

Public Document Pack



COMMITTEE:	PLANNING COMMITTEE
DATE:	WEDNESDAY, 2 FEBRUARY 2022 9.30 AM
VENUE:	KING EDMUND CHAMBER, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

Members		
<u>Conservative</u> Sue Ayres (Vice-Chair) Peter Beer Mary McLaren Adrian Osborne	<u>Independent</u> John Hinton Alastair McCraw Lee Parker Stephen Plumb (Chair) <u>Liberal Democrat</u> David Busby	<u>Green and Labour</u> Alison Owen 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/21/24 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 15 DECEMBER 2021 5 - 18

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 Chief Planning Officer will report on any other applications which require site inspections.

6 **PL/21/25 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE** 19 - 24

An Addendum to Paper PL/21/25 will be circulated to Members prior to the commencement of the meeting summarising additional correspondence received since the publication of the agenda but before 12 noon on the working day before the meeting, together with any errata.

a **DC/21/03770 23 BRIDGE STREET, HADLEIGH, IPSWICH, SUFFOLK, IP7 6SJ** 25 - 32

b **DC/21/03771 21 BRIDGE STREET AND ADJOINING BUILDINGS, HADLEIGH, IPSWICH, SUFFOLK** 33 - 40

c **DC/21/03774 MALHOUSE AND ADJOINING BUILDINGS, BRIDGE STREET, HADLEIGH, IPSWICH, SUFFOLK** 41 - 50

Notes:

1. The next meeting is scheduled for Wednesday 16 February 2022 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, 16 February 2022 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 296376 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.

Agenda Item 3

BABERGH DISTRICT COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 15 December 2021 at 09:30am.

PRESENT:

Councillor: Stephen Plumb (Chair)

Councillors:	Simon Barrett	Peter Beer
	David Busby	John Hinton
	Leigh Jamieson	Alastair McCraw
	Mary McLaren	Adrian Osborne
	Alison Owen	Lee Parker

Ward Member(s):

Councillors: John Nunn

In attendance:

Officers: Chief Planning Officer (PI)
Planning Lawyer (IDP)
Team Leader – Heritage and Planning Compliance (SB)
Case Officers (VP/EF/SS/RW)
Governance Officer (CP)

91 APOLOGIES AND SUBSTITUTIONS

91.1 Apologies for absence were received from Councillor Sue Ayres.

91.2 Councillor Simon Barrett substituted for Councillor Ayres.

92 DECLARATION OF INTERESTS

92.1 Councillor Parker declared a pecuniary interest in respect of application number DC/21/00745 and advised he would withdraw from the meeting for the duration of this item and not participate in the debate or the vote.

92.2 Councillor Jamieson declared a local non-pecuniary interest in respect of application number DC/21/04477 and advised he would not take part in the debate or the vote for this item. He would however speak as the Ward Member.

92.3 Councillor McCraw declared a local non-pecuniary interest in respect of application number DC/21/02810 as the Ward Member.

93 PL/21/22 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 01 DECEMBER 2021

It was RESOLVED:

That the minutes of the meeting held on 01 December 2021 were confirmed and signed as a true record.

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

94.1 None received.

95 SITE INSPECTIONS

95.1 Councillor McCraw joined the meeting at 09:38am.

95.2 Councillor Parker enquired whether a site visit should be undertaken in respect of application number DC/21/06519 - Belle Vue House & Old Swimming Pool, Newton Road, Sudbury in view of the public interest in the site.

95.3 The Chief Planning Officer advised that this would be revisited following completion of initial consultation.

96 PL/21/23 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

In accordance with the Council's arrangements for Public Speaking at Planning Committee, representations were made as detailed below relating to the items in Paper PL/21/23 and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From
DC/19/05419	Stuart McAdam (Agent) Councillor Mick Fraser (Ward Member)
DC/21/05652	Councillor Graham Round (Acton Parish Council) Brian McSweeney (Objector) Steve Le Grys (Objector) Jack Wilkinson (Agent) Councillor John Nunn (Ward Member)
DC/21/04477	Peter Kievenaar (Supporter) David Bessell (Applicant) Councillor Leigh Jamieson (Ward Member)
DC/21/03718	Dan Davies (Applicant) Councillor Dave Busby (Ward Member)
DC/21/00745	None
DC/21/02810	None

It was RESOLVED

That subject to the imposition of conditions or reasons for refusal (whether additional or otherwise) in accordance with delegated powers under Council Minute No. 48(a) (dated 19 October 2004) decisions on the items referred to in Paper PL/21/23 be made as follows:-

97 DC/19/05419 LAND SOUTH OF TOWER MILL LANE/EAST OF FROG HALL LANE, HADLEIGH, SUFFOLK, IP7 6LA

97.1 Item 6a

Application Proposal	DC/19/05419 Revised Hybrid Application. Phase 2 of Hadleigh East Urban Extension Area [HEUEA] (part of Core Strategy Policy CS6: Hadleigh). On 19.6Ha of land to the South of Tower Mill Lane/East of Frog Hall Lane, Hadleigh comprising the following elements: [Element A]: Full Planning Application. (11.98Ha) Proposed residential development of 273 dwellings, associated infrastructure, including main access and estate roads, drainage attenuation ponds, utilities/services equipment, provision of Public Open Space and structural landscaping, secondary access (loop) road to serve the employment land. (including secondary link to Phase 1). [Element B]: Outline Planning Application (7.64Ha). (Access to be considered) to include 5.5Ha of land for B1, B2 and B8 employment uses, a 928sqm pre-school site (Use Class D1), associated infrastructure and landscaping. All matters reserved apart from the primary means of access (from the main access road) and secondary access road, including a secondary emergency and bus only link to Phase 1b.
Site Location	HADLEIGH – Land South of Tower Mill Lane/East of Frog Hall Lane, Hadleigh, Suffolk, IP7 6LA
Applicant	Persimmon Homes

97.2 The Case Officer introduced the application to the Committee outlining the proposal before Members including: the location and layout of the site, the proposed housing mix, access to the site, housing design, landscaping, the agreed S106 arrangements, and the officer recommendation of approval.

97.3 The Case Officer responded to questions from Members on issues including: the S106 arrangements, the enhanced public transport services, the proposed internal layout of the dwellings, any proposals to deter residents from parking on open spaces, potential traffic issues, employment land on the site, and the location of electric vehicle charging points for residents' use.

- 97.4 The Chief Planning Officer provided clarification to Members regarding the current status of the draft Joint Local Plan, and the proposed allocations detailed within it.
- 97.5 The Case Officer responded to further questions from Members on issues including: proposed safety measures for the water meadow and SUDS areas on site, the visibility of units on the employment land, the number of electric vehicle charging points, and whether parking spaces would be allocated to particular households.
- 97.6 Members considered the representation from Stuart McAdam who spoke as the applicant.
- 97.7 The applicant responded to questions from Members on issues including: the issues regarding adoption of the open spaces from phase one of the development, the proposed number of dwellings to have PV panels installed, proposed parking plans, ecology issues, landscaping of the footpaths and whether installation of a defibrillator would be considered.
- 97.8 The Case Officer and the Chief Planning Officer responded to questions from Members regarding the proposed classes of business use permitted on the site.
- 97.9 Members considered the statement from the Ward Member, Councillor Mick Fraser, which was read out by the Governance Officer.
- 97.10 Councillor Beer proposed that the application be approved as detailed in the officer recommendation.
- 97.11 Councillor Barrett seconded the proposal.
- 97.12 The Case Officer responded to further questions from Members regarding the proposed plans for street lighting on the site.
- 97.13 Members debated the application on issues including: the type of heating to be installed in the properties, the number of properties to have PV panels installed, the classes of business use to be permitted on site, and provision of sports facilities.
- 97.14 Councillor Beer and Councillor Barrett agreed to the additional conditions detailed in the tabled papers, and an informative note regarding the provision of a defibrillator.

By a vote of 9 votes for and 2 against

It was RESOLVED:

That authority be delegated to the Chief Planning Officer to GRANT conditional HYBRID planning permission subject to the prior completion of an S106 to secure benefits and mitigation identified in the officer report

And the following additional conditions:

- 1. Addition of generally defined area on the site plan as subsequently specified by the Council where buildings must be low level and of a scale to harmonise with adjacent residential development in order to safeguard amenity [visual and residential] and outlook from those residential properties. The aim being to avoid the construction of high warehouses on this part of the site. Beyond this buffer heights will be judged on their merits.**
- 2. A 20m wide landscape buffer on the site's spine road [Ellen Aldous Avenue] frontage in addition to that on the sites other boundaries in order to soften the visual impact of new commercial development and to protect the residential amenity of residential properties opposite.**
- 3. Clear annotation of relevant drawings to be added to identify the vehicular route to the north into phase 1b as being an emergency route or bus gate only and not a through route for general vehicles in order to prevent the creation of a rat-run through the adjacent residential estate and to reduce the prospect of commercial traffic using the adjacent residential estate road in association with the employment uses hereby permitted which are to have their own point of access from Ellen Aldous Avenue for safety and amenity reasons**

And the following informative:

The Council has noted and welcomes the offer made by Persimmon Homes at the Committee meeting to donate a defibrillator to the community at the end of construction and wishes to encourage prior discussion as to identifying a suitable location close to this site during the build out of this development.

98 DC/21/04477 PARSONAGE BARN, PARSONAGE LANE, CHELSWORTH, SUFFOLK, IP7 7HT

98.1 Item 6B

Application Proposal	DC/21/04477 Full Planning Application – Erection of 1No one-and-a-half storey dwelling, new vehicular access and installation of sewage treatment plant and associated landscaping
Site Location	CHELSWORTH – Parsonage Barn, Parsonage Lane, Chelsworth, Suffolk IP7 7HT
Applicant	Mr & Mrs Bessell

98.2 A break was taken from 11:12am until 11:23am, after application number DC/21/05419 and before the commencement of application number

DC/21/04477.

- 98.3 Councillor Jamieson confirmed to the Chair that he would be speaking as the Ward Member and would not take part in the debate or the vote for the application.
- 98.4 The Case Officer presented the application to the Committee outlining the proposal before Members including: the contents of the tabled papers, the location and layout of the site, the details of the extant permission under application number DC/20/0498 and the previously refused application, and the officer recommendation of refusal.
- 98.5 The Case Officer responded to questions from Members on issues including: whether the extant permission was granted to the applicant for this applicant.
- 98.6 Members considered the representation from Peter Kievenaar who spoke as a supporter.
- 98.7 The supporter responded to questions from Members on issues including: the number of residents in Parsonage Lane.
- 98.8 Members considered the representation from David Bessell who spoke as the applicant.
- 98.9 The applicant responded to questions from Members on issues including: whether any pre-application advice was received from the planning department.
- 98.10 The Chief Planning Officer commented on the pre-application advice provided and provided clarity regarding the role of the Heritage team in relation to pre-application advice.
- 98.11 The applicant responded to further questions from Members on issues including: the location and size of the current proposal in comparison to the extant permission, and whether the siting of the balcony would have any effect on adjacent properties.
- 98.12 Members considered the representation from Councillor Jamieson who spoke as the Ward Member.
- 98.13 The Ward Member responded to questions from Members on issues including: whether the Ward Member supported the application.
- 98.14 The Chief Planning Officer and the Case Officer responded to Members' questions regarding the relevance of the recent appeal decision to this application, and the location of the proposed dwelling compared to the location of the dwelling refused at appeal.
- 98.15 Members debated the application on issues including: the potential level of substantial harm of the proposal compared to the public benefit of the

proposal, the support from local residents and the Parish Meeting, heritage issues, the previous appeal decision, and the amendments made to the application in order to resolve the issues raised by the previously refused application.

98.16 Councillor Parker proposed that the application be refused as detailed in the officer recommendation.

98.17 Councillor Plumb seconded the motion.

98.18 Members debated the application further on issues regarding: the reasons for refusal.

98.19 By a vote of 2 votes for and 8 against the motion was lost.

98.20 Councillor McCraw proposed that the application be approved.

98.21 Councillor Hinton seconded the motion.

98.22 Councillor McCraw and Councillor Hinton agreed to following proposed conditions:

- ecological appraisal recommendations
- biodiversity enhancement strategy
- wildlife sensitive lighting
- highways conditions removal of PD rights
- landscaping including measures to enhance boundary planting with Whistlecraft Cottage
- tree protection
- landscaping protection
- Removal of Permitted Development rights
- materials TBA
- levels TBA

By a vote of 8 votes for and 2 against

It was RESOLVED:

That Authority be delegated to the Chief Planning Officer to GRANT planning permission with the following conditions:

- **ecological appraisal recommendations**
- **biodiversity enhancement strategy**
- **wildlife sensitive lighting**

- highways conditions removal of PD rights
- landscaping including measures to enhance boundary planting with Whistlecraft Cottage
- tree protection
- landscaping protection
- Removal of Permitted Development rights
- materials TBA
- levels TBA

99 DC/21/05652 LAND WEST OF SUDBURY ROAD, ACTON, SUFFOLK

99.1 Item 6C

Application Proposal	DC/21/05652 Application for Outline Planning Permission (some matters reserved, access to be considered) Town and Country Planning Act 1990 - Erection of up to 30 no. dwellings (including 10 no.affordable units) including new vehicular access and public open space.
Site Location Applicant	ACTON – Land West of Sudbury Road, Acton, Suffolk Acorn Farms Ltd

- 99.2 A break was taken from 12:26pm until 12:35pm after application number DC/21/04477 and before the commencement of application number DC/21/05652.
- 99.3 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the location of the adjacent listed buildings, and the officer recommendation of refusal.
- 99.4 The Case Officer responded to questions from Members on issues including: the speed limit and visibility at the access to the site.
- 99.5 Members considered the representation from Graham Round who spoke on behalf of Acton Parish Council.
- 99.6 The Parish Council representative responded to questions from Members on issues including: the frequency of flooding and waste water issues.
- 99.7 Members considered the representation from Brian McSweeney and Steve Le Grys who spoke as objectors.
- 99.8 Members considered the representation from Jack Wilkinson who spoke as the agent.

- 99.9 The agent responded to questions from Members on issues including: the preferred housing mix set out in the officer report, proposed flood mitigation actions, the local housing need, and the access roads.
- 99.10 The agent and the Chief Planning Officer responded to a question from Members regarding the recent appeal decision regarding an application in Sproughton.
- 99.11 Members considered the representation from Councillor John Nunn who spoke as the Ward Member.
- 99.12 Members debated the application on issues including: the sustainability of the proposed development, the local housing need, the potential flood issues, and compliance with Policy CS11 of the Babergh Core Strategy.
- 99.13 Councillor Barrett proposed that the application be refused as detailed in the officer recommendation.
- 99.14 Councillor Jamieson seconded the motion.

By a unanimous vote

It was RESOLVED:

That the application is REFUSED planning permission for the following reasons:-

- 1) The proposed development is Contrary to Policy CS2; as well as CS11 of the Babergh Core Strategy, which states that residential development within Hinterland Villages should be provided for local needs. In the absence of any evidence of local need within Acton for further market dwellings the development does not comply with the policy.**
- 2) The proposed development is Contrary to Policy CS11 of the Babergh Core Strategy which states that the cumulative impact of the development in conjunction with other developments should be considered. The proposed development, in conjunction with the recently approved 200 dwellings, is considered to have a detrimental impact on the infrastructure within the village, notably primary education.**
- 3) The development, due to its siting and scale, would cause a less than substantial harm to the setting of surrounding listed buildings and this harm is not outweighed by the public benefits of the development contrary to Policy CN06 of the Babergh Local Plan and the NPPF.**
- 4) The development, due to its siting, scale and proposed landscaping would have a detrimental impact on the character of the area, contrary to Policies CS15 and CS11 of the Babergh Core Strategy.**

5) In the absence of a signed s.106, the development would fail to provide funding for new primary and pre-school places and school transport. In addition it would fail to ensure affordable housing of the tenure required to reflect the established needs within the district, contrary to Policy CS19 of the Babergh Local Plan.

100 DC/21/03718 LAND TO THE EAST OF, DUKE STREET, HINTLESHAM, SUFFOLK

100.1 Item 6D

Application Proposal	DC/21/03718 Application under Section 73 of the Town and Country Planning Act - Variation of Condition 2 (Approved Plans and Documents), Condition 4 (Visibility Splays), Condition 7 (Refuse Bins) and Condition 8 (Parking) of planning permission DC/18/05613 Dated: 25/09/2020 - Erection of 14No Dwellings, garages and additional parking. To allow amendments to design and layout (and removal of affordable units).
Site Location	HINTLESHAM – Land to the East of, Duke Street, Hintlesham, Suffolk
Applicant	Landex Ltd

100.1 A break was taken from 13:20pm until 13:33pm after application number DC/21/05652 and before the commencement of application number DC/21/03718.

100.2 Councillor Barrett and Councillor Beer left the meeting at 13:20pm.

100.3 Councillor Busby confirmed to the Committee that he would be speaking as the Ward Member and would not take part in the debate or the vote for this application.

100.4 The Case Officer presented the application to the Committee outlining the proposal before Members including: the location and layout of the site, the amendments made to the proposal since the application was previously presented to Committee, the proposed housing mix, the details of the proposed Deed of Variation, and the officer recommendation of approval.

100.5 The Case Officer responded to questions from Members on issues including: the differences between this application and the permission previously granted including the amendments to the housing mix, and the financial viability assessment of the site.

100.6 Members considered the representation from Dan Davies who spoke as the applicant.

100.7 The applicant responded to questions from Members on issues including: the

proposed changes to the housing mix in relation to the financial viability of the site.

100.8 Members considered the representation from Councillor Dave Busby who spoke as the Ward Member.

100.9 The Ward Member and the applicant responded to questions from Members on issues including: the financial viability of the development, and the loss of affordable housing.

100.10 The Planning Lawyer and the Chief Planning Officer responded to questions from Members regarding the existing Section 106 agreement.

100.10 Members debated the application in detail on issues including: the proposed housing mix including the loss of affordable housing, and the financial viability assessment.

100.11 Councillor Parker proposed that the application be approved as detailed in the officer recommendation.

100.12 Councillor McLaren seconded the motion.

By a vote of 5 votes for and 3 against

It was RESOLVED:

That authority be delegated to the Chief Planning Officer:

(1) To secure a Deed of Variation of the Section 106 Planning Obligation:

- **To remove the affordable housing contribution**
- **To ensure that RAMS financial contribution is secured**

And

(2) Upon completion of the legal agreement, that the Chief Planning Officer be authorised to grant Planning Permission subject to conditions as summarised below and those as maybe deemed necessary by the Chief Planning Officer:

- **Time Limit**
- **Approved Plans Documents**
- **Agreement of Levels**
- **Visibility Splays**
- **Estate Roads and Footpaths**
- **Carriageways and Footways**
- **Refuse Bins**
- **Parking**
- **Discharge of Surface Water**
- **Construction Management Plan**
- **Surface Water Details**

- SUDS
- Surface Water Management Plan
- Restriction on Construction Times
- No Burning
- Fire Hydrants
- Ecology
- Biodiversity Enhancement Strategy
- Sustainability Measures

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

- Proactive working statement
- SCC Highways notes
- Water and Floods notes
- Land Drainage
- Pre-commencement condition note

101 DC/21/00745 THE SLAUGHTERHOUSE AND LAND ADJACENT CUCKOO HILL, BURES ST MARY, SUFFOLK

101.1 Item 6E

Application Proposal	DC/21/00745 Variation of condition 2 attached to the planning permission reference B//14/01103/FUL for: 'The erection of 6 no. two-storey dwellings, demolition of existing commercial buildings and hard-standing and construction of private access driveway [scheme to utilise existing vehicular access to public highway.]..to allow for amended designs for dwellings on plots 5 and 6. The variation specifically sought permission for the substitution of drawings no.1471.04 [plot 5] and1471.05 [plot 6] with new drawings.
Site Location	BURES ST MARY – The Slaughterhouse and Land Adjacent Cuckoo Hill, Bures St Mary, Suffolk
Applicant	Stemar Group Ltd

101.2 Councillor Barrett and Councillor Beer re-joined the meeting at 14:15pm.

101.3 Councillor Parker left the meeting at 14:15pm.

101.4 The Team Leader for Heritage and Planning Compliance presented the proposal to the Committee providing Members with details of the previous applications at the site, the proposed amendment to the wording of the previously agreed condition 2, and the officer recommendation of approval.

101.5 The Team Leader for Heritage and Planning Compliance responded to

questions from Members on issues including: the implications to the Council should the amendment not be made.

101.6 Councillor Barrett proposed that the recommendation be approved as detailed in the officer report.

101.7 Councillor Beer seconded the motion.

101.8 The Team Leader for Heritage and Planning Compliance, and the Planning Lawyer responded to further questions from Members on issues including: the financial implications of the variation to the condition, and the action which would be required should the amendment not be agreed.

By a unanimous vote

It was RESOLVED:

That the authority delegated to the Chief Planning Officer be amended as follows

“That delegated authority be given to the Chief Planning Officer to GRANT conditional planning permission as previously set out in the Minutes to the meeting held 14 July 2021 subject to the following amendment to clause [7] of that Minute and to the prior receipt of a suitable binding Section 106 planning obligation on those amended terms that in his opinion satisfactorily secures:

...

Revision:

7. the deposit into a bank account operated by the Council, or similar, of funds in the sum of £130,000 that the Council can draw down to undertake such work as may be required itself to monitor and implement the planning permission in the event of the applicant/developer defaulting or failing to follow the agreed timetable, and the transfer, subject to a charge in favour of MT Finance Limited dated 20 September 2021, to the Council of the freehold title to the two dwellings subject to the application/permission such that the Council can undertake such work as may be required itself to monitor and implement the planning permission in the event of the applicant/developer defaulting or failing to follow the agreed timetable, and to, upon completion, take the properties to market for sale.....”

102 DC/21/02810 BRANTHAM INDUSTRIAL ESTATE AND LAND TO THE NORTH AND PENINSULA, FACTORY LANE, BRANTHAM

102.1 Item 6F

Application Proposal	DC/21/02810 Application to Modify or Discharge a S106 planning obligation for B/15/00263
Site Location	BRANTHAM – Brantham Industrial Estate and Land to the North and Peninsula, Factory Lane, Brantham

Applicant

St Francis Group (Brantham) Ltd

102.2 Councillor Parker re-joined the meeting at 14:27pm.

102.3 Councillor McCraw confirmed to the Committee that he would remain on the Committee for the duration of the item and not speak as the Ward Member.

102.4 The Case Officer introduced the application to the Committee outlining the proposal before Members including: the location and layout of the site, the approved master plan of the site, the current S106 agreement, the proposal before Members, and the recommendation of approval.

102.5 The Case Officer and the Chief Planning Officer responded to questions from Members on issues including: the proposed anticipated surplus amount, and the possibility of the funds received being ring fenced for use in Brantham.

102.6 At the request of Councillor McCraw, the Chief Planning Officer agreed that the issue of funds being ring fenced would be brought to the attention of the Strategic Housing Team.

102.7 Councillor Barrett proposed that the application be approved as detailed in the officer recommendation.

102.8 Councillor McCraw seconded the motion.

By a unanimous vote

It was RESOLVED:

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

•Amendment to the current S106 Agreement to remove Schedule 3 and include a fixed Sum Overage Payment of £1,579,163 to be paid within six months of the deed being entered into.

The business of the meeting was concluded at 2.45 pm.

.....
Chair



PL/21/25

BABERGH DISTRICT COUNCIL

PLANNING COMMITTEE

15 DECEMBER 2021

SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Item	Page No.	Application No.	Location	Officer
6A	25-32	DC/21/03770	23 Bridge Street, Hadleigh, Ipswich, Suffolk, IP7 6SJ	EF
6B	33-40	DC/21/03771	21 Bridge Street & Adjoining Buildings, Hadleigh, Ipswich, Suffolk	EF
6C	41-50	DC/21/03774	The Malthouse & Adjoining Buildings, Bridge Street, Hadleigh, Ipswich, Suffolk	EF

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

This page is intentionally left blank

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/21/03770

Case Officer: Elizabeth Flood

Ward: Hadleigh North.

Ward Member/s: Cllr Siân Dawson.

RECOMMENDATION – GRANT LISTED BUILDING CONSENT WITH CONDITIONS

Description of Development

Application for Listed Building Consent - Minor Internal amendments to previously approved LBC as ref: DC/18/04992

Location

23 Bridge Street, Hadleigh, Ipswich, Suffolk IP7 6SJ

Expiry Date: 31/01/2022

Application Type: LBC - Listed Building Consent

Development Type: Listed Building Consent - alterations

Applicant: Mr Daniel Hughes

Agent: Mr David Monney

Parish: Hadleigh

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: Yes

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The applicant is Babergh District Council

Details of Previous Committee/Resolutions and Member Site Visit: None

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Neighbourhood Plan is currently at:-
Stage 1: Designated neighbourhood area

Accordingly, the Neighbourhood Plan has little weight.

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

Hadleigh Town Council: No comments

National Consultee

Historic England: No comments

Internal Consultee Responses

Place services – Heritage: No objection. Recommend conditions from the previously consented scheme are carried across to this approval.

B: Representations

At the time of writing this report no letters/emails/online comments have been received

PLANNING HISTORY

There is an extensive planning history relating to the broader site that is subject to proposed redevelopment, none of which is of relevance to this listed building consent application. Below is the history relating to the redevelopment. Also please note the applications lodged concurrently for minor changes to the broader development site that the subject buildings form a part of, including the applications for listed building consent relating to four other listed buildings.

REF: DC/18/04966

Full Planning Application - Redevelopment to provide 57 dwellings (Use Class C3) with private amenity areas, parking, fencing, landscaping, open space and refuse

DECISION: GTD
09.03.2021

facilities, access roads and associated works and infrastructure, incorporating the part demolition and part retention and conversion of the existing office buildings (including the retention and conversion of The Maltings, No's 21 & 23 Bridge Street, River View & The Cottage & demolition of Bridge House), site of the former Babergh District Council Offices & associated land.

REF: DC/18/04971	Listed Building Consent - Partial demolition and internal and external alterations to enable the formation of 1No dwelling as per schedule of works.	DECISION: GTD 28.03.2019
REF: DC/18/04991	Listed Building Consent - Partial demolition works; Internal and external alterations to form 2No Ground Floor Apartments and 1No Duplex Apartment at Ground and First Floor level.	DECISION: GTD 28.03.2019
REF: DC/18/04992	Application for Listed Building Consent - Internal alterations to form 2No Apartments.	DECISION: GTD 28.03.2019
REF: DC/18/04996	Listed Building Consent - Partial demolition works and internal and external alterations and extension to reinstate River View as a single dwelling and erection of 10No apartments	DECISION: GTD 28.03.2019
REF: DC/18/05018	Application for Listed Building Consent - Partial demolition and internal and external alterations to form 4 no ground floor apartments; 4 no first floor apartments in Historic Section. Conversion of and erection of extension to form 14 no apartments.	DECISION: GTD 28.03.2019
REF: DC/19/00598	Application for Advertisement Consent - Erection of A board or A-Frame sign	DECISION: PCO
REF: DC/21/03769	Application for a Non Material Amendment relating to DC/18/04966 - General amendments to Phase 1 (49 units) layout to comply with building regulations and national space standard. It entails some slight adjustments to internal partition walls, doors etc.. to allow upgrade. Please refer to the letter (L00) as attached for further details re the changes (see Key A-I and J,Q-T).	DECISION: PCO

REF: DC/21/03771	Application for Listed Building Consent - Minor internal amendments to previously approved LBC ref: DC/18/04991 - Bridge Street & Adjacent Buildings. Please refer to Letter (L00) as submitted here for further descriptions re changes identified under points A,F,G.	DECISION: PCO
REF: DC/21/03772	Application for Listed Building Consent. Minor internal, layout and River View elevation amendments to previously approved LBC ref: DC/18/04996 as per Design & Access Statement.	DECISION: GTD 07.12.2021
REF: DC/21/03773	Application for Listed Building Consent. Minor internal layout amendments to previously approved LBC ref: DC/18/04971 as per Design & Access Statement.	DECISION: GTD 07.12.2021
REF: DC/21/03774	Application for listed Building Consent. Minor amendments to previously approved LBC ref: DC/18/05018 (Malthouse) as per Design & Access Statement.	DECISION: PCO

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1. The site is located on the western side corner of Bridge Street, to the north of the Hadleigh town centre. The subject Grade II listed building forms part of a much broader site proposed for redevelopment, comprising the former Babergh District Council offices complex.
- 1.2. The two-storey building has direct frontage to Bridge Street. The building is located between 21 Bridge Street, a Grade II* listed building, and the Maltings building, a Grade II listed building. To the rear is an open courtyard that formed part of the former council complex.
- 1.3. The site is within Hadleigh Conservation Area and in close proximity to a number of Grade II* and Grade II listed buildings beyond the wider former Council offices site.

2.0 The Proposal

- 2.1. Listed Building Consent is sought for predominantly internal conversion works to the building to form two dwellings. The majority of works relate to the removal and insertion of partition walls.
- 2.2. With regard to openings, all existing windows will be retained and refurbished, with a new system of replacement secondary glazing installed to the Bridge Street windows.
- 2.3. The proposed changes from DC/18/04992 are as follows:

- Minor changes to previously approved internal walls and doors to provide for an additional bedroom to the first floor flat, creating 1 x 2-bedroom flat and 1 x 3-bedroom flat.
- New wooden gate and fence between 21 and 23 Bridge Street

3.0 The Principle Of Development

- 3.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
- 3.2 Policy CN06 states that alterations to listed buildings should, amongst other things, be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting.
- 3.3 Paragraph 197 of the NPPF states that, in determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.4 The adaptation and re-use of the building is being undertaken without significant alteration to the principal façade and flank elevations. No changes are proposed to the roofscape. The proposed system of replacement secondary glazing is an acceptable heritage response. Externally the building will essentially present no differently in terms of its current domestic villa character. The prominent red brick chimneys and pots are retained. The nineteenth century cast iron veranda to the rear of the villa is retained, as clearly shown on drawing 214E, consistent with the recommendations of the Heritage Consultant.
- 3.5 The conversion works are largely internal, with new partition walls inserted, as is most common with the conversion of historic buildings. The conversion works have generally been well considered, responding positively to the original domestic layout of the building.
- 3.6 The Heritage Consultant recommends a suite of planning conditions to ensure control is retained over the detailed design elements of the scheme. The conditions are reasonable, necessary and appropriate given the building's Grade II listed status. Moreover, the conditions are consistent with well-established heritage practice and meet the tests set out at section 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.8 The revisions from the original approved scheme are minor and will have little impact on the overall design.

PART FOUR – CONCLUSION

4.0 Planning Balance and Conclusion

- 4.1 The listed building is being conserved and great weight is attached to this conservation consistent with paragraph 199 of the NPPF. The works will not result in less than substantial harm to the building or its setting and so paragraph 201 of the NPPF is not engaged.
- 4.2 The proposed conversion works have been designed in a sensitive manner, respectful of the building's valued historic integrity and setting.
- 4.3 The scheme of works does not conflict with local policy CN06 or paragraph 197 of the NPPF. The proposal facilitates the conservation of a heritage asset, consistent with the overarching objective of achieving sustainable development as set out at paragraph 8 of the NPPF.
- 4.4 The re-use of the building secures its long-term future and in so doing preserves the building, together with its special architectural features and historic interest. The proposal is therefore consistent with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.5 The proposed works will result in no harm to the character and significance of this listed building.

RECOMMENDATION

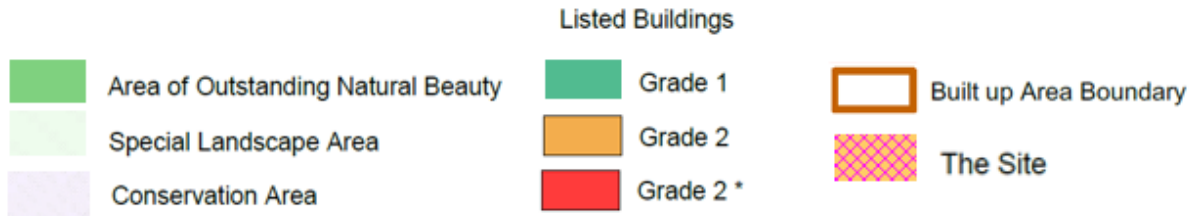
That the application is GRANTED listing building consent and include the following conditions:-

- Standard time limit
- Window and door details including joinery colour
- Details of repairs
- All materials/fixtures to new build elements
- Landscaping and public realm details
- Level 3 Archaeological building recording

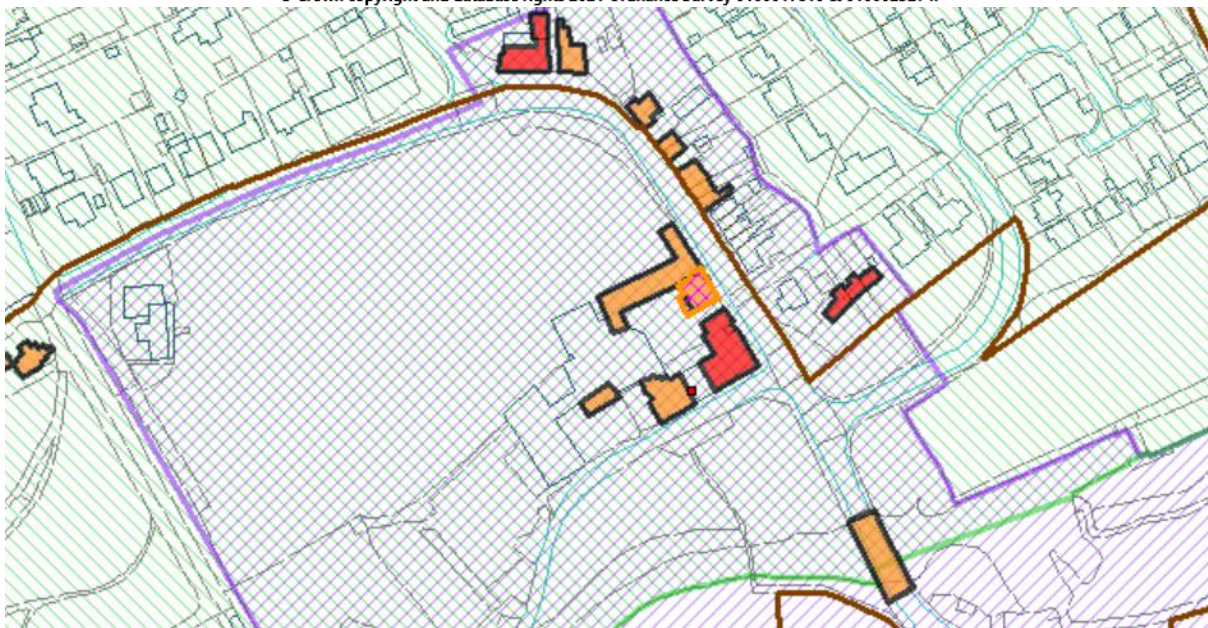
Application No: DC/21/03770

Parish: Hadleigh

Location: 23 Bridge Street



© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.



This page is intentionally left blank

Agenda Item 6b

Committee Report

Item No: 6B

Reference: DC/21/03771

Case Officer: Elizabeth Flood

Ward: Hadleigh North.

Ward Member/s: Cllr Siân Dawson.

RECOMMENDATION –GRANT LISTED BUILDING CONSENT WITH CONDITIONS

Description of Development

Application for Listed Building Consent - Minor internal amendments to previously approved LBC ref: DC/18/04991 - Bridge Street & Adjacent Buildings.

Location

21 Bridge Street & Adjoining Buildings, Hadleigh.

Expiry Date: 31/01/2022

Application Type: LBC - Listed Building Consent

Development Type: Listed Building Consent - alterations

Applicant: Mr Daniel Hughes

Agent: Mr David Monney

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: Yes

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

Babergh District Council is the applicant.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

CN06 - Listed Buildings - Alteration/Ext/COU

CS15 - Implementing Sustainable Development

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Neighbourhood Plan is currently at:-
Stage 1: Designated neighbourhood area

Accordingly, the Neighbourhood Plan has little weight.

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

Hadleigh Town Council: No comments

National Consultee

Historic England: No comments

Internal Consultee Responses

Place services – Heritage: No objection. Recommend conditions from the previously consented scheme are carried across to this approval.

B: Representations

At the time of writing this report no letters/emails/online comments have been received

PLANNING HISTORY

There is an extensive planning history relating to the broader site that is subject to proposed redevelopment, none of which is of relevance to this listed building consent application. Below is the history relating to the redevelopment. Also please note the applications lodged concurrently for minor changes to the broader development site that the subject buildings form a part of, including the applications for listed building consent relating to four other listed buildings.

REF: DC/18/04966

Full Planning Application - Redevelopment to provide 57 dwellings (Use Class C3) with private amenity areas, parking, fencing, landscaping, open space and refuse facilities, access roads and associated works and infrastructure, incorporating the part demolition and part retention and conversion

DECISION: GTD
09.03.2021

of the existing office buildings (including the retention and conversion of The Maltings, No's 21 & 23 Bridge Street, River View & The Cottage & demolition of Bridge House), site of the former Babergh District Council Offices & associated land.

REF: DC/18/04971	Listed Building Consent - Partial demolition and internal and external alterations to enable the formation of 1No dwelling as per schedule of works.	DECISION: GTD 28.03.2019
REF: DC/18/04991	Listed Building Consent - Partial demolition works; Internal and external alterations to form 2No Ground Floor Apartments and 1No Duplex Apartment at Ground and First Floor level.	DECISION: GTD 28.03.2019
REF: DC/18/04992	Application for Listed Building Consent - Internal alterations to form 2No Apartments.	DECISION: GTD 28.03.2019
REF: DC/18/04996	Listed Building Consent - Partial demolition works and internal and external alterations and extension to reinstate River View as a single dwelling and erection of 10No apartments	DECISION: GTD 28.03.2019
REF: DC/18/05018	Application for Listed Building Consent - Partial demolition and internal and external alterations to form 4 no ground floor apartments; 4 no first floor apartments in Historic Section. Conversion of and erection of extension to form 14 no apartments.	DECISION: GTD 28.03.2019
REF: DC/19/00598	Application for Advertisement Consent - Erection of A board or A-Frame sign	DECISION: PCO
REF: DC/21/03769	Application for a Non Material Amendment relating to DC/18/04966 - General amendments to Phase 1 (49 units) layout to comply with building regulations and national space standard. It entails some slight adjustments to internal partition walls, doors etc.. to allow upgrade. Please refer to the letter (L00) as attached for further details re the changes (see Key A-I and J,Q-T).	DECISION: PCO
REF: DC/21/03770	Application for Listed Building Consent - Minor Internal amendments to previously approved LBC as ref: DC/18/04992 - 23 Bridge Street Please refer to Letter L00 as	DECISION: PCO

submitted here for further descriptions re changes identified under points A & G.

REF: DC/21/03772	Application for Listed Building Consent. Minor internal, layout and River View elevation amendments to previously approved LBC ref: DC/18/04996 as per Design & Access Statement.	DECISION: GTD 07.12.2021
REF: DC/21/03773	Application for Listed Building Consent. Minor internal layout amendments to previously approved LBC ref: DC/18/04971 as per Design & Access Statement.	DECISION: GTD 07.12.2021
REF: DC/21/03774	Application for listed Building Consent. Minor amendments to previously approved LBC ref: DC/18/05018 (Malthouse) as per Design & Access Statement.	DECISION: PCO

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1. The site is located on the north-western corner of Corks Lane and Bridge Street, to the north of the Hadleigh town centre. The subject Grade II* listed building forms part of a much broader site proposed for redevelopment, comprising the former Babergh District Council offices complex.
- 1.2. The two-storey building has direct frontage to Corks Lane and Bridge Street. The building's principal frontage is to Bridge Street. To the west (rear) is the Arup Building and further west is River View, a Grade II listed building. To the north is 23 Bridge Street, a double-storey Grade II listed building.
- 1.3. The site is within Hadleigh Conservation Area and in close proximity to a number of Grade II* and Grade II listed buildings beyond the wider former Council offices site.

2.0 The Proposal

- 2.1. Listed Building Consent is sought for conversion works to the building to form three dwellings. The conversion works are predominantly internal, with the majority of works relating to the removal and insertion of partition walls.
- 2.2. With regard to openings, all existing windows will be retained and refurbished, with a new system of replacement secondary glazing installed to the Bridge Street windows. New windows to the west elevation where the arches are to be infilled are proposed, in the form of timber sashes. The historic front door, currently fixed shut, will be reopened to form the entrance door to the ground floor dwelling. A historic door to the south elevation, which was more recently partially blocked to become a window, will be re-opened giving access to the relocated stair, and will become the entrance door to the second dwelling.
- 2.3. The proposed changes from DC/18/04991 are as follows:

- Minor changes to previously approved internal walls and doors which would result in one of the two ground floor flats reducing in size from three beds to two beds with an additional bathroom and the introduction of an ensuite and additional WC for the four bed maisonette flat. The development would provide 1x 1 bedroom flat, 1 x 2 bedroom flat and 1 x 4 bedroom maisonette;
- New wooden gate and fence between 21 and 23 Bridge Street

3.0 The Principle Of Development

- 3.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
- 3.2 Policy CN06 states that alterations to listed buildings should, amongst other things, be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting.
- 3.3 Paragraph 197 of the NPPF states that in determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.4 The extent of demolition is very minor, limited to the rear of the building. The adaptation and re-use of the building is being undertaken without significant alteration to the principal façade and flank elevations. The external works are very minor, largely focused to the rear, and ensure the preservation of the building's original 17th-century character.
- 3.5 The original rear elevations will be revealed with the removal of the 1980s single-storey extension. The re-exposed walls will be repaired and returned to a red brick finish and new sash windows will be inserted into the openings. The demolition and 'making good' works will enhance and better reveal the significance of the highly-valued Grade II* listed asset. Such an outcome is expressly supported by paragraph 206 of the NPPF, which states that proposals which better reveal (heritage) significance should be treated favourably.
- 3.6 The retention of the highly valued, intact 18 century brick façade that addresses Bridge Street is appropriate. The re-opening of the main historic door to Bridge Street is a positive heritage outcome. The insertion of a timber door in the elevation fronting Corks Lane is a modest intrusion and merely reinstates the original opening that has since been partially infilled by a more recent window. No changes are proposed to the roofscape, a further positive aspect of the conversion works. The proposed system of replacement secondary glazing is an acceptable heritage response.
- 3.7 The conversion works are largely internal with new partition walls inserted, as is most common with the conversion of historic buildings. The conversion works have generally been well considered, responding positively to the original domestic layout of the building.

- 3.8 The Heritage Consultant recommends a suite of planning conditions to ensure control is retained over the detailed design elements of the scheme. The conditions are reasonable, necessary and appropriate given the building's Grade II* listed status. Moreover, the conditions are consistent with well-established heritage practice and meet the tests set out at section 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.9 The revisions from the original approved scheme are minor and will have little impact on the overall design.

PART FOUR – CONCLUSION

4.0 Planning Balance and Conclusion

- 4.1 The listed building is being conserved and great weight is attached to this conservation consistent with paragraph 199 of the NPPF. The building is Grade II* listed and is afforded a higher level of significance. In accordance with paragraph 199, greater weight is attached to the building's conservation given the higher importance of the asset. The works will not result in less than substantial harm to the building or its setting and so paragraph 201 of the NPPF is not engaged.
- 4.2 The proposed conversion works have been designed in a sensitive manner, respectful of the building's valued historic integrity and setting.
- 4.3 The scheme of works does not conflict with local policy CN06 or paragraph 197 of the NPPF. The proposal facilitates the conservation of heritage assets, consistent with the overarching objective of achieving sustainable development as set out at paragraph 8 of the NPPF. There are a number of positive elements to the scheme that offer heritage benefits, largely relating to the reinstatement of the original rear elevations and removal of the rear extension allowing the building to read more clearly as a separate building.
- 4.4 The re-use of the building secures its long term future and in so doing preserves the building, together with its special architectural features and historic interest. The proposal is therefore consistent with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION

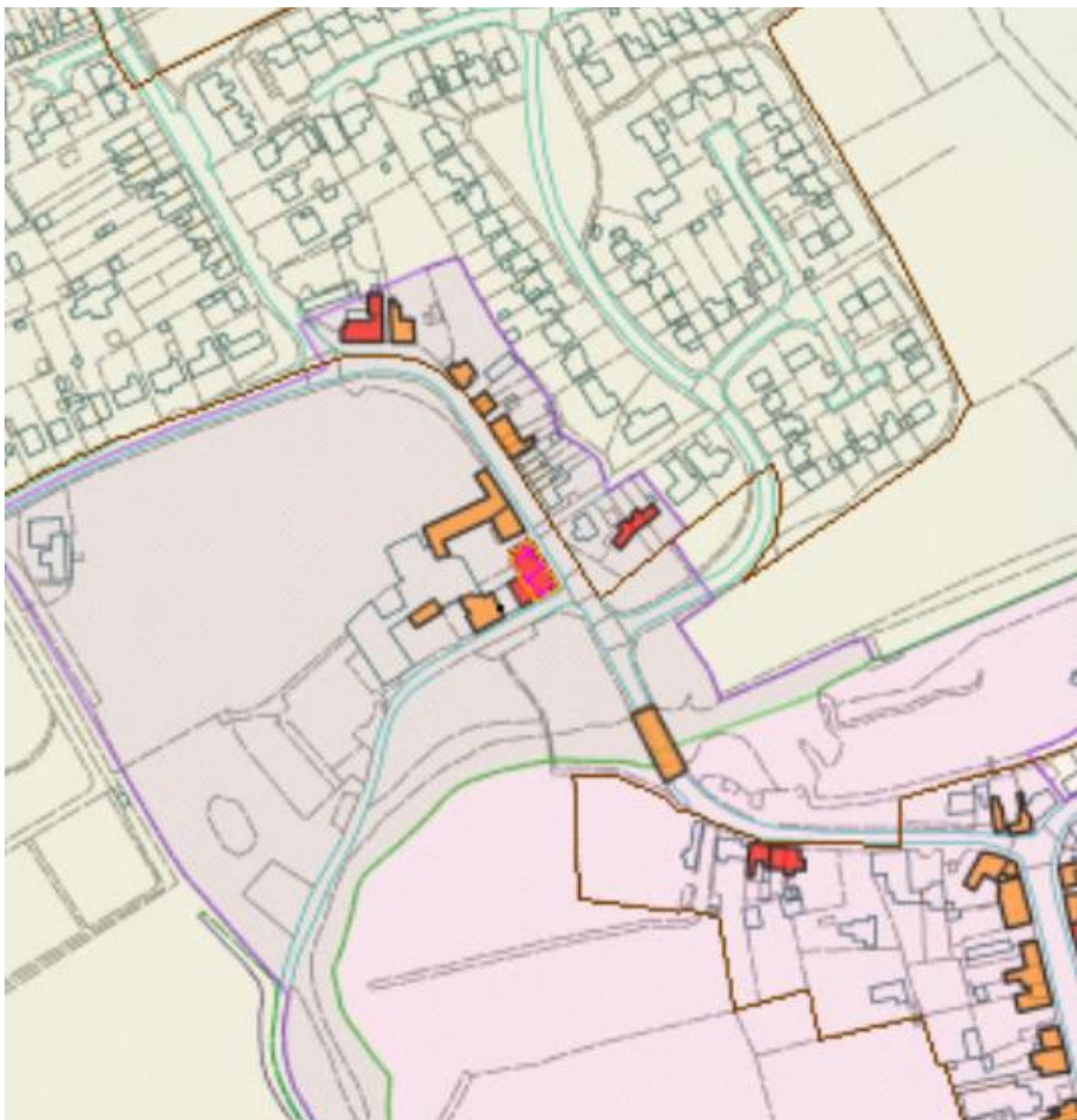
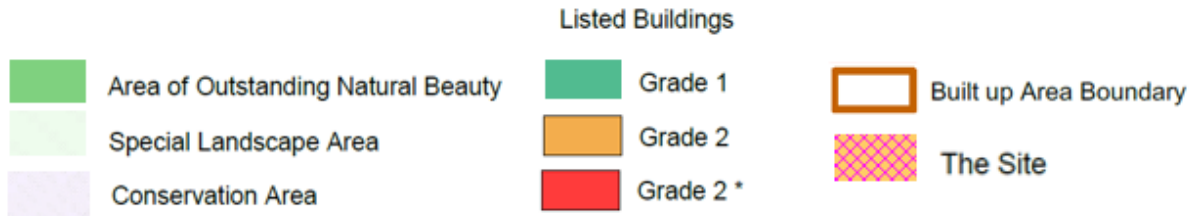
That the application is GRANTED listing building consent and includes the following conditions:-

- Standard time limit
- Window and door details
- Details of repairs
- All materials/fixtures to new build elements
- Landscaping and public realm details
- Level 3 Archaeological building recording
- Joinery colour
- Rainwater goods

Application No: DC/21/03771

Parish: Hadleigh

Location: 21 Bridge Street & Adjoining Buildings



© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.

This page is intentionally left blank

Agenda Item 6c

Committee Report

Item No: 6C

Reference: DC/21/03774

Case Officer: Elizabeth Flood

Ward: Hadleigh North.

Ward Member/s: Cllr Siân Dawson.

RECOMMENDATION – GRANT LISTED BUILDING CONSENT WITH CONDITIONS

Description of Development

Application for listed Building Consent. Minor amendments to previously approved LBC ref: DC/18/05018 (Malthouse) as per Design & Access Statement.

Location

Malthouse And Adjoining Buildings, Bridge Street, Hadleigh,

Expiry Date: 31/01/2022

Application Type: LBC - Listed Building Consent

Development Type: Listed Building Consent - alterations

Applicant: Mr Daniel Hughes

Agent: Mr David Monney

Parish: Hadleigh

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: Yes

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The applicant is Babergh District Council

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF National Planning Policy Framework 2021

Babergh Core Strategy 2014:

- CS15 Implementing Sustainable Development in Babergh

Saved Policies in the Babergh Local Plan (2006):

- CN06 Listed Buildings – Alterations/ Extension/ Change of Use

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Neighbourhood Plan is currently at:-

Stage 1: Designated neighbourhood area
Accordingly, the Neighbourhood Plan has little weight

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

Hadleigh Town Council: No comments

National Consultee

Historic England: No comments

Internal Consultee Responses

Place services – Heritage: No objection. Recommend conditions from the previously consented scheme are carried across to this approval.

B: Representations

At the time of writing this report no letters/emails/online comments have been received

PLANNING HISTORY

There is an extensive planning history relating to the broader site that is subject to proposed redevelopment, none of which is of relevance to this listed building consent application. Below is the history relating to the redevelopment. Also please note the applications lodged concurrently for minor changes to the broader development site that the subject buildings form a part of, including the applications for listed building consent relating to four other listed buildings.

REF: DC/18/04966

Full Planning Application - Redevelopment to provide 57 dwellings (Use Class C3) with private amenity areas, parking, fencing, landscaping, open space and refuse

DECISION: GTD
09.03.2021

facilities, access roads and associated works and infrastructure, incorporating the part demolition and part retention and conversion of the existing office buildings (including the retention and conversion of The Maltings, No's 21 & 23 Bridge Street, River View & The Cottage & demolition of Bridge House), site of the former Babergh District Council Offices & associated land.

REF: DC/18/04971	Listed Building Consent - Partial demolition and internal and external alterations to enable the formation of 1No dwelling as per schedule of works.	DECISION: GTD 28.03.2019
REF: DC/18/04991	Listed Building Consent - Partial demolition works; Internal and external alterations to form 2No Ground Floor Apartments and 1No Duplex Apartment at Ground and First Floor level.	DECISION: GTD 28.03.2019
REF: DC/18/04992	Application for Listed Building Consent - Internal alterations to form 2No Apartments.	DECISION: GTD 28.03.2019
REF: DC/18/04996	Listed Building Consent - Partial demolition works and internal and external alterations and extension to reinstate River View as a single dwelling and erection of 10No apartments	DECISION: GTD 28.03.2019
REF: DC/18/05018	Application for Listed Building Consent - Partial demolition and internal and external alterations to form 4 no ground floor apartments; 4 no first floor apartments in Historic Section. Conversion of and erection of extension to form 14 no apartments.	DECISION: GTD 28.03.2019
REF: DC/19/00598	Application for Advertisement Consent - Erection of A board or A-Frame sign	DECISION: PCO
REF: DC/21/03769	Application for a Non Material Amendment relating to DC/18/04966 - General amendments to Phase 1 (49 units) layout to comply with building regulations and national space standard. It entails some slight adjustments to internal partition walls, doors etc.. to allow upgrade. Please refer to the letter (L00) as attached for further details re the changes (see Key A-I and J,Q-T).	DECISION: PCO
REF: DC/21/03770	Application for Listed Building Consent - Minor Internal amendments to previously	DECISION: PCO

approved LBC as ref: DC/18/04992 - 23 Bridge Street Please refer to Letter L00 as submitted here for further descriptions re changes identified under points A & G.

REF: DC/21/03771 Application for Listed Building Consent - **DECISION:** PCO
Minor internal amendments to previously approved LBC ref: DC/18/04991 - Bridge Street & Adjacent Buildings. Please refer to Letter (L00) as submitted here for further descriptions re changes identified under points A,F,G.

REF: DC/21/03772 Application for Listed Building Consent. **DECISION:** GTD
Minor internal, layout and River View elevation amendments to previously approved LBC ref: DC/18/04996 as per Design & Access Statement. 07.12.2021

REF: DC/21/03773 Application for Listed Building Consent. **DECISION:** GTD
Minor internal layout amendments to previously approved LBC ref: DC/18/04971 as per Design & Access Statement. 07.12.2021

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1. The site is located on the western side of Bridge Street, to the north of the Hadleigh town centre. The subject Grade II listed building forms part of a much broader site proposed for redevelopment, comprising the former Babergh District Council offices complex.
- 1.2. The site is occupied by a former Malthouse building previously used by Babergh District Council as offices. The building abuts Bridge Street and has a return wing that projects westward into the broader redevelopment site. The building's northern elevation forms the broader site's northern boundary.
- 1.3. Immediately north is the cricket ground associated with the Hadleigh Cricket Club. Opposite the site on the eastern side of Bridge Street is residential development. Immediately to the south is the balance of the redevelopment site.
- 1.4. Adjoining the subject building on its southern side is 23 Bridge Street, a Grade II listed building. Adjoining its western side is the Arup building. Immediately south is an open courtyard, located to the rear of 23 Bridge Street.

2.0 The Proposal

- 2.1 Listed Building Consent is sought for internal and external alterations to facilitate conversion of the former Malthouse building into eight dwellings, together with a proposed three-storey extension to

the rear of the building, linking it to the converted adjacent three-storey pavilion block. The three-storey extension proposes to accommodate 16 dwellings – six at ground floor, six at first floor and four at second floor level. A total of 24 dwellings is proposed.

- 2.2 The three-storey extension is modern, incorporates a flat roof, and the top floor is set back from the first-floor facades providing roof terraces for the two second floor dwellings. The extension is finished in a mix of brick, render, horizontal timber cladding and aluminium-framed windows. The material specification for the top floor railings to the perimeter of the roof terraces is not specified.
- 2.3 The conversion works are predominantly internal, featuring retention of the existing stair core but otherwise removal of almost all existing partitions and insertion of new partitions. The spiral staircase and mezzanine floor will be replaced with a new staircase and mezzanine floor.
- 2.4 With regard to openings, all existing windows will be retained and refurbished, with a new system of replacement secondary glazing proposed for the windows in the Bridge Street elevation.
- 2.5 The proposed changes from DC/18/05018 are as follows:
 - Minor changes to previously approved internal walls and doors
 - Introduction of toughened safety glass for windows facing the cricket ground
 - Alternations to entrance hall wall at entrance to building from Bridge St
 - Removal of rear internal staircase and new staircase to the front
 - Alternations to the rear existing external staircase, removal of staircase and addition of new timber gate at ground floor and balcony at first floor

3.0 Historic Character of the Listed Building

- 3.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
- 3.2 Policy CN06 states that alterations to listed buildings should, amongst other things, be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting.
- 3.3 Paragraph 197 of the NPPF states that in determining planning applications, local planning authorities should take account of:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.4 The elements of the proposed works requiring careful attention in the context of the special architectural and historic interest of the Grade II listed Malthouse are:
 - the part demolition of the Arup building;
 - the three storey modern rear extension; and
 - the internal subdivision of the Malthouse building.

Demolition - Arup Building

- 3.5 The part removal of the Arup complex to the rear of the Malthouse requires listed building consent because this building is physically attached to the listed building. This building is of significance at a level that it is appropriately regarded as a non-designated heritage asset.
- 3.6 However, the more recent Arup building does not contribute to the special architectural and historic interest of the Malthouse. This is clear from the listing date of the cottage - 1972 - which predates the construction of the Arup building by a good number of years. The significance of the Malthouse is derived from its former operation as a maltings and its associated industrial character, not by the modern office building to its rear.
- 3.7 Part removal of the Arup complex to the rear of the Malthouse will not compromise the special architectural features or historic interest of the Malthouse. Removal of the Arup building does not result in the loss of designated heritage fabric. It is concluded that no harm to the significance of the listed building would result from the removal of the Arup building.

Three Storey Addition

- 3.8 The proposed three storey addition is located to the rear of the Malthouse, in the location of the existing Arup building. The form, design and appearance of the addition is overtly contemporary. Contrasting old with new by adopting contemporary design detailing is accepted heritage practice. The contrast will be stark; however this is not unacceptable given it occurs at the rear, less sensitive and less visible interface.
- 3.9 The addition will be largely concealed from many of the nearby public vantage points by the good number of surrounding buildings at the broader redevelopment site. Whilst the bulk of the addition is not insignificant, this is acceptable given it is of lesser scale than the existing adjacent northern office building to the rear of the Malthouse. Noteworthy is the fact that the top of the three storey addition only marginally extends beyond the eaves of the northern office building, with the distinctive square hip roof form of the office building retaining its prominence. Importantly, the top of the addition is set below the prevailing ridgeline of the Malthouse. The bulk of the addition is also moderated by the setbacks incorporated at the third floor level, a common design technique employed successfully to limit height and bulk impact of buildings. The third floor will be visible in more distant views; however it will not dominate or overwhelm the Malthouse given the physical relationship between the two. The proposed addition is less prominent and dominant than the Arup building it is proposed to replace.
- 3.10 The three storey addition will not mask or result in the loss of any special architectural or historic features of the Malthouse. The Malthouse elevations most affected by the addition are already compromised by the attached Arup complex. The three storey addition would cause harm to the significance of the Malthouse. For the reasons above the harm is deemed low.

Internal Subdivision

- 3.11 The internal subdivision is arguably the most contentious element of the scheme. The subdivision will result in the loss of the expansive internal open spaces that currently assists in understanding

the historic workings of the former maltings operation. The loss of this understanding amounts to material harm. The residential conversion of former industrial buildings of this scale inevitably results in compromises in respect to historic internal layouts, owing to the more 'finer grain' functional requirements of domestic arrangements than compared with historic industrial uses.

- 3.12 Any harm to the special architectural and historic interest of a listed building or its setting must be attributed considerable importance and weight in accordance with sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, respectively
- 3.13 The internal subdivision affects only the interior of the building, and therefore would not lead to the destruction of the building or part of the building. In other words, the building is preserved. Great weight is attached to the building's preservation in accordance with paragraph 193 of the NPPF.
- 3.14 The internal works will make the interpretation of the original historic use of the building more difficult but they do not alter the building's external appearance and therefore the appreciation of the historic use is not lost entirely. The proposal will not lead to the total loss of the building's heritage significance. The proposal is limited to one building forming part of a group of listed buildings. As such, whilst material, officers consider the identified harm to the significance of the heritage asset resulting from the internal subdivision is less than substantial. Planning Balance
- 3.15 Two different forms of material harm have been identified: harm resulting from the bulk, appearance and positioning of the three-storey addition; and harm resulting from the internal subdivision. When considered together, officers are of the view that, for the reasons outlined above, the harm is less than substantial.
- 3.16 Paragraph 196 of the NPPF requires that where less than substantial harm to the significance of a designated heritage asset is identified, it should be weighed against the public benefits of the proposal including securing its optimal viable use.
- 3.17 The conversion works would contribute to securing the long-term use of the listed building. Alternative uses for the building could potentially be accommodated in a manner that does not impact the internal layout to the extent of the proposed domestic subdivision; however, the only realistic way to achieve the benefit of securing the long-term use of the listed building is by way of residential conversion. As noted above, paragraph 193 of the NPPF requires great weight to be placed on the conservation of designated heritage assets.
- 3.18 The Council's Heritage Consultant recommends a suite of planning conditions to ensure control is retained over the detailed design elements of the scheme. The conditions are reasonable, necessary and appropriate given the building's Grade II listed status. Moreover, the conditions are consistent with well-established heritage practice and meet the tests set out at section 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.19 The revisions from the original approved scheme are minor and will have little impact on the overall design.

PART FOUR – CONCLUSION

4.0 Planning Balance and Conclusion

- 4.1. The above assessment concludes that whilst material harm will result from the proposal, it is outweighed by the public benefits, noting the proposed use represents the building's optimum viable use. Great weight is attached to the building's conservation, consistent with paragraph 193 of the NPPF. Noteworthy is that the works will not result in substantial harm and so paragraph 194 of the NPPF is not engaged.
- 4.2. The scheme of works responds in a sufficiently favourable manner to local policy CN06 and paragraph 192 of the NPPF. The proposal facilitates the conservation of a heritage asset, consistent with the overarching objective of achieving sustainable development as set out at paragraph 8 of the NPPF.
- 4.3. The re-use of the building secures its long term future and in so doing preserves the building, together with the majority of its special architectural features and historic interest. The proposal is therefore consistent with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION

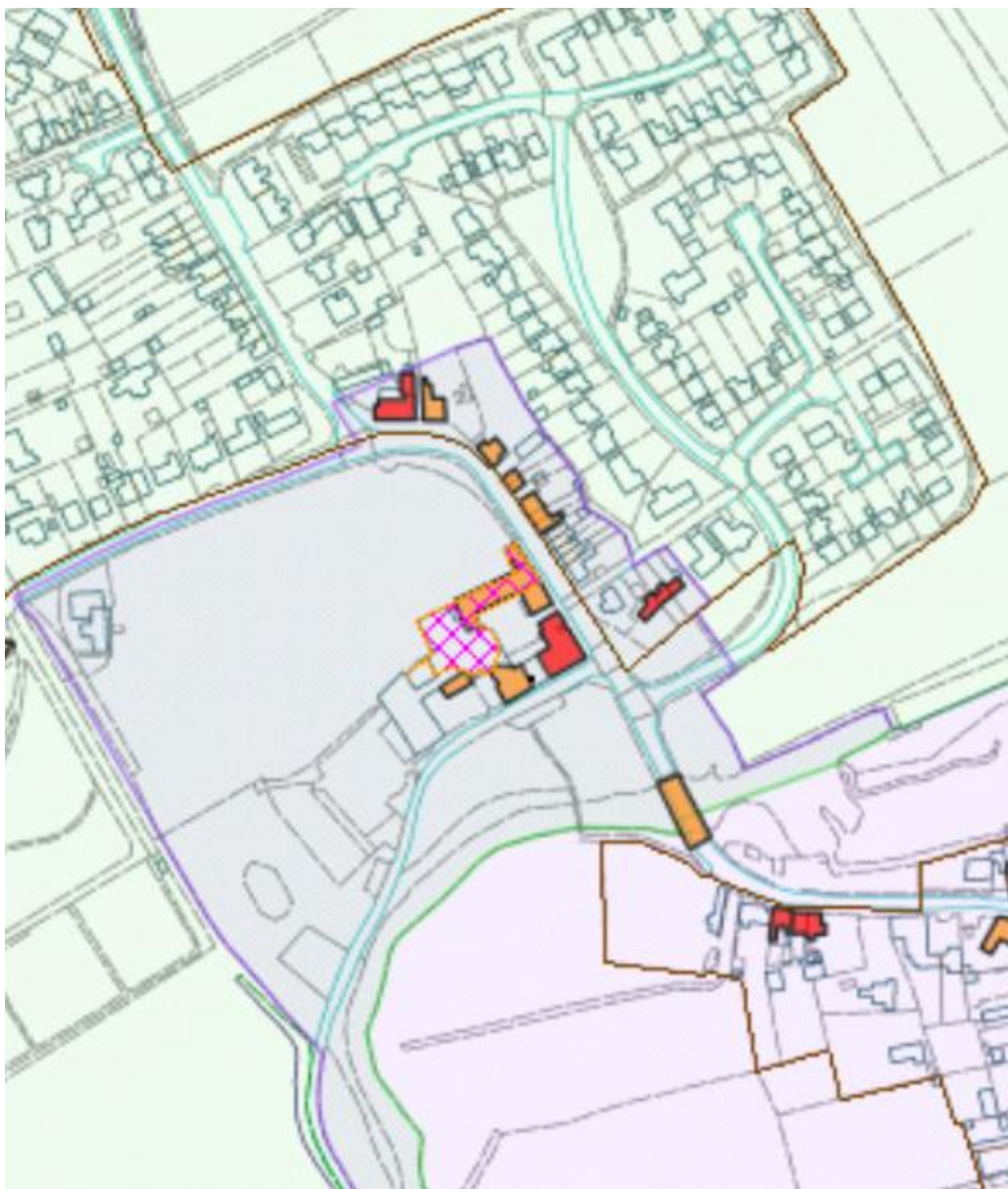
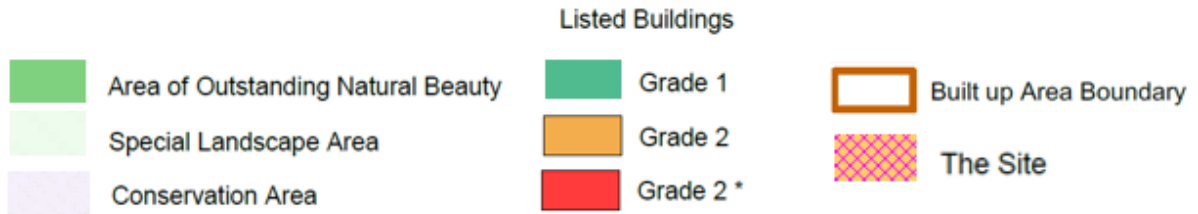
That the application is GRANTED listing building consent and includes the following conditions:-

- Standard time limit
- Window and door details including joinery colour
- Details of repairs
- All materials/fixtures to new build elements
- Landscaping and public realm details
- Level 3 Archaeological building recording
- Details to be agreed of how each column and truss will be either be left exposed or enclosed in walls, including at least one of the trusses if left exposed.

Application No: DC/21/03774

Parish: Hadleigh

Location: Malthouse And Adjoining Buildings, Bridge Street



© Crown copyright and database rights 2021 Ordnance Survey 0100017810 & 0100023274.

This page is intentionally left blank