

DC/19/04445 Lavenham Priory, Water Street, Lavenham CO10 9RW
Planning Application:- Erection of 1 no. dwelling and detached garage.

Recommend Refusal.

The Parish Council did not support the first application on a number of grounds including the “harm” to the setting of the Priory, its location in the land forming the green fringe to the village and the relationship of the Priory to its links to the countryside, its impact on the Listed Buildings (Grade 1 and 2) in Water Street and on the setting of the Priory.

The reduced size of the proposed dwelling and its relocated position although not as intrusive as the original proposal, is still considered to be in contravention of:

1. NPPF(2019) “overriding objective is the protection and enhancement of the Historic Environment”,
2. Lavenham Landscape Character Assessment identifying the area as “High Landscape Sensitivity”, which is part of the made Lavenham Neighbourhood Development Plan,
3. Lavenham Neighbourhood Development Plan Policy H1 “ ...scheme adjacent to the built up area boundary can be clearly demonstrated to be well related to the existing pattern of development in Lavenham” “that the scale and character of the proposal respects the landscape, landscape features, streetscape/townscape heritage assets and important spaces and historic views into and out of the village”,
4. Babergh Local Plan Policy CS15 objectives as H1 above, and
5. In addition, the emerging Joint Local Plan, which has completed its Regulation 18 consultation, contains the concept of Built Up Area Boundaries. In this case the proposal is outside the Lavenham BUAB. Development outside the BUAB could set a precedent for any similar development outside any BUAB across the district and further frustrate the progress of the JLP.

In view of the above there are no grounds for the Parish Council to change its view on development of the dwelling proposed in the application.

Moreover, paragraph 12 of the National Planning Policy Framework 2019 (NPPF) gives the greatest weight to existing policy documents and at the pinnacle of these is the Lavenham’s NDP. Under the NPPF (2019) any decision that departs from this may only be made in the light of **material considerations**.

With a proven five year housing supply BDC policy in this area may be viewed as valid.

Any decision to allow the application would thus be a major departure from policy.

It is also worthy to note that the Independent Examiner when reporting on the Lavenham Neighbourhood Development Plan concluded;-

This is an extremely well written neighbourhood development plan with clear explanation of objectives and logical justifiable explanation of many of the policies. Those involved in its production should feel proud of their achievement.

I have found that there is a clear policy approach to housing provision. The Plan is explicit in its recognition of the need to plan positively for growth and particularly recognises local need for the provision of dwellings for young and elderly people.

The proposal before you is in conflict with the National Planning Policy Framework (2019), the emerging Joint Local Plan, existing planning policy and the Lavenham Neighbourhood Development Plan and should therefore be rejected.

Any decision is not about the merit of the proposed building, it is about the policy framework we all strive to work within and the precedent that any alternative approach would set.

Lavenham Parish Council

February 2020