle of Development

- 3.1 The principle of development has been established by the granting of outline planning permission under DC/19/04755 (Outline Planning Application (Access to be considered all other matters reserved) - Erection of up to 28no. dwellings (Plots 5, 6 and 7 of Reserved Matters Permission DC/19/02020 to be repositioned/amended).
- 3.2 This Reserved Matters application seeks agreement for Layout, Scale, Appearance and Landscaping and are discussed in the sections below.
- 3.3 Conditions on the outline that require consideration concurrent with the reserved matters application include the following and are delegated to officers, there are no outstanding objections other than further details being required for condition 19 (SUDS):
- 8. Estate Roads and Footpaths
 - 13. Construction Environmental Management Plan
 - 14. Biodiversity Enhancement Strategy
 - 15. Landscape Environmental Management Plan
 - 19. Surface Water Drainage Scheme

4.0 Layout

4.1 Two restrictive conditions formed part of the outline planning permission, both of which determine the layout of the site.

- **21. SPECIFIC RESTRICTION ON DEVELOPMENT: HOUSING MIX**
The reserved matters application shall use the housing mix stated on the Indicative Layout Plan No. 19/025-2H received on the 18th February 2020.

Reason - To ensure that the housing mix is appropriate to the needs of the village of Cockfield as set out in the Local Housing Needs Assessment which is a requirement of policy CS11 of the Babergh Core Strategy 2014.

- **22. SPECIFIC RESTRICTION ON DEVELOPMENT: LAYOUT**
The reserved matters application shall reflect that of the Indicative Layout Plan No. 19/025-2H received on the 18th February 2020.

Reason - To ensure that the layout reflects the negotiation and requirements of Cockfield Parish Council and the Local Planning Authority in terms of protecting the residential amenity of surrounding properties.

4.2 To clarify, this Reserved Matters application concerns the development of 28 dwellings. The three dwellings that are to be re-positioned from the site to the west have been considered under a separate S.73 application (DC/21/03719 which forms part of planning permission DC/19/02020 for the erection of 10 dwellings) for the final layout and has been granted.

This is the Indicative Site Plan 19/025-2H of outline planning permission DC/19/04755



This is the Layout plan of the Reserved Matters application



- 4.3 The main areas of concern at outline stage related to the central public open space and the scale of the buildings that share a boundary with Dukes Meadow, along with the landscaping belt between the development and Dukes Meadow to protect residential amenity.
- 4.4 The site is accessed through the development for ten dwellings from Bury Road. The layout of the dwellings is very similar, with dwellings around the edge of the site and a central green space. The road now links around the green space and does not separate the affordable units from the larger market dwellings, with traffic being able to move around the site rather than a backwards and forwards movement past the affordable units.
- 4.5 The central green space is slightly smaller than shown on the indicative plan of the outline permission. Dwellings have been pushed towards the centre of the site which allows for greater back-to-back distances between Dukes Meadow and the development to the south of the site. This allows greater residential amenity for all properties and also allows for a minimum of 4 metres' landscaping buffer with Dukes Meadow. Overall, the proposed layout is considered to reflect the Indicative Site Plan of the outline permission and therefore complies with Condition 22.
- 4.6 The layout of the site shows the five bungalows on plots 12-16 which shares a boundary with Dukes Meadow. This was a matter which the Parish Council and developer negotiated during the application process of the outline permission. Plots 17-19 are one-and-a-half-storey high dwellings and form the corner of the site that abuts Dukes Meadow. The back-to-back distances are considered to be acceptable at 40 metres. The mix of dwellings being 5 x 2 beds, 13 x 3 beds

and 10 x 4 beds is consistent with the outline documentation and, therefore, is considered to comply with Condition 21 of the outline permission.

- 4.7 The green space also forms the SUDS attenuation basin. Although there have been some objections about this issue, it was always the intention that this area would be used for drainage. During the course of the outline application process, the green space which included the attenuation basin was moved from the north-eastern corner of the site to a more central location. It is usual practice for the green area to be used for drainage and often these are dry basins which only collect water during very heavy rainfall. In this particular case, the basin will be wet and is likely to contain water whenever it rains, before it drains away off site.
- 4.8 SUDS was an issue that required attention at Reserved Matters stage and condition 19 of the outline permission required details of drainage to be submitted concurrent with the Reserved Matters application. The SCC Floods Team has raised a holding objection because not all of the criteria set out in the condition have been met. However, there is just one outstanding issue (an ongoing management arrangement) that requires further details before condition 19 can be fully discharged. Therefore, the Reserved Matters application cannot be approved until all of the points of Condition 19 have been approved by SCC Floods Team.
- 4.9 Cockfield Parish Council has raised an objection to the attenuation forming the public open space. National Planning Policy considers that SUDS form green spaces and are particularly important for amenity and biodiversity. The central green space allows the whole site visual amenity to a green area which will be planted with trees. In terms of exercising and playing, the wide-open space on Great Green is linked to the site with a footpath and is easily accessible. This footpath would also allow residents of Great Green to enter the site for walks/runs and benefit from a slightly different green area which contains water in a safe environment which has natural surveillance from the swellings which overlook it. Visitor parking is also available around the green.
- 4.10 SCC Highways Authority raised an objection to the initial submission and further details of estate roads and footpaths were submitted showing the dimensions of the proposed roads and footways and forward visibility. Full details of finishes and construction will be agreed under s38 of the Highways Act 1980 if the developer wishes the roads and footways to be adopted by SCC as the Highway Authority. Dwellings without garages have sheds suitable for cycle storage and parking. SCC Highways have no objection to the scheme and the proposed complies with current Parking Standards.

5.0 Scale

- 5.1 The scale of the development was controlled by condition 22 of the outline permission which required single-storey dwellings along the sensitive boundary with Dukes Meadow as shown on the Indicative Site Plan. This has been carried through to the Reserved Matters stage and also includes a row of three one-and-a-half-storey dwellings in the south-eastern corner of the site. The remainder of the site is of no more than two storeys.
- 5.2 The scale of the dwellings reflects the character of the site of ten dwellings currently under construction to the west of the site and also the dwellings in Dukes Meadow which have two storeys. Dwellings are one deep, set around the edge of the site and would not give an impression of being densely developed. Most of the two-storey dwellings are along the northern boundary which have a backdrop of the mature tree belt which screens the development from wider landscape views. The scale of the dwellings proposed is considered to be appropriate in this location.

- 5.3 Concerns have been raised during the application process of soil being moved around the site. A Levels condition formed part of the outline planning permission and details to discharge condition 17 have been received and are under consideration.
- 5.4 It is noted that comments received through publicity have referred to spoil being moved within this site and Officers are liaising with the Enforcement team in order to establish the position.

6.0 Appearance

- 6.1 The appearance of the development is similar to the scheme for ten dwellings to the west of the site and, therefore, allows for a general flow of design when moving through the two developments from Bury Road. The materials palette is limited which is helpful in creating a sense of place. Vehicles can move around the site in a free manner without coming to a dead end that requires turning vehicles around which adds to this sense of flow.
- 6.2 The central green area gives the development a sense of openness and space, which is correct in this edge of village location with dwellings backing onto the wide tree belt along the northern boundary. This gives the development a green backdrop and contains development in this part of Great Green.
- 6.3 The house designs are considered to be acceptable and the change of scale from bungalows to two-storey dwellings is transitioned through a “steppingstone” of the row of three one-and-a-half-storey dwellings. This allows a gentle rise of scale within the development without it jarring with the appearance of the development.

7.0 Landscaping

- 7.1 Landscaping of the development is an important factor that was raised at Outline stage. The site is contained on the northern boundary by the wide tree belt. Condition 30 of the outline permission required that a tree survey be carried out. This is being dealt with under a separate discharge of conditions application DC/21/03660. The Council’s Arboricultural Officer has had the opportunity to respond on this condition and is content for this condition to be discharged.
- 7.2 A wide landscaping belt will be introduced to the eastern boundary with Dukes Meadow. This will be approximately 4 metres wide and will contain a variety of trees to provide existing occupants with a green barrier between the development and their rear gardens.
- 7.3 The central green space will be planted with trees to help create visual amenity for residents and also to encourage biodiversity into the site.
- 7.4 The Council’s Ecologist supports the submitted soft landscaping scheme. This includes appropriate planting specification and schedules, as well as details of implementation of the indicated features to ensure that plants will establish successfully. They also support the submitted Landscape and Ecological Management Plan, which sets out suitable aftercare and management measures for the soft landscaping features within the site, as required under condition 15 of the outline consent.
- 7.5 In addition, the Ecologist approves of the Biodiversity Enhancement Strategy submitted to support this application. This includes appropriate details and locations for the following reasonable biodiversity enhancement measures:

- Five integrated bat boxes to be installed on the southern and south-eastern aspects of the new dwellings
- Two standalone bat boxes to be installed on suitable trees within the plantation woodland
- Five integrated swift boxes to be installed on the northern aspects of the new dwellings
- Five small bird boxes to be installed on site
- Hedgehog-Friendly Fencing to be incorporated throughout the site

7.6 Therefore, the Ecologist is satisfied the proposals meet the requirements of conditions 14, 26 & 27 (being dealt with under the separate Discharge of Conditions application DC/21/03660) and will ensure that measurable biodiversity net gains are secured for this application, as outlined under paragraph 174[d] of the NPPF.

8.0 Heritage Issues

8.1 This application follows outline reference DC/19/04755 where the Heritage Team raised concerns regarding the principle. Prior to that there was an outline application for up to 10 dwellings (DC/18/00306) followed by a reserved matters application (DC/19/02020) – neither of which the Heritage Team supported due to concerns regarding the impact on the heritage assets.

8.2 Some aspects of the detailed design from the previous reserved matters application for 10 dwellings have been brought through into this scheme – such as a slightly simplified materials palette, willow hurdles and post and railing fencing. However, irrespective of the detailed design within the current reserved matters application, the Heritage Team considers that the principle remains harmful as it identified in its earlier correspondence on each application. The development would remain out of character with the rural location. It would continue to harm the settings of the assets and would appear as a suburban addition to the village which would conflict with the morphology of the green, thereby diminishing local distinctiveness and a sense of place.

8.3 As such, the Heritage Team consider the proposals would cause a low level of less than substantial harm to the non-designated and designated heritage assets. As a result, it would not accord with National and Local Planning Policies relating to the historic built environment, and it is for these reasons that they do not support it. The harm identified should be weighed against public benefits in accordance with para.202 of the NPPF.

8.4 During the outline application the public benefits were considered and weighed against the harm to the setting of the heritage assets. It was considered that the public benefits of affordable housing, public open space, highways improvements (with a financial contribution of £18060 secured under a s.106 agreement) and biodiversity enhancements outweighed the less than substantial harm.

9.0 Sustainability

9.1 As part of the sustainability strategy, electric charging points are proposed to all secure garages.

The key sustainability features of the development include:

- Fabric-first approach to sustainable construction, increasing insulation and air tightness in the building envelope
- Maximising the controlled use of passive solar energy in the layout and orientation of buildings and windows
- Maximising the use of passive ventilation
- Using energy-efficient window glazing and frames

- Installing energy-efficient lighting and appliances, including washing machines and dishwashers
- Water butt rainwater harvesting with all plots with private amenity
- Dual and low flush toilets
- Flow restriction on piped water supplies to sinks, basins, showers and aerated taps

10.0 Parish Council Comments

- 10.1 Two Parish Councils commented on the application – Cockfield and Bradfield St Clare.
- 10.2 Cockfield Parish Council raised concerns about the layout and detailing of the scheme being significantly different to that approved under the outline permission that it, and Planning Officers, worked hard to negotiate with the developer. However, the site layout at outline stage was indicative and conditions were put in place that reserved matters should reflect this. It is the opinion of officers that the relevant conditions have been met on this point.
- 10.3 The Parish Council raised concerns over parking. The site layout demonstrates that current Parking Standards have been met and the SCC Highway Authority has not raised an objection to the amended drawings.
- 10.4 Concerns have been raised about the SUDS attenuation basin and public open space. This has been discussed above. The open space will contain trees and water and is considered to enhance biodiversity and will give visual amenity to the site.
- 10.5 Foul drainage has been raised by the Parish Council on behalf of a resident in Dukes Meadow. Anglian Water will be responsible for safe and appropriate connection to the mains sewers.
- 10.6 Bradfield St Clare Parish Council raised concerns over highway safety on the roads around the nearby villages. Although the comments are noted within this report, the issues raised should be taken up with Suffolk County Council in order to obtain speed limit reductions. It is acknowledged that there will be an increase in traffic movement during the construction phase and also after occupation. Highway safety is ultimately in the remit of the Highway Authority which, in this case, has raised no objection to the scheme.

PART FOUR – CONCLUSION

11.0 Planning Balance and Conclusion

- 11.1 The scheme is considered to be acceptable. Detailing in the layout and mix of dwellings reflects that agreed at outline stage and was required by condition.
- 11.2 Details for estate road, CEMP, Biodiversity enhancement strategy, LEMP and SUDS that were secured by condition to be provided concurrent with the reserved matters application have been approved by statutory consultees with the exception of part of the SUDS condition 19. The details required will need to be provided prior to the granting of this reserved matters application.
- 11.3 In all other respects the reserved matters are considered to comply with local and national policies noted above.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to grant reserved matters approval once the outstanding SUDS information has been received and confirmed as compliant with current policies by the County Floods and Water Team and that such consent be subject to conditions including:

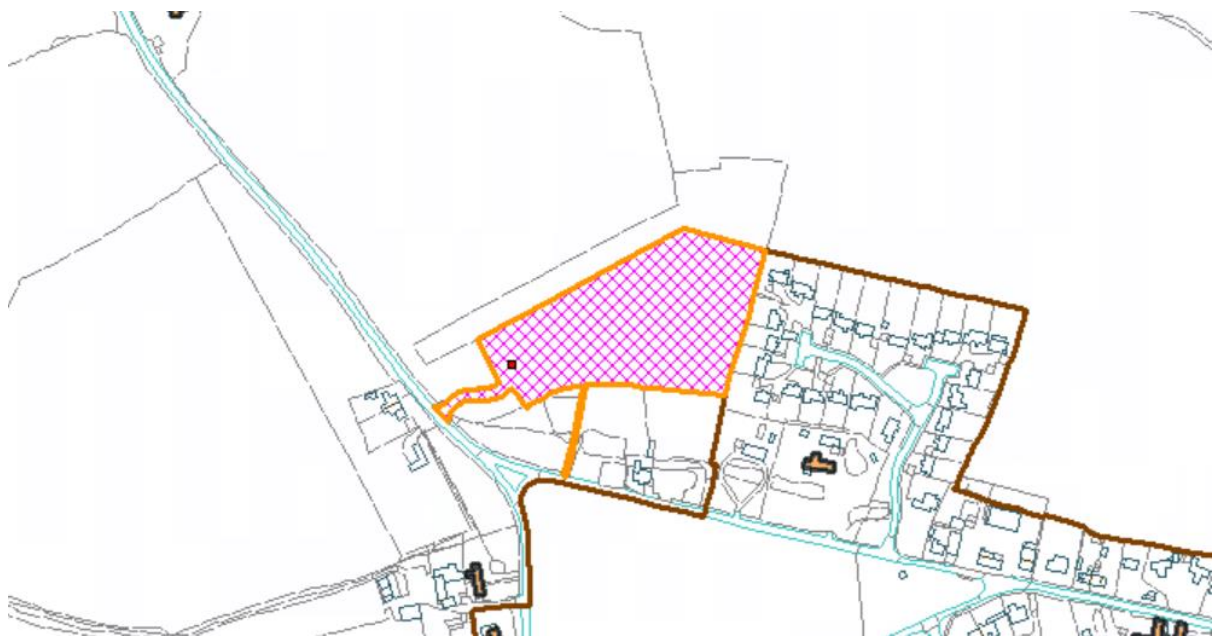
- Approved Plans
- Visibility Splays
- Parking
- Cycle
- Bins

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Application No: DC/21/02296

Parish: Cockfield

Location: Land To The Rear Of Plough And Fleece Inn



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