

Public Document Pack

DEVELOPMENT CONTROL COMMITTEE B

DATE	Wednesday 16 December 2015
PLACE	Council Chamber, Council Offices, High Street, Needham Market
TIME	9.30 a.m.

Please ask for: Val Last
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8 December 2015

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

AGENDA

1. Apologies for absence/substitutions
2. To receive any declarations of pecuniary or non-pecuniary interest by members
3. Declarations of lobbying
4. Declarations of personal site visits
5. Confirmation of the Minutes of the meeting held on 18 November 2015

Report SA/21/15 Pages A to J

6. Questions from Members

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

7. Schedule of planning applications

Report SA/22/15 Pages 1 to 27

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

8. Site Inspection

Note: *Should a site inspection be required for any of the applications this will be held on Wednesday, 23 December 2015 (exact time to be given). The Committee will reconvene after the site inspection at 12:00 noon in the Council Chamber.*

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

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

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

Notes:

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

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

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

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

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

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

Krissy Dillon
Governance Support Officer

Members:

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

Conservative and Independent Group

Councillors: Julie Flatman
Jessica Fleming
Glen Horn
Barry Humphreys MBE
Dave Muller
Jane Storey

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: Mike Norris

Substitutes

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

Ward Members

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

Mid Suffolk District Council

Vision

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

Strategic Priorities 2014-2019

1. Economy and Environment

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

Outcomes

- Strong and productive relationships with business, visitors and partners are established.
- Investment is secured and employment opportunities are developed through existing and new business including the delivery of more high value jobs.
- Local skills provision is more aligned to the local economy with our education and training equipping people for work.
- Key strategic sites are developed and an infrastructure is in place that delivers economic advantage to existing and new business.
- The natural and built environment and our heritage and wildlife are balanced with growth.
- Our market towns are accessible and sustainable vibrant local and regional centres.
- Growth achieved in the key sectors of food, drink, agriculture, tourism, advanced manufacturing (engineering), logistics and energy sectors of the local economy.
- Potential from the green economy is maximised, for homes and businesses.
- Our environment is more resilient to climate change and flooding, water loss and emissions are reduced.
- A cleaner, safer and healthier environment is delivered providing a good quality of life for residents and visitors.

2. Housing

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

Outcomes

- That the supply of housing meets the needs and demands of all and supports diverse vibrant communities.
- Appropriate amenities and infrastructure for core villages acting as hubs for their surrounding areas.
- A high standard of housing that is energy efficient, accessible, of good quality, in the right locations and with the right tenures.
- People are able to move more readily and have the choice and ability to access appropriate housing.

3. Strong and Healthy Communities

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

Outcomes

- Vibrant, healthy, sustainable and resilient communities maximising their skills and assets.
- Individuals and communities taking responsibility for their own health, wellbeing, fitness and lifestyles.
- Communities feel safer and there are low levels of crime.
- Communities are better connected and have a strong and productive relationship with Mid Suffolk District Council.

Suffolk Local Code of Conduct

1. Pecuniary Interests

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

Yes

No

No interests to declare

Declare you have a pecuniary interest

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

Breach = criminal offence

2. Non-Pecuniary Interests

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

Yes

No

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

SA/21/15

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 18 November 2015 at 09:30

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

Conservative and Independent Group

Councillor: Julie Flatman
Jessica Fleming
Barry Humphreys MBE
Dave Muller
Jane Storey
Jill Wilshaw*

Green Group

Councillor: Keith Welham

Denotes substitute *

In attendance: Corporate Manager – Development Management (PI)
Senior Development Management Planning Officer (JPG/MP)
Planning Officer (SLB/SS)
Senior Legal Executive
Governance Support Officer (VL/KD)

SA34 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Councillor Jill Wilshaw was substituting for Councillor Glen Horn.

SA35 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST

Non-pecuniary interests were declared by Councillor Jane Storey in relation to application 3305/15 as she knew the Tostock Parish Council representative speaking at the meeting and 3555/15, as the applicant was known to her; Councillor Jessica Fleming in relation to application 2659/15 as Suffolk County Councillor for that area; Councillor Kathie Guthrie in relation to application 3555/15 as the applicant was known to her.

SA36 DECLARATIONS OF LOBBYING

It was noted that Members had been lobbied on applications 2213/14 and 3305/15.

SA37 DECLARATIONS OF PERSONAL SITE VISITS

None received

SA38 MINUTES OF THE MEETING HELD 21 OCTOBER 2015

The minutes of the meeting held on 21 October 2015 were confirmed as a correct record.

SA39 QUESTIONS FROM MEMBERS

None received.

SA40 SCHEDULE OF PLANNING APPLICATIONS

Application Number	Representations from
2659/15	Mike Bootman (Parish Council) Neil Weston (Supporter) Michael Howe (Applicant)
2213/14	Jane Baldwin (Parish Council) Stuart Reid (Objector) Peter Blemings (Applicant)
3305/15	Ronald Perks (Parish Council) Lynne Jones (Objector) Phil Cobbold (Agent)
0764/15	Peter Gibbs (Parish Council) John Doherty (Objector) Edward Gittings (Agent)

Item 1

Application	2659/15
Proposal	Demolition of existing garage building and erection of 5 detached dwellings and garages with construction of 3 new vehicular accesses.
Site Location	PALGRAVE – Pat Lewis Ltd, Upper Rose Lane, IP22 1AP
Applicant	Mrs Garrard

The Case Officer drew Members' attention to an amendment to condition 2: 'to include provision that dwelling adjacent to Cherry Cottage to be a single storey dwelling, and level of site and an additional condition that materials be agreed, including details of hard surfacing.' There was no requirement for an Archaeological condition due to previous ground workings.

Mike Bootman, representing the Parish Council, advised the Committee that the village was not against growth, but it lacked the capacity to sustain and absorb growth. He referenced the NPPF, which required developments to be sustainable and provide services. He advised that the school in Palgrave was on a constrained site, with no room for expansion and had no proper playground and indoor sports activities were carried out using the village hall. The school was also full, as was the nearest school. He said that the Strategic Housing Officer report was listed on the website but was not available to view prior to the meeting, which resulted in the Parish Council not having full details of the application. If they had they would have made more comments regarding the information, which highlighted the oversupply of large dwellings and under supply of smaller dwellings, which was an inappropriate housing mix for the Parish.

Neil Weston, a supporter and local resident living opposite the site, began by stating that he saw no reason to object to the outline planning permission sought. The garage that had been on the site had been closed some time ago, and to the best of his knowledge, only one person from Palgrave worked at the site. He felt that the proposed style fitted the village, and although there were restricted school spaces, he was not sure that this was reason enough to leave the site undeveloped. If the village continued to fill in spaces with houses, it might result in a move for more services. He advised that Diss was 1 mile away with a large supermarket that could be walked to, and had a large amount of affordable housing available.

Martin Howe, the applicant stated that he was pleased with the recommendations and the report. As this was an outline planning application it gave an indication of how the site could be developed, but detail would be considered at the Reserved Matters stage. He felt that landscaping issues could be resolved.

Ward Member, Councillor David Burn advised that there was no objection from the wider community to this application, and that he echoed the comments from the Parish Council. The village would in general, be happier to see houses rather than the garage frontage, but he felt that there was some foresight in the Parish Council's comments regarding further development and the ability of Palgrave to absorb this. He suggested that care must be taken not to accept just any development that came forward. Although development would inevitably come to Palgrave, it should come with a grain of sustainability. His concern was because the site was in a central position and he felt better alternatives could potentially be offered. If this application was approved now, then all future options would be removed. He felt that the NPPF, paragraph 13.3, sustainable development social and recreational facilities, supported this view.

Members found the application satisfactory. There had been no interest in the land since the closure of the garage and it was good use of a brownfield site. A motion for approval subject to the amended and additional condition was proposed and seconded.

Unanimous.

Decision – That Outline Planning Permission be granted subject to the completion of a satisfactory Section 106 planning obligation upon terms to the satisfaction of the Professional Lead Officer to the following heads of terms:

- Provision of one 2 bedroom 4 person affordable dwelling

And the following conditions:

- Standard time limit
- Reserved Matters relating to appearance, scale and layout of dwellings and landscaping
- Access standard in accordance with Highway Authority requirements
- Parking and manoeuvring area in accordance with indicative site layout plan
- Removal of permitted development rights for any side and front extensions and any alterations that face a highway, no new or enlargement of openings above ground floor including roof lights
- Protection of existing trees and boundary hedging
- Materials to be agreed

- Landscape management and implementation to be agreed
- Construction Management plan to be agreed
- Strategy for investigation of contamination to be agreed.
- Reserved matters to include single storey development only adjacent to Cheery Cottage and site levels
- Materials to include agreement of surface materials.

Item 2

Application	2213/14
Proposal	Erection of a two storey detached dwelling with associated garaging and alteration to existing access on land adjacent
Site Location	DEBENHAM – Land adj. The Red House, Little London Hill.
Applicant	Gipping Valley Property Company

Note: Councillor Kathie Guthrie as Ward Member left the chair which was taken by Councillor Roy Barker, Vice Chairman.

The Case Officer presenting the application referred to items in the tabled papers and clarified various issues therein

Jane Baldwin, representing the Parish Council, recommended refusal for a number of reasons. The appeal against the previous refusal was dismissed and it was felt that this site was not appropriate for development. The openness of the site gave it a distinctive character and made a strong contribution to the area and the proposed development would result in an unacceptable change to the area. It was felt that a site specific flood risk assessment should have been insisted upon especially as the site was prone to flooding. The Parish Council could not understand why there was a recommendation for approval when there was so much opposition from the Parish Council, objections from residents, the previous appeal had been dismissed and the Environment Agency had raised an objection.

Stuart Reid, an objector, informed Members that the site offered a strong, positive contribution to the edge of the village setting and development would be harmful to the character of the area. The Inspector had dismissed the appeal against the previous refusal because of the harm to the open and undeveloped appearance of the area. The applicant had sought to alleviate the unacceptable harm by having only one house of a different design, but this was still in the front garden area which the Inspector had said was the cause of the harm. The difference in physical presence was hardly noticeable.

Peter Blemings, the applicant addressed the Committee and advised that the proposed dwelling was smaller in scale than previous applications, it was now for a three bed room property in a cottage style. The proposed development should now be acceptable as it fitted with the characteristics of the area. He had worked closely with Officers and the proposal preserved the transitional part of Debenham and was within walking distance of facilities in the village. He advised that there was a condition to preserve the openness of the boundary and the existing hedges were to be preserved. The flood risk issue was a red herring as the Environment Agency had sent incorrect papers, and costs were awarded to the applicant due to this error. This proposal was modest and met both national and local requirements and for these reasons should be approved.

Ward Member Councillor Kathie Guthrie said the application had a long and chequered history. The Environment Agency had provided ever changing data and had now deemed the development proposal as being outside the flood risk zone. The proposal

was now for a three bedroom and not four bedroom house, with a smaller footprint than previously, and was close to shops and within walking distance of lots of footpaths. There had been several objections raised regarding parking outside the local school and regarding flooding. Work was currently in progress to alleviate flooding in Debenham, but this was at the proposal stage. The applicant had had tried to match the design to the Red House but she was not convinced the Inspectors objections had been overcome.

Members then debated the proposal where it was noted that the site was no longer within the flood risk area, and that there were modern dwellings being developed currently opposite the site. The proposed dwelling was smaller and of a better design than the previous application and was not considered to have a detrimental effect on the character of the area.

By 8 votes to 1

Decision – That Full Planning Permission be granted subject to the following conditions:

- Standard time limit
- Approved plans
- Highways condition on surface material
- Archaeological Programme of works to be agreed
- Materials to be agreed
- Landscaping and boundary works to be agreed
- Hedge protection
- Construction management
- Removal of permitted development for extensions and outbuildings
- Levels to be agreed

Item 3

Application	3305/15
Proposal	Retention of single storey rear extension, reconstruction of existing garage and construction of front porch.
Site Location	TOSTOCK – 8 Wood Close, IP30 9PX
Applicant	Mr Lawrance

The Chairman advised Members they must look at the application as if it was a new application and also consider what had already been granted permission. The Case Officer answered questions from Members regarding the original, approved planning application, and advised that the 20cm extra height on the finished extension was due to loft insulation regulations.

Ronald Perks, speaking on behalf of the Parish Council advised that they considered that it was a difficult application when looking at the already approved extension. However the finished extension was double the size of the original concept and was disproportionate to the original building, with the extension being much higher in comparison to the approved application, which resulted in a loss of privacy and overlooking. This was exacerbated by the sloping nature of the ground. The materials of the finished extension were not in keeping with the surrounding dwellings and it was not a modest extension. There should be a condition for a higher fence to be built to mitigate the issue of overlooking.

Members asked if the trellis that has been added to the existing fence was within height allowances, the Case Officer confirmed that it was.

Lynne Jones, speaking as an objector said that her property was adjacent to 8 Wood Close, privacy in this fairly built up area had been a reason this property was purchased. When viewing the original proposals for an extension there was no reason to object, however what had been built did not match the application, it now resembled a mobile home. She felt that this was a complete breach of policies H13, 15 and 16 and was not in keeping with the village. The fence that separated the properties was now rotting due to the 1.18 downward gradient and rainwater was now pooling at the bottom of the fence. She also advised that the trellis that had been added to the fence, which was owned by her, was put there without permission.

Phil Cobbold speaking on behalf of the agent addressed the Committee and advised that the applicant constructed the extension larger in the mistaken belief that it fell under 'permitted development' rights, and believed that the extra extension did not need planning permission. Had the original extension been built with bricks and lower, planning permission would not be required. The addition to the extension was further from the neighbour so it was illogical to allege there was greater impact than from that allowed. The distance from patio to patio was 7m longer than required for a two storey extension if back to back. The trellis had been erected by the applicant to address the neighbour concerns regarding overlooking.

Ward Member, Councillor Sarah Mansell advised that both the neighbour and the Parish Council saw no reason to refuse the original application as it was for a modest extension, which is why no comments were made at the time. However the finished extension was built completely against the plans submitted and was very dominant and overlooked the neighbours, she was not convinced that 32m separated the two patios as a neighbour had measured from patio door to fence and recorded 14m. The extension was built on higher ground which caused overlooking of the neighbour's property. The addition of the trellis increased the height of the fence and restored some privacy, however if the application was approved a condition for a solid, higher fence should be included.

Members considered the application at length and there was some agreement that the extension was intrusive. However it was generally accepted that the increase in size did not increase the impact of that approved previously. It was considered however that the colour of the cladding was too dominant and that the erection of a higher fence to the neighbouring boundary was appropriate to mitigate the impact. A motion for approval subject to additional conditions requiring a darker colour to be applied to the cladding, and a fence at 2.4m high as measured from the ground level of the neighbouring property to be erected, both within 6 months, was proposed and seconded.

By 8 votes to 2

Decision – That Full Planning Permission be granted subject to the following conditions:

- Approved documents
- Within 6 months of the decision, a darker colour of cladding shall be applied in accordance with details previously agreed in writing by the LPA. The colour shall thereafter be retained

- Within 6 mths of the decision, a fence at 2.4 metres high as measured from the ground level of neighbouring property shall be erected in accordance with details previously agreed in writing by the LPA. The fence shall thereafter be retained.

Note – Councillor Barry Humphreys left the meeting, and took no part in consideration of the following items.

Item 4

Application	3555/15
Proposal	Erection of two storey side extension (following demolition of existing single storey side extension and front porch). Changes to fenestration. Erection of detached double garage. Installation of ground mounted photovoltaic solar panel array.
Site Location	HORHAM – Frances Cottage, Athelington Road, IP21 5EH
Applicant	Nick Cook Design Ltd.

Nick Cook, the applicant advised the Committee that the only reason this application was before them was due to a relative being a Councillor. When this property was purchased the applicant felt that a much more interesting and sympathetic proposal than the previous planning application was possible. He had consulted both the neighbours and the Parish Council and had their support. The applicant asked if Officers would remove the condition to have an obscured and non-opening window, and had discussed this with the neighbour who had agreed that this would not be an issue.

A motion to approve the Officers' recommendation was proposed and seconded.

By a unanimous vote

Decision – That Full Planning Permission be granted subject to the following conditions:

- Standard time limit
- Approved documents
- Materials to be agreed
- Highway conditions
- The first floor window to the south west elevation be obscure glazed and non-opening.

Item 5

Application	0764/15
Proposal	Application for Outline Planning Permission for the erection of up to 47No. dwellings with attenuation basin.
Site Location	BACTON – Land on the west side of Broad Road.
Applicant	Mrs C A Abbott

The Planning Officer answered Members questions regarding pedestrian access and footpaths from the site to village amenities. It was noted that the shop, public house and school were within walking distance of the site, using the proposed footpath under the railway bridge. The Officer also confirmed that there was an alternative route for traffic that was too large to fit under the railway bridge. Under the proposals the road under the bridge would be made one way, with the addition of a pedestrian footpath.

The footpath had been proposed in order to serve residents walking from the proposed site to the village amenities.

Peter Gibbs speaking on behalf of Cotton Parish Council began by referencing the Parish Councils Consultation response and in particular the comments in relation to the NPPF and sustainable development. He stated that Broad Road was the settlement boundary between Bacton and Cotton and there had been a refusal recently within 100m of the site which referred to the separation of the villages. The proposal was an urban development that would effectively join the two villages. The road was a busy one that served the residents in many villages and the additional traffic that this development would bring would impact on road safety and would make the railway bridge a curse. Suffolk County Council had previously advised that a footpath under the railway bridge would not be a safe and workable scheme.

John Doherty speaking as an objector said that the disturbance between the parishes would be eradicated with this proposal, and it would urbanise the boundary. He referenced the NPPF that demanded infrastructure with developments, yet the nearest shop to the site was 1.4km away. Broad Road was a busy road where drives could travel at speed of 50mph, despite the speed limit, and was widely used by a variety of traffic. The addition of more houses would make entering and exiting existing driveways difficult, and visibility from St Marys Close would be obstructed. There had also been incidents in the past where the bridge had been struck by traffic; if a footpath was to be put in under the bridge I would not be safe.

Edward Gittings, the Agent said at the pre-application meeting it had been recognised that the site was physically well related to the village but it was imperative to resolve the pedestrian access and railway bridge issue. He advised that the proposal addressed this issue; it gave pedestrian access under the bridge and would work positively as traffic calming. The proposal had been independently audited and a further survey in school time, was undertaken which had confirmed the findings. There were no objections from the Highways Authority. He thanked Bacton Parish Council for their help and support and advised that Cotton Parish Council had declined any meetings. He finished by stating that this was a sustainable location that would give a valuable contribution to highway safety.

Councillor Jill Wilshaw, the Ward Member said that Bacton was a designated service centre and the Parish Council was in favour of the development. The site had been unused for many years and this would tidy up the area. The proposed traffic calming was advantageous.

Members discussed the application at length and Officers responded to questions relating to various issues. Some concern was expressed regarding the footpath under the Railway Bridge and pedestrian safety and lighting. However it was generally felt that the proposed conditions answered the concerns and that the proposal was acceptable. A motion for approval was moved and seconded.

By 8 votes to 1

Decision – That authority be delegated to The Corporate Manager for Development Management to grant outline planning permission subject to the prior completion of a Section 106 on terms to his satisfaction to secure the following head of terms and that such permission be subject to the conditions as set out below:

- Contribution towards the provision of Suffolk County Council Infrastructure including the following:
 - Education – Primary: £48,724
 - Education: - Secondary: £165,195
 - Education – Sixth Form: £39,814
 - Transport: £10,000
 - Rights of Way: £4,392
 - Libraries: £10,152
 - Waste: £2,397
- The provision of on-site ecological improvements
- The provision of 35% affordable housing
- Provision of off-site footpath link

Conditions:

1. Standard time limit
2. A reserved matters application to be submitted and agreed in relation to access, layout, appearance and landscaping
3. Approved plans to be agreed
4. Details of provision of a footpath link at the south eastern corner of the site onto Broad Road
5. Scheme of archaeological investigation to be agreed
6. A scheme of surface water drainage to be agreed
7. Highways – Provision of footpath link
8. Highways – Details of access to be agreed
9. Highways – Provision of visibility splays to be agreed
10. Highways – Ben storage areas to be agreed
11. Highways – Details of estate roads to be agreed
12. Highways – Provision of carriageways and footpath prior to occupation
13. Highways – Delivery plan during construction to be agreed
14. Highways – Details of parking and turning areas to be agreed
15. Details for provision of acoustic glazing to be agreed
16. Contamination survey to be undertaken
17. Details of external lighting
18. Details of tree protection for existing trees
19. An environmental management plan to be agreed
20. A landscape and ecological management to be agreed
21. Construction hours to be agreed
22. Provision of fire hydrants, number and position to be agreed.

Item 6

Application	3495/15
Proposal	Removal or rear canopy and erection of Conservatory.
Site Location	NEEDHAM MARKET – 137 High street, IP6 8DH.
Applicant	Mrs Marchant

Ward Member Councillor Mike Norris advised that both the Town Council and neighbours to the property supported the application.

Members found the application acceptable but agreed that an informative note to encourage rainwater harvesting should be included.

By a unanimous vote

Decision – That Listed Building Consent be granted subject to the following conditions:

- Standard time limit
- Approved plans
- Roof materials – sample to be submitted and agreed

Item 7

Application 3499/15
Proposal Removal of Rear Canopy and erection of Conservatory
Site Location **NEEDHAM MARKET** – 137 High Street, IP6 8DH
Applicant Mrs Marchant

Ward Member Councillor Mike Norris advised that both the Town Council and neighbours to the property supported the application.

Members found the application acceptable but agreed that an informative note to encourage rainwater harvesting should be included.

By a unanimous vote

Decision – That Listed Building Consent be granted subject to the following conditions:

- Standard time limit
- Approved plans
- Roof materials – sample to be submitted and agreed

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Chairman

SA/22/15

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE B MEETING 16 DECEMBER 2015

INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>PROPOSAL & PARISH</u>	<u>MEMBER/WARD</u>	<u>OFFICER</u>	<u>PAGE NO</u>
1	4033/15	In the Parish of Woolpit: Erection of close boarded timber fence to existing brick wall on highway boundary	Cllr Mrs Storey	AM	1-11
2	3980/15	In the Parish of Stradbroke: First floor rear extension (improved bathroom facilities) and single storey rear extension (to form garden room). Alterations to attached outbuilding.	Cllr Julie Flatman	AM	12-19
3	3981/15	In the Parish of Stradbroke: First floor rear extension (improved bathroom facilities) and single storey rear extension (to form garden room). Alterations to attached outbuilding. Replacement of casement windows to rear elevation with flush-fitting casements	Cllr Julie Flatman	AM	20-27

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AGENDA ITEM NO 1
APPLICATION NO 4033/15
PROPOSAL Erection of close boarded timber fence to existing brick wall on highway boundary.
SITE LOCATION Eastview, Mill Lane, Woolpit IP30 9QX
SITE AREA (Ha) 0.023
APPLICANT Mrs J Storey
RECEIVED November 12, 2015
EXPIRY DATE January 8, 2016

REASONS FOR REFERENCE TO COMMITTEE

1. The application is referred to committee for the following reason:
 - The applicant is the Member for the Ward of Woolpit.

PRE-APPLICATION ADVICE

2. The fence which is the subject of the application before Members today formed part of an earlier scheme for an extension (reference 0973/15), but was removed from that application following objection from Suffolk County Highways as the case officer considered it prejudicial to the grant of planning permission for a scheme that was otherwise considered acceptable. The applicant subsequently discussed the fence with your Enforcement and Heritage Enabling officers.

SITE AND SURROUNDINGS

3. Eastview is a two-storey detached dwelling within the Woolpit Conservation Area. The dwelling was originally two cottages and dates from around the mid-1800s. It is finished with rough-cast render to the external walls and clay pantiles to the roof, and has a single-storey extension to the front elevation which was granted permission in May 2015 under reference 0973/15. The property has other additions including a single-storey flat-roofed extension to the north elevation, and a pitched-roof single storey extension to the south. The dwelling has an area of garden to the front facing onto Mill Lane (and bounded by a low brick wall and the fence the subject of the current application), however this is the only private amenity space as the property has no rear garden. There is an off-road parking area and single detached garage at the south-west end of the site, with a further parking space in front of the front door to the north-east end. The remainder of the garden is laid to grass with borders.

Mill Lane is an unclassified highway (U4943) which runs from Heath Road to Green Road at a point just south of the village centre. Development along Mill Lane is largely residential, with a mix of private and Local Authority development. It also serves the Primary School which is close to the junction with Heath Road, and the Village Hall the entrance to which is approximately 22m from the application site. Mill Lane is signposted as being 'Unsuitable for Heavy Goods Vehicles' at its junction with Heath Road, and although of sufficient width to allow two vehicles to pass for the majority of its length, is only wide enough for a single vehicle from its junction with Green Road (the 'village centre end' of Mill Lane) to the Village Hall. This narrower section of Mill Lane includes the application site.

HISTORY

4. The following planning history is relevant to the application site:

0973/15	Erection of single storey front extension (following demolition of existing 2no. front porches).	P e r m i s s i o n 1/05/15
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PROPOSAL

5. The application seeks planning permission for the erection of a fence on top of an existing brick wall, and is made retrospectively for development already carried out. The brick wall is approximately 800mm tall, and the new fence erected on top of that wall measures approximately 900mm, making approximately 1700mm in total. The garden land within the application site is slightly higher than the adjacent highway, nevertheless the fence is more than 1m above the higher of the two levels (the garden and the highway) and being adjacent to the highway requires planning permission.

POLICY

6. **Planning Policy and Guidance** – See Appendix below.

CONSULTATIONS

7. **Woolpit Parish Council** – Objects. Consider the proposal does not conserve or enhance the character and appearance of the surroundings and the Conservation Area, contrary to policies GP1, HB1, HB8 and Cor5 (CS5)

Suffolk County Council (Highways) – Recommends that permission be refused. Notes the fence was originally included as part of application MS/0973/15 and recommended for refusal by SCC Highways due to highway safety concerns. The fence restricts visibility at the vehicular

3

access to a level they consider sub-standard and detrimental to highway safety.

MSDC Heritage – No response received.

LOCAL AND THIRD PARTY REPRESENTATIONS

8. The following is a summary of the representations received.
- No local or other third party representations were received;

ASSESSMENT

9. The proposal is considered to raise the following core planning issues:

Principle of development

As a householder development in the Woolpit conservation area the proposal falls to be assessed primarily under Local Plan policies GP1, SB2, HB8, HB1 and T10, Core Strategy policies CS5, FC1 and FC1.1, the National Planning Policy Framework and other material considerations.

The applicant has two dogs and wishes to provide a secure area in which they can be kept, in addition to providing enhanced personal privacy and security. An applicant's personal circumstances are generally not material planning considerations in the assessment of an application for planning permission, however privacy and security can be. The weight to be accorded to any particular material consideration is a matter for the decision maker.

Residential Amenity

The fence is not considered to result in an oppressive outlook for the occupiers of dwellings in the vicinity, nor would it restrict light. Your officers are therefore content that the fence is not materially harmful to the amenities of the occupiers of any dwelling in the vicinity of the site, and that it accords with policies GP1 and SB2 in this respect.

Effect on the character of the conservation area

The Council has a duty under Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 to seek to preserve or enhance the character or appearance of a conservation area when considering development within such areas.

Although there is no specific reference to Mill Lane or boundary treatments in the Woolpit Conservation Area Appraisal, the narrow width of the highway and proximity of built form on both sides helps retain the

intimate feel of the centre of the village referred to in that document. Nevertheless, boundary treatment in the vicinity of the application site typically takes the form of brick walls, picket fences or the side elevations of dwellings themselves. In this respect the close-boarded fence for which permission is sought is not considered characteristic of the locality and fails to preserve or enhance the Conservation Area. As such the proposal is considered contrary to policies GP1, SB2 and HB8 of the Mid Suffolk Local Plan. Notwithstanding any views expressed in pre-application discussions and correspondence which is offered on a without prejudice basis, your officers do not consider that painting the fence would materially alter the character or appearance of the fence to an extent where they would be able to support the proposal in this respect.

Effect on the setting of listed buildings

The centre of Woolpit (particularly along The Street) has numerous listed buildings on both sides of the highway, the most significant of which is the Grade I listed St Mary's Church located approximately 135m north of the application site. Despite being only some 28m from two grade II listed buildings (Mullions and Mill Farm) close to the junction of Mill Lane and The Street the application site is largely screened by other development, and there are few locations where listed buildings can be viewed in conjunction with the application site. Although harm to the 'setting' of a listed building should not be assessed exclusively through inter-visibility (between the listed building and the subject site), your officers are satisfied that there is such limited inter-visibility that the fence does not materially affect the setting of any listed buildings, nor does it affect the way those listed buildings are otherwise experienced. In this respect the proposal is considered to accord with Local Plan policy HB1, and the NPPF as it relates to the protection of listed buildings as designated heritage assets.

Highway Safety

Due to its proximity to the public highway the fence restricts visibility when leaving the site. Visibility is restricted towards the village centre (to the north-west) at the southern access adjacent to the garage, and restricted to the south-east (towards the Village Hall) when leaving the site from the northern access. Suffolk County Council (SCC) Highway officers estimate the fence limits visibility to 5.5m measured at a setback of 2.4m from the edge of the highway. Allowing for vehicles typically travelling at 15 miles per hour in this particular location SCC Highway officers would expect clear visibility of 17 metres, in accordance with the Manual for Streets. Notwithstanding that an older small section of close-boarded fence (stained brown) already restricts visibility towards the village centre at the northern access, that a section of brick wall at 'Woodstock' immediately to the south restricts visibility towards the Village Hall, and that other dwellings in the locality also have sub-standard accesses your officers cannot make a favourable recommendation in respect of an application that would result in further degradation of visibility and potentially on

highway safety.

Protected Species and Biodiversity

The site is laid to lawn, tended gardens and hardstanding, and the proposal would not be, or have been, anticipated to cause any harm to protected species or their habitat.

Summary

This is a minor proposal however the fence raises potential highway safety issues and has attracted a recommendation of refusal from the Highway Authority. Notwithstanding that they would be anticipated to be travelling at relatively low speed in the vicinity of the application site, drivers of vehicles travelling along Mill Lane would have little warning of a vehicle leaving the site and the driver of that vehicle would have little warning of vehicles approaching along Mill Lane. Whilst it is acknowledged vehicular access at the site was sub-standard prior to the fence being erected, and that other dwellings along this section of Mill Lane also have sub-standard accesses, your officers are unable to support a further restriction on access visibility. Similarly, for the reasons given above in respect of the effect on the character and appearance of the Conservation Area your officers cannot support the proposal.

RECOMMENDATION

REFUSE PLANNING PERMISSION for the following reasons:

- Detrimental to highway safety by further limiting visibility along Mill Lane, contrary to Local Plan policy T10;
- Detrimental to the character and appearance of the Conservation Area, contrary to Local Plan policy HB8.

Philip Isbell
Corporate Manager - Development Management

Adrian Matthews
Development Management
Planning Officer

APPENDIX A - PLANNING POLICIES

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

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

6

2. **Mid Suffolk Local Plan**

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS

HB1 - PROTECTION OF HISTORIC BUILDINGS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

3. **Planning Policy Statements, Circulars & Other policy**

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **0** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:


The following people **commented** on the application:



Title: Committee site plan

Conservation area

Reference: 4033/15

 Conservation area

Site: Eastview
Mill Lane Woolpit

Planning application



MID SUFFOLK DISTRICT COUNCIL
131, High Street, Needham Market, IP6 8DL
Telephone : 01449 724500
email: customerservice@csduk.com
www.midsuffolk.gov.uk



SCALE 1:1250

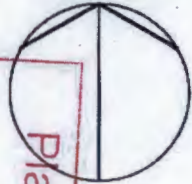
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Eastview, Mill Lane,
Woodpit, IP30 9QX

JCS 1

4053/15

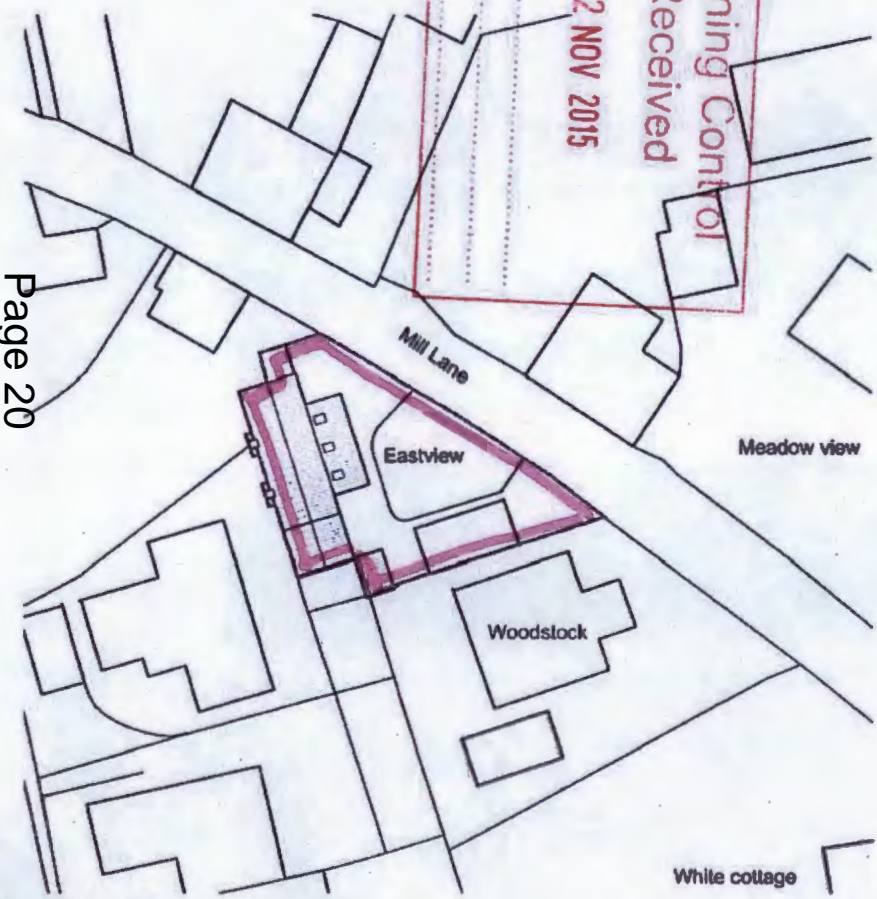
North



Planning Control
Received
12 NOV 2015

Acknowledged
Date
Pass to

Page 20



Block Plan 1:500



Location Plan 1:1250

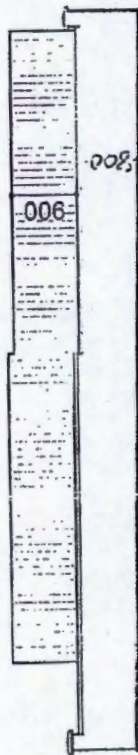
Eastview, Mill Lane, Westpd

JCS 2

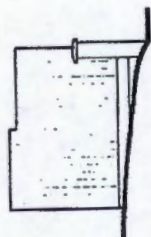
4033/15



Existing boundary wall elevation & section



Proposed boundary wall elevations & section



Planning Control
Received

12 NOV 2015

Acknowledged

Date

Pass to



Consultee Comments for application 4033/15

Application Summary

Application Number: 4033/15

Address: Eastview, Mill Lane, Woolpit IP30 9QX

Proposal: Erection of close boarded timber fence to existing brick wall on highway boundary.

Case Officer: Adrian Matthews

Consultee Details

Name: Mrs Peggy Fuller

Address: 86 Forest Road, Onehouse, Stowmarket IP14 3HJ

Email: peggy.woolpitpc@btinternet.com

On Behalf Of: Woolpit Parish Clerk

Comments

This is a retrospective application as the fence is in situ.

Councillors object to the proposal.

The proposal does not conserve or enhance the character and appearance of the surroundings and the Conservation Area.

Contrary to Policies GP1, HB1, HB8, cor5

Your Ref: MS/4033/15
Our Ref: 570\CON\3666\15
Date: 18/11/2015
Highways Enquiries to: kyle.porter@suffolk.gov.uk

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

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

For the Attention of: Adrian Matthews

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/4033/15

PROPOSAL: **Erection of close boarded timber fence to existing brick wall on highway boundary**

LOCATION: **Eastview, Mill Lane, Woolpit**

Notice is hereby given that the County Council as Highways Authority recommends that permission be refused for the following reasons:

SCC will be recommending this application be refused, as it is the same proposal that was recommended for refusal: MS/0973/15 by SCC due to highway safety concerns as it is evident that the fence restricts visibility of the vehicular access to 2.4m x 5.5m, this is substandard and detrimental to highway safety. SCCs perception is that vehicles will be travelling on Mill Lane at 15mph. Therefore, MfS suggests a stopping site distance of 2.4m x 17m would be appropriate.

SCC will be upholding its recommendation for refusal until it can be proved that the access has sufficient visibility.

Yours faithfully,

Kyle Porter
Development Management Technician
Strategic Development – Resource Management

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AGENDA ITEM NO 2**APPLICATION NO** 3980/15

PROPOSAL First floor rear extension (improved bathroom facilities) and single storey rear extension (to form garden room). Alterations to attached outbuilding. (All per submitted drawings and documents).

SITE LOCATION Hemsheaf Inn, Queen Street, Stradbroke IP21 5HH**SITE AREA (Ha)** 0.09**APPLICANT** Mr R Passmore**RECEIVED** November 6, 2015**EXPIRY DATE** January 2, 2016**REASONS FOR REFERENCE TO COMMITTEE**

1. The application is referred to committee for the following reason :
 - The applicant's brother is the Member for the Ward of Helmingham and Coddenham.

PRE-APPLICATION ADVICE

2. No pre-application discussions were entered into.

SITE AND SURROUNDINGS

3. The application site comprises the former Hemsheaf Inn, a grade II listed building of late C16 origin located in a prominent position within the Stradbroke Conservation Area, and which has been in use as a single residential dwelling since 1986. It is timber framed under a thatched roof, the facade and right gable end being encased in C19 brick. There is a small two-storey extension to the rear which is also thatched, together with a number of relatively recent additions including a flat-roofed extension across the rear elevation, and a pitched roof extension with further subservient element. The single-storey extension extends beyond the side of the building and has a gable elevation facing the highway. The modern rear and side single-storey extensions are faced with horizontal timber boarding painted grey. There is a large private rear garden, with further amenity/parking areas to the front.

The building fronts onto Queen Street and has vehicular access to both the north and south of the building itself. The southern access also serves a modern detached dwelling (Hazelnut House) to the rear of the

application site, accessed by a private driveway which runs between the application site and the Primary School to the south. There is a small terrace of dwellings to the north (Tinkers Cottage and 1-2 Wheatsheaf Cottages) which are also grade II listed. The site is opposite the access to the grade II listed Stradbroke Hall although the Hall is screened from view by a substantial hedge along the highway frontage.

HISTORY

4. The following planning history is relevant to the application site:

1152/12	Retention of works to the rear elevation of the single-storey addition (namely addition of timber boarding and replacement of 2no. windows with 2no. sets of patio doors and replacement of windows and door with French doors to attached outbuilding.	Listed Building Consent 7/06/12
21/86	Change of use of former public house to single dwelling	Permission 7/02/1986

PROPOSAL

5. The application seeks planning permission for the erection of a first-floor rear extension (to improve bathroom facilities) and a single-storey rear extension (to form a garden room), together with alterations to the attached single-storey side extension. There is an associated application for listed building consent for these works and other alterations for which consent alone is required. The first-floor rear extension would be built off the existing two-storey pitched roof extension, and would be linked to it via a new opening. This extension would be attached to the existing two-storey extension below eaves level, and underneath the thatch which would be unaffected by the works. A new garden room with roof lantern would be built off the rear single-storey flat-roofed extension. The existing door, windows and part of the front elevation of the pitched roof extension to the side elevation would be replaced with a larger area of specialist glazing.

POLICY

6. **Planning Policy and Guidance** – See Appendix below.

CONSULTATIONS

7. **Stradbroke Parish Council** – No response received;
MSDC Heritage – No response received;

LOCAL AND THIRD PARTY REPRESENTATIONS

8. The following is a summary of the representations received.

- No local or other third party representations were received;

ASSESSMENT

9. The proposal is considered to raise the following core planning issues:

Principle of development

As a householder development the proposal falls to be assessed primarily under Local Plan policies GP1, SB2, HB1, HB8 and H18, Core Strategy policies CS5, FC1 and FC1.1 and other material considerations.

Heritage - Character and appearance of the conservation area

The proposed works are primarily to the rear of the building and with the exception of the new glazing to the front elevation of the (existing) side extension would not be prominent from the public highway. The removal of the door and glazing (in the side extension) and its replacement with a large glazed area would better distinguish between the impressive historic front elevation of the former Inn and the later extension. In that respect the proposal is considered to enhance the character of the conservation area. The first-floor extension over the existing flat-roofed extension would not be considered to cause any demonstrable harm to the conservation area, and would disguise the fact that there is a further flat roofed extension attached to the rear of the building. In that respect the proposal is also considered marginally beneficial to the character of the conservation area (notwithstanding its slightly unusual jettied form and gable elevation parallel to the original). The rear garden room is a minor addition and not considered to cause any demonstrable harm. On that basis your officers are satisfied that the proposal would not be harmful to the character or appearance of the conservation area, and are satisfied that it accords with Local Plan policy HB8.

Heritage – Character, Setting and Significance of the listed building

The main element of the proposal is the rear extension at first-floor level over the existing flat-roofed extension. This extension is slightly unusual in that it is partly jettied over the existing flat-roofed elevation, and includes gable elevations to the north and south (parallel to the original building), rather than to the rear (west) in keeping with that of the existing two-storey extension. Despite this slightly uncharacteristic form the historic core of the building and its impressive facade would be largely unaffected as the new extension would simply be constructed off the existing flat-roofed extension and the relatively modern two-storey rear extension. The setting of the south elevation is also adversely affected to some extent by the relatively poor quality buildings at the Primary School to the south. Whilst your officers would generally expect a more traditional

arrangement omitting the miniature 'cross-wing', the proposed arrangement allows a bathroom to be added without any works to the historic core or loss of historic fabric. This is considered in further detail in the associated application for listed building consent. Taking the above factors into account your officers are satisfied that the proposal would not be materially harmful to the character, setting or significance of the subject building, or of any other listed buildings in the locality. The proposal is therefore considered to accord with Local Plan policy HB1 and the NPPF insofar as it relates to the protection of heritage assets.

Residential Amenity

A single bathroom window at first floor level would face towards the side elevation of Hazelnut House to the rear, however this would not be considered to cause any privacy or other amenity issues due the length of the rear garden (in excess of 30m) and being glazed with obscured glass. The proposed development would not cause overshadowing, nor would it present an overbearing or oppressive outlook to the occupiers of any other dwellings. On that basis your officers are content that the proposal would not be materially harmful to the amenities of the occupiers of any dwelling in the vicinity and that it accords with policies GP1, H18 and SB2 in this respect.

Protected Species and Biodiversity

The site is laid to lawn, tended gardens and hardstanding, and the proposal would not be anticipated to cause any harm to protected species or their habitat.

Summary

This is a minor proposal that would not cause demonstrable harm to any matter of planning substance. It is considered to accord with adopted development plan policies when considered 'in the round' and with the principles of the NPPF. Your officers are satisfied there are no material considerations that would outweigh the presumption that planning permission be granted. The application drawings and documents are sufficiently detailed that no site-specific conditions are considered necessary on this application for planning permission. Matters relating to historic fabric are assessed on the associated application for listed building consent.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

- Standard time limit;
- Approved documents.

Philip Isbell
Corporate Manager - Development Management

Adrian Matthews
Development Management
Planning Officer

APPENDIX A - PLANNING POLICIES

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

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

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS
HB1 - PROTECTION OF HISTORIC BUILDINGS
H18 - EXTENSIONS TO EXISTING DWELLINGS
T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **0** interested party(ies).

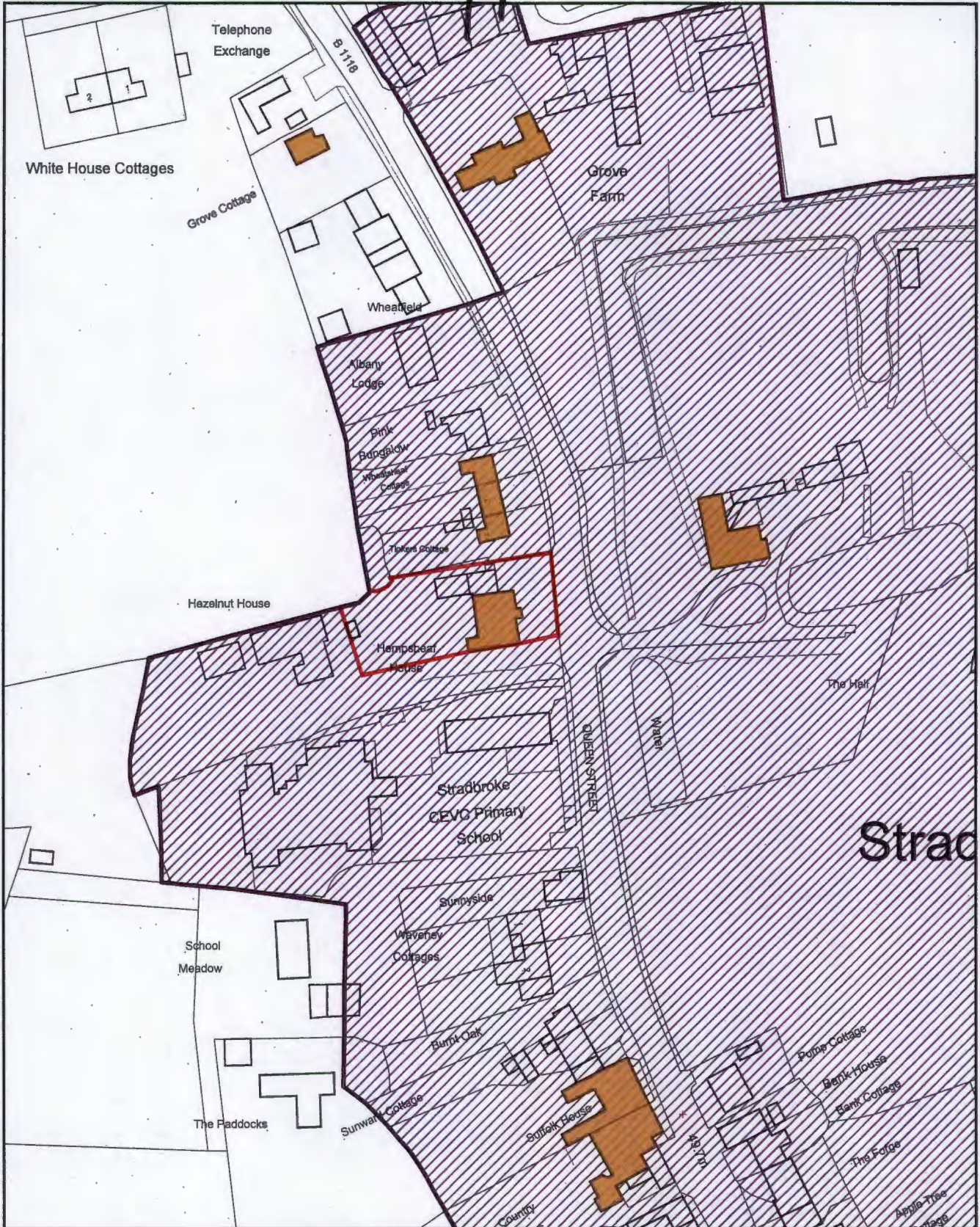
The following people **objected** to the application

The following people **supported** the application:

The following people **commented** on the application:

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17



Title: Committee Site Plan

Reference: 3980-1/15

Site: Hempstead Inn
Queen Street Stradbroke

KEY: - [Red Box] - LISTED BUILDINGS

[Hatched Box] - CONSERVATION AREA



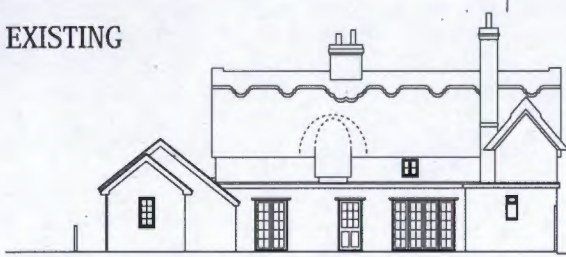
MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.gov.uk
 www.midsuffolk.gov.uk



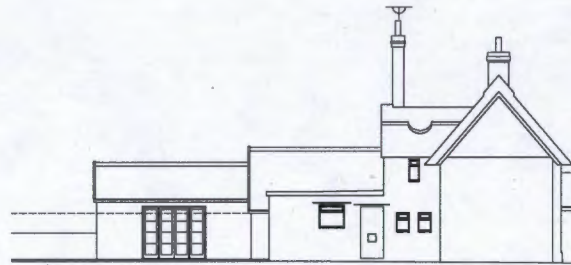
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EXISTING



WEST elevation

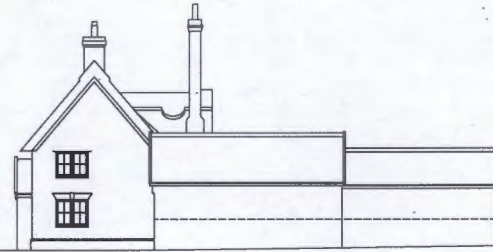


SOUTH elevation

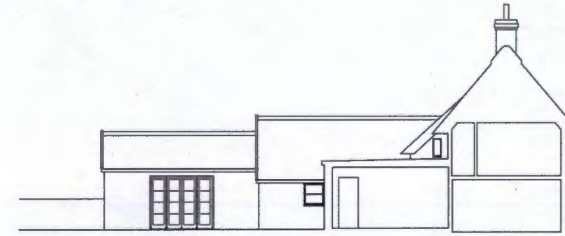


EAST elevation

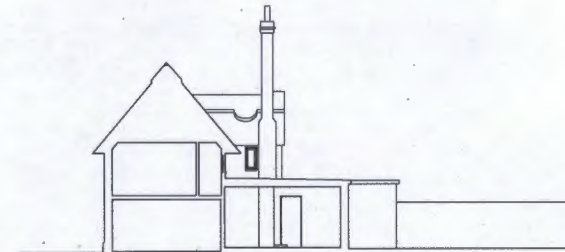
With existing building work of equal substance.



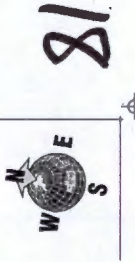
NORTH elevation



section A-A

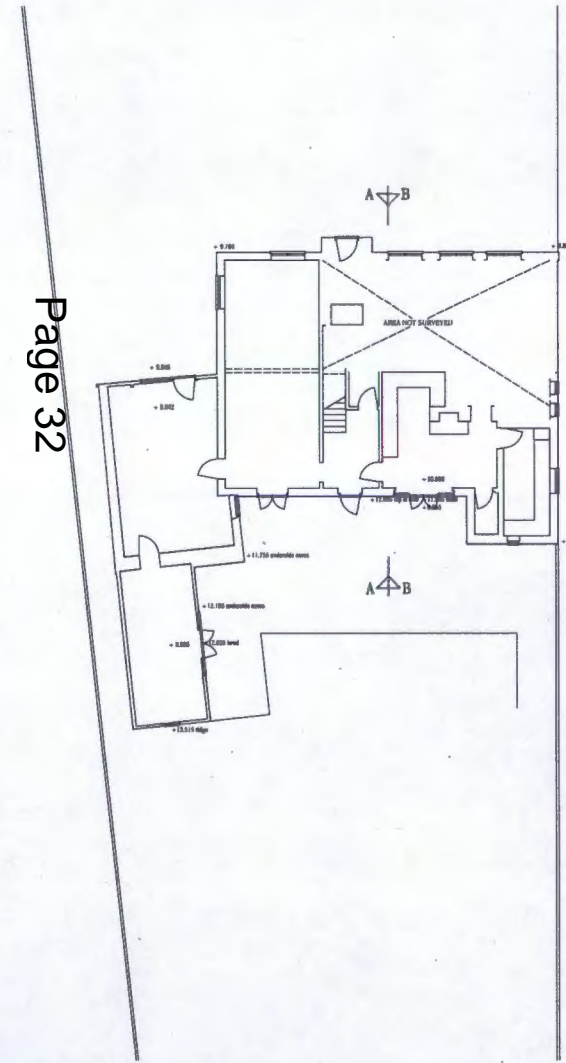


section B-B

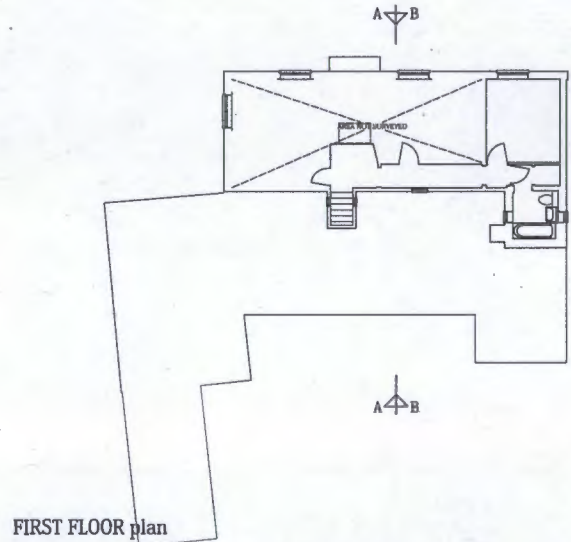


18

Page 32



GROUND FLOOR PART SITE plan



FIRST FLOOR plan



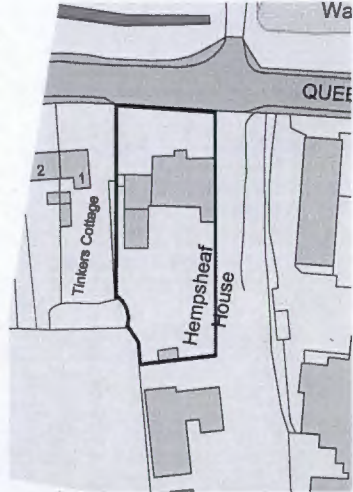
FLOOD RISK plan

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LOCATION plan

1:250 © Crown copyright.



SITE plan

1:250 © Crown copyright.

Alterations & extensions to
Hempsheaf House, Queen Street
Stradbroke, Eye, Suffolk IP21 5HH
for Mr. & Mrs. Passmore

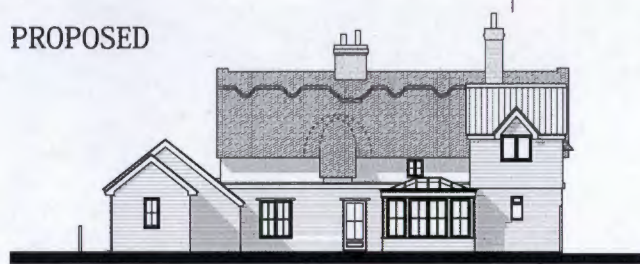
MS² Architectural Consultants Limited

The Old Grain Store Str Johns Hengrave Bury St Edmunds Suffolk IP28 6NB
Tel: +44 (0) 1284 724044 Email: projects@ms2.co.uk
1002 Architectural Consultants Limited Registered in England and Wales Reg. No. 07279929 VAT Reg. Number 911 1208 81

681 001

1:100 (1:1250 1:500)
September 2013

PROPOSED



WEST elevation

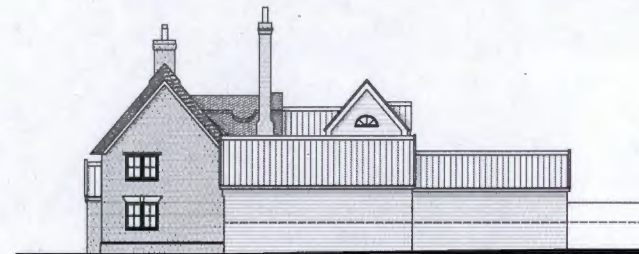


SOUTH elevation



EAST elevation

existing heritage conservation on this elevation to be necessary double glazed unit
Subsequent Series 10 Shallow horizontal sliding unit aligned behind frame window



NORTH elevation

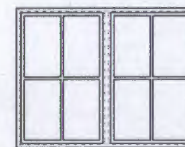
existing heritage conservation on this elevation to be necessary double glazed unit
Subsequent Series 10 Shallow horizontal sliding unit aligned behind frame window



section A-A



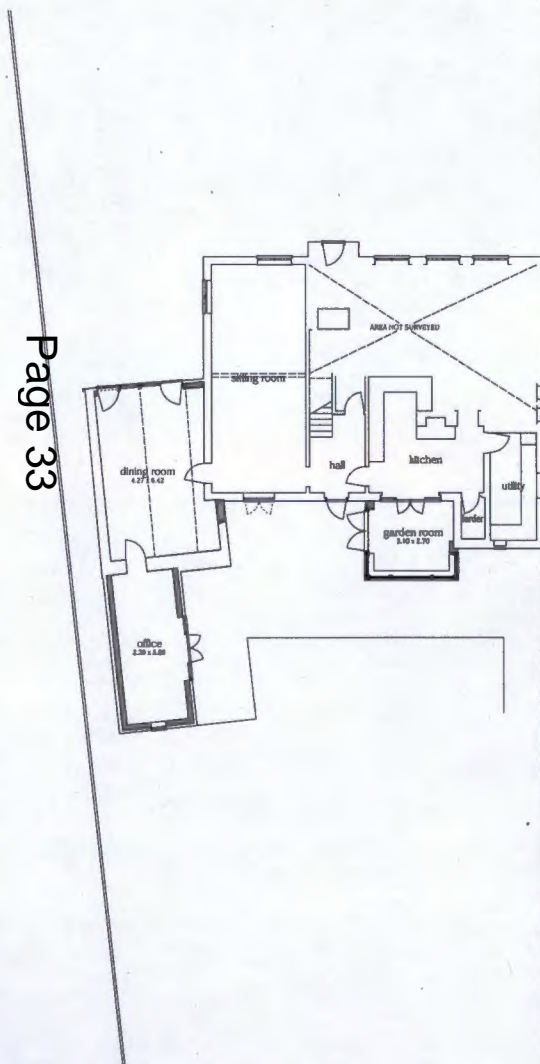
section B-B



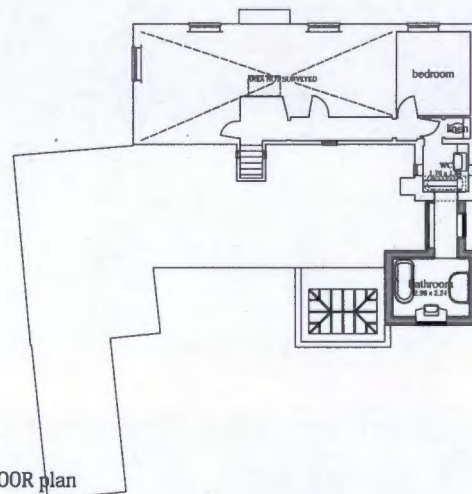
ELEVATION (1:20)

Showing depth of selected system profiles relative to existing window frame profiles.

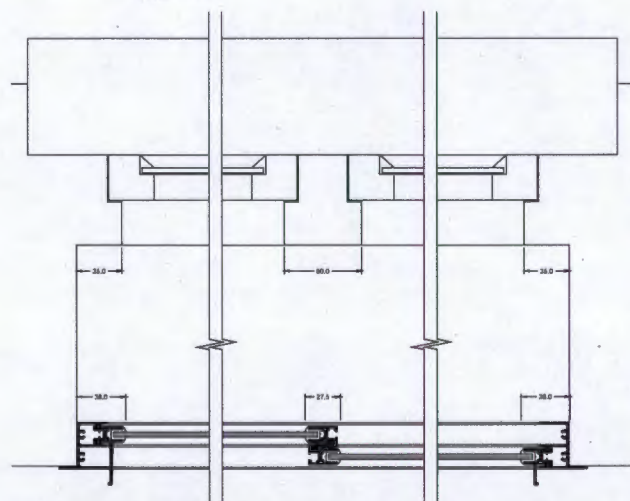
Page 33



GROUND FLOOR PART SITE plan



FIRST FLOOR plan



SECONDARY DOUBLE GLAZING PLAN (1:2)

Showing depth of selected system profiles relative to existing window frame profiles.



691 002
A
22.10.18
1:100 (1:2:1:20)
September 2018

Alterations & extensions to
Hempshaf House, Queen Street
Stradbroke, Eye, Suffolk IP21 5HH
for Mr. & Mrs. Passmore
MS² Architectural Consultants Limited
The Old Grain Store Sir Johns Hengrove Bury St Edmunds Suffolk IP28 6NB
Tel: +44 (0) 1284 724044 Email: projects@ms2.co.uk
1102 Architectural Consultants Limited Registered in England and Wales Reg. No. 0770009

Suffolk IP28 6NB
Email: projects@ms2.co.uk
1102 Architectural Consultants Limited

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AGENDA ITEM NO 3**APPLICATION NO** 3981/15**PROPOSAL** First floor rear extension (improved bathroom facilities) and single storey rear extension (to form garden room). Alterations to attached outbuilding. Replacement of casement windows to rear elevation with flush-fitting casements (All per submitted drawings and documents).**SITE LOCATION** Hemsheaf Inn, Queen Street, Stradbroke IP21 5HH**SITE AREA (Ha)** 0.09**APPLICANT** Mr R Passmore**RECEIVED** November 6, 2015**EXPIRY DATE** January 2, 2016

REASONS FOR REFERENCE TO COMMITTEE

1. The application is referred to committee for the following reason :
 - The applicant's brother is the Member for the Ward of Helmingham and Coddenham.

PRE-APPLICATION ADVICE

2. No pre-application discussions were entered into.

SITE AND SURROUNDINGS

3. The application site comprises the former Hemsheaf Inn, a grade II listed building of late C16 origin located in a prominent position within the Stradbroke Conservation Area. The building has been in use as a single residential dwelling since 1986. It is timber framed under a thatched roof, the façade and right gable end being encased in C19 brick. There is a small two-storey extension to the rear which is also thatched, together with a number of relatively recent additions including a flat-roofed extension across the rear elevation, and a pitched roof extension with further subservient element. The single-storey extension extends beyond the side of the building and has a gable elevation facing the highway. The modern rear and side single-storey extensions are faced with horizontal timber boarding painted grey. There is a large private rear garden, with further amenity/parking areas to the front.

The building fronts onto Queen Street and has vehicular access to both the north and south of the building itself, the southern access also serving

a modern detached dwelling (Hazelnut House) to the rear of the application site, served by a private driveway which runs between the application site and the Primary School to the south. There is a small terrace of dwellings to the north (Tinkers Cottage and 1-2 Wheatsheaf Cottages) which are also grade II listed. The site is opposite the access to the grade II listed Stradbroke Hall although the Hall is screened from view by a substantial hedge along the highway frontage.

HISTORY

4. The following planning history is relevant to the application site:

1152/12	Retention of works to the rear elevation of the single-storey addition (namely addition of timber boarding and replacement of 2no. windows with 2no. sets of patio doors and replacement of windows and door with French doors to attached outbuilding.	Listed Building Consent 7/06/12
21/86	Change of use of former public house to single dwelling	Permission 7/02/1986

PROPOSAL

5. The application seeks listed building consent for the erection of a first floor rear extension (to improve bathroom facilities), a single-storey rear extension (to form a garden room), alterations to the attached single-storey side extension and replacement of (modern 'stormproof') casement windows to the rear elevation with flush-fitting casements. There is an associated application for planning permission. The first-floor rear extension would be built off the existing two-storey pitched roof extension, and would be linked to it via a new opening. This extension would be attached to the existing extension beneath the thatched roof, which would be unaffected by the works. A new garden room with roof lantern would be built off the rear single-storey flat-roofed extension. The existing door, windows and part of the front elevation of the pitched roof extension to the side elevation would be replaced with a larger area of specialist glazing.

POLICY

6. **Planning Policy and Guidance** – See Appendix below.

CONSULTATIONS

7. **Stradbroke Parish Council** – Support the proposal;
MSDC Heritage – No response received;

LOCAL AND THIRD PARTY REPRESENTATIONS

8. The following is a summary of the representations received.
- No local or other third party representations were received;

ASSESSMENT

9. The proposal is considered to raise the following core planning issues:

Principle of development

As an application for listed building consent the proposal falls to be assessed under Local Plan policies HB3 and HB4 and the NPPF insofar as it relates to the protection of heritage assets.

Heritage – Historic Fabric and Significance of the Listed Building

The proposed extensions would be built over (or off) existing extensions, including the two-storey extension with thatched roof into which a new opening is required to link it to the new bathroom. Despite having a thatched roof this extension is actually a modern addition, the brickwork being in modern Stretcher Bond rather than Flemish Bond used on the C19 brick façade. The ground floor garden room would be built off the modern flat-roofed extension. As a result neither the construction of the first floor (new bathroom) extension nor the garden room extension would result in loss of historic fabric. Similarly, alterations to the side extension and associated works to a further element to the rear would only involve works to modern (C20) additions. None of these proposed works would cause any loss of significant historic fabric, nor would they harm the significance of the subject building as a designated heritage asset.

The existing windows to the rear extensions are a mix of modern 'stormproof' units which (whilst considered acceptable on these later additions) are of no historic interest. The building would be enhanced by their replacement by flush-fitting units which would be far more in keeping with the character of this historic building. The proposal is therefore considered to accord with Local Plan policies HB3 and HB4, and to the NPPF.

Protected Species and Biodiversity

It has been held that harm to protected species or their habitat is capable of being a material consideration in the assessment of applications for listed building consent, however the site is laid to lawn, tended gardens and hardstanding, and the parts of the building to which works are proposed would be unlikely to provide suitable habitat for bats. As such

your officers are satisfied that the proposal would not be anticipated to cause any harm to protected species or their habitat.

Summary

This is a minor proposal that would not cause demonstrable harm to the building's historic fabric or its significance. Details of the cross sections of the new flush fitting windows should be secured by condition.

RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to the following conditions:

- Standard time limit;
- Details of fenestration;
- Approved documents.

Philip Isbell
Corporate Manager - Development Management

Adrian Matthews
Development Management
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Local Plan

HB4 - EXTENSIONS TO LISTED BUILDINGS

HB3 - CONVERSIONS AND ALTERATIONS TO HISTORIC BUILDINGS

2. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

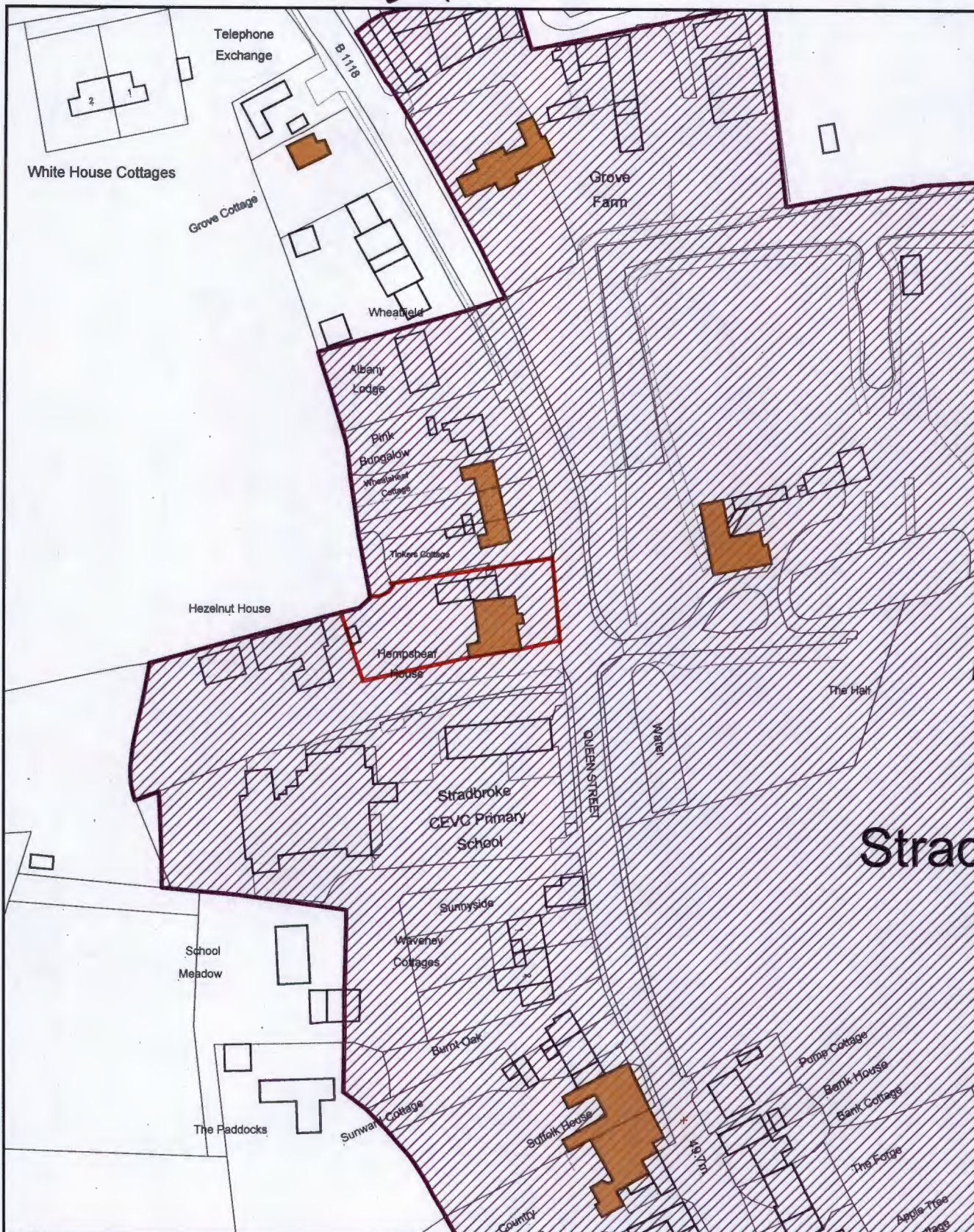
APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **0** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:


The following people **commented** on the application:




Title: Committee Site Plan

Reference: 3980-1/15

Site: Hempshaf Inn
Queen Street Stradbroke

KEY:-  - LISTED BUILDINGS

 - CONSERVATION AREA



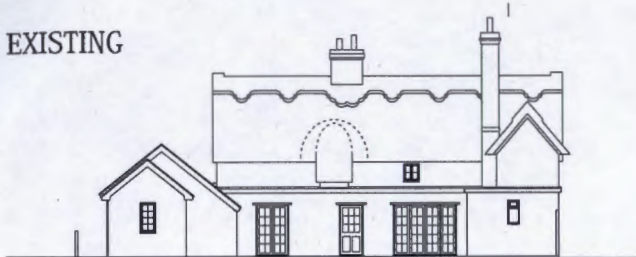
MID SUFFOLK DISTRICT COUNCIL
131, High Street, Needham Market, IP6 8DL
Telephone : 01449 724500
email: customerservice@csduk.council.gov.uk
www.midsuffolk.gov.uk



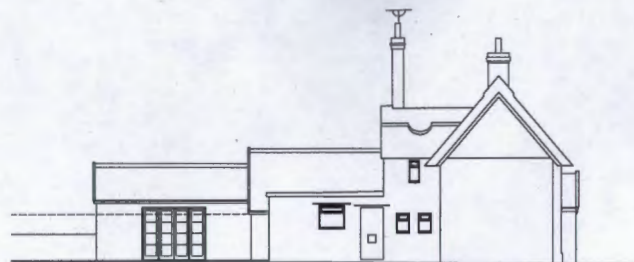
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EXISTING



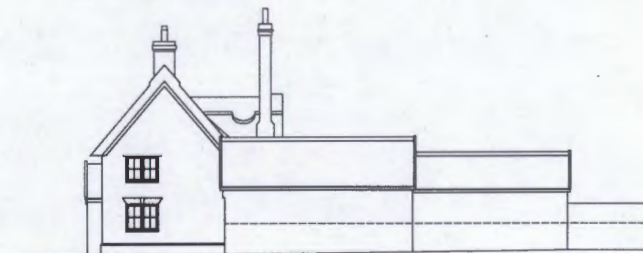
WEST elevation



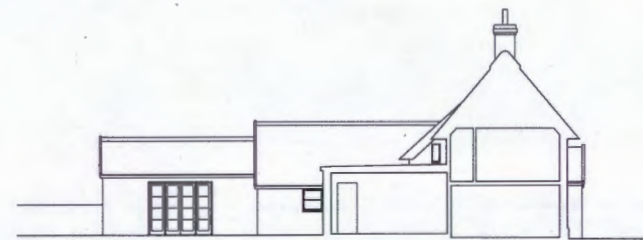
SOUTH elevation



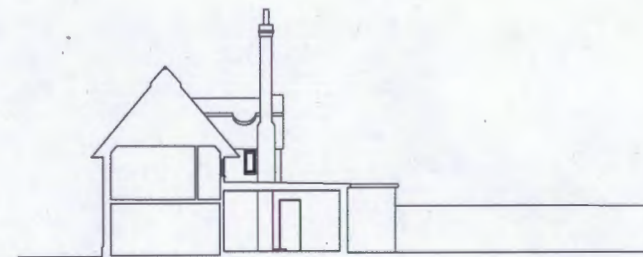
EAST elevation



NORTH elevation



section A-A

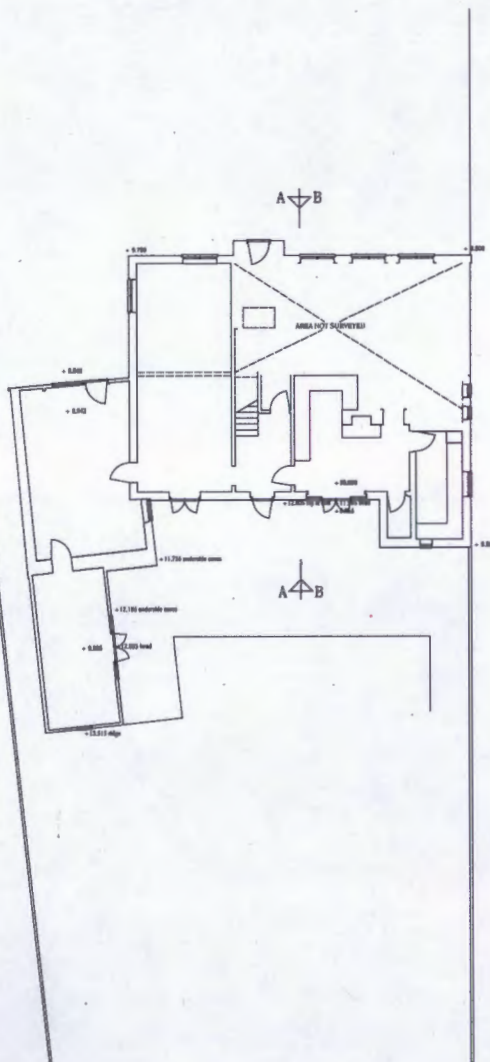


section B-B

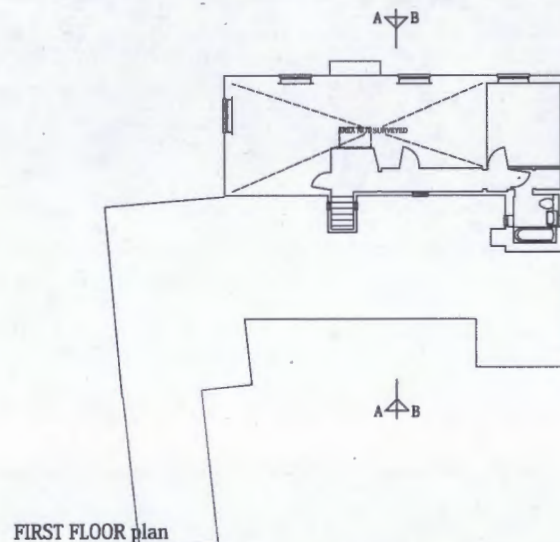
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Page 40



GROUND FLOOR PART SITE plan



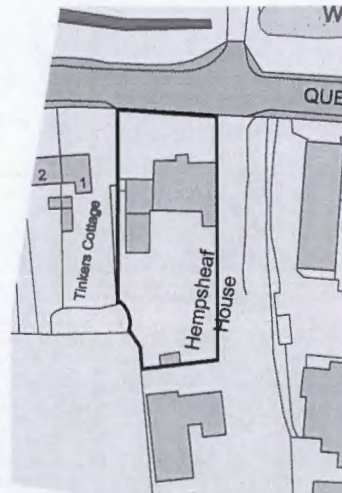
FIRST FLOOR plan



FLOOD RISK plan

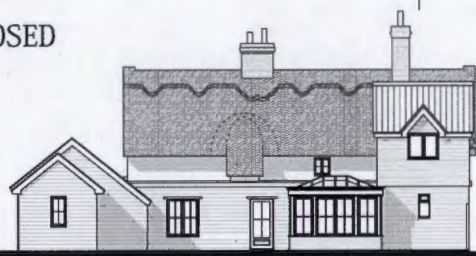


LOCATION plan



SITE plan

PROPOSED



WEST elevation

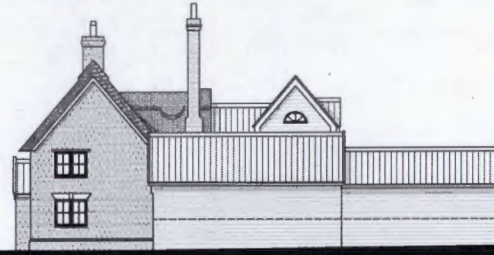


SOUTH elevation



EAST elevation

existing heritage conservation on this elevation to be necessary double glazed using
Interglaze Series 17 Windows technical drawing units aligned to the same number

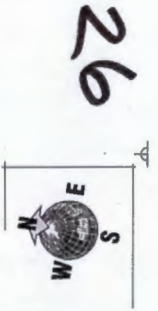


NORTH elevation

existing heritage conservation on this elevation to be necessary double glazed using
Interglaze Series 17 Windows technical drawing units aligned to the same number



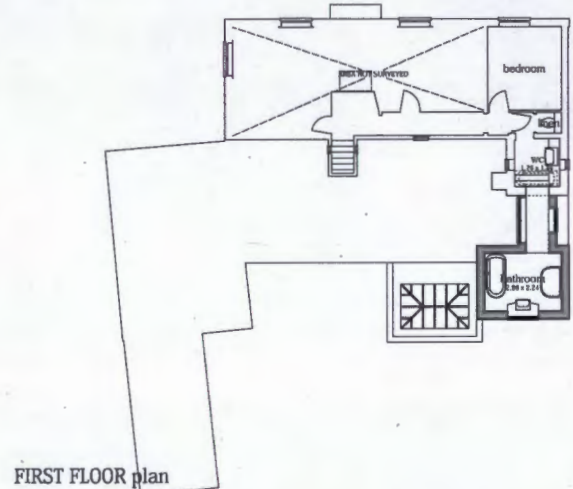
section A-A



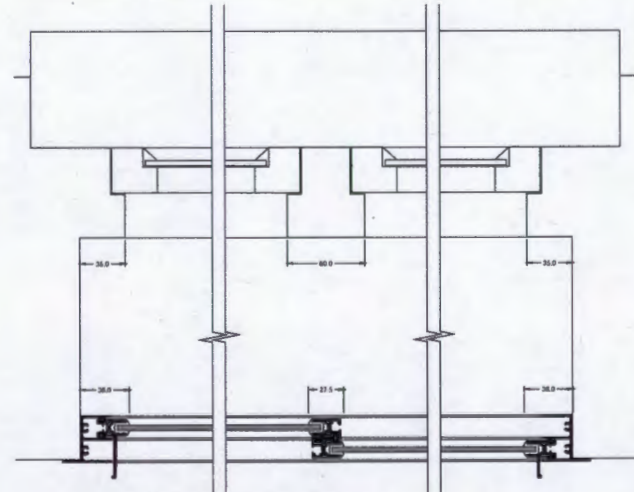
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section B-B

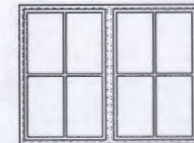


FIRST FLOOR plan



SECONDARY DOUBLE GLAZING PLAN (1:2)

Dimension depth of unit and system profiles relative to existing timber frame profiles.



ELEVATION (1:20)

Dimension depth of unit and system profiles relative to existing timber frame profiles.

Alterations & extensions to
Hempshaf House, Queen Street
Stradbroke, Eye, Suffolk IP21 5HH
for Mr. & Mrs. Passmore

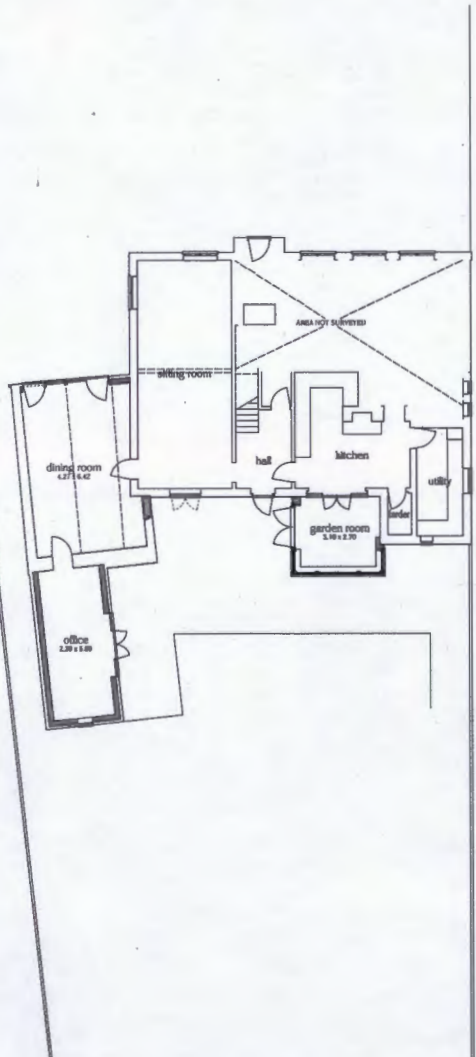
MS² Architectural Consultants Limited

The Old Grain Store Sir Johns Hengrave Bury St Edmunds Suffolk IP28 0NB
Tel: +44 (0) 1284 724044 Email: projects@ms2.co.uk
MS² Architectural Consultants Limited Registered in England And Wales Reg No. 0727980

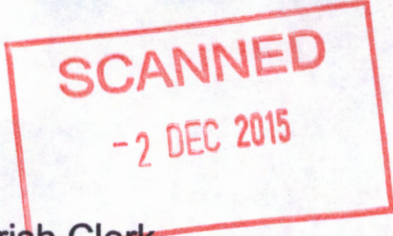
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September 2015

Page 41

GROUND FLOOR PART SITE plan



27



PARISH COUNCIL

Comments from: Stradbroke Parish Clerk

Planning Officer: Adrian Matthews
Application Number: 3981 / 15
Proposal: First floor rear extension (improved bathroom facilities) and single storey rear extension (to form garden room). Alterations to attached outbuilding. Replacement of casement windows to rear elevation with flush-fitting casements (All per submitted drawings and documents).
Location: Hemsheaf Inn, Queen^s Street, Stradbroke, IP21 5HH

PLEASE SET OUT ANY COMMENTS AND OBSERVATIONS OF YOUR COUNCIL WITH REGARD TO THE ABOVE, BEARING IN MIND THE POLICIES MENTIONED IN THE ACCOMPANYING LETTER.

Councillors voted unanimously to support this application.

Please note address should read Queens Street.



For Planning Applications only

- Support
- Object
- No Comments

..... ODILE WLADON (Print Name)

on behalf of STRADROKE town/parish council

Dated 30/11/15