

Late Papers for MSDC Development Control A Committee

Due to be held on the 9/12/2020

In connection with agenda item 7d

Application DC/20/03633 Land Adjacent to Abbey Hill, Hoxne

Reason:

1. To update the recommendation specifically point (1) relating to the s106.
2. To summarise and response to an objection letter received on the 6/12/2020.

1. Point (1) of the recommendation in the committee report should read as follows:

**Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer to secure:**

- The public right of way of the path that leads through the site to the monument and the proposed wild meadow area shown on the block plan drawing 04H.

2. This letter of objection has been added to the public website.

Summary of main points of objection:

- The application should be presented to a design review panel.
- Changes have not resulted in sufficient changes to make the scheme acceptable, and the scheme still fails to 'preserve or enhance the setting' of the monument.
- Plot 1 remains significantly out of scale with plots 2 and 3.
- Management of the meadow area.
- Retention of footpath to the monument independent to the vehicular access points and the increase in width of the views of the monument have improved the proposals and are welcomed.
- The layout isolates the plot 1 making it 'alien and distracting'
- Pair of cottages are considered false in nature and placed together with garages is considered urbanising.
- "no-mans land" between rear boundary of site and monument.

In response to these points

- There is no validation requirement for an application to go before a design review panel. The Local Planning Authority can recommend but it is in essence the applicant's obligation to initiate this process.
- An assessment of the setting of the monument is described between paragraphs 5.12 - 5.20 and 8.13 – 8.23 of the committee report.

- There is a difference in scale with plots 1 and plots 2 and 3. Detail relating to sizes and measurements are outlined in paragraph 2.2 of the committee report.
- Details of the future management of the meadow area will be dealt with by condition if the application be approved.
- It is agreed that the retention of the footpath and meadow area between the proposed dwelling is welcomed and consider a public benefit.
- Plot one is separate to plots 2 and 3. This is to allow for the open space between the dwellings to allow for the meadow area at the centre of the site. Plot 1's impact on the surrounding landscape and street scene is covered in section 5 and 6 of the committee report. A planning balance is assessed against the harm and the benefits of this proposal in section 11 of the report.
- The area of land between the site and the monument is in different ownership to the applicant. Further detail relating this point shall be presented at committee.