

## Committee Report

**Item 7D**

**Reference:** DC/21/03589

**Case Officer:** Alex Scott

**Ward:** Stonham.

**Ward Member/s:** Cllr Suzie Morley.

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### **RECOMMENDATION – APPROVE RESERVED MATTERS WITH CONDITIONS**

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#### **Description of Development**

Application for approval of reserved matters following grant of outline application DC/18/04191 dated: 07/02/2019 - Appearance, Landscaping, Layout and Scale for Erection of 5no. dwellings and construction of new access, following demolition of 1no. existing dwelling. Discharge of Condition 9 (Hedgerows), Condition 10 (Surface Water Drainage Details), Condition 11 (Roads and Footpaths), Condition 13 (Parking and Turning), Condition 14 (Refuse Bins and Collection Areas), Condition 15 (Fire Hydrants) and Condition 16 (Construction Management)

#### **Location**

Land To The Rear Of The Leas, Quoits Meadow, Stonham Aspal, Suffolk

**Expiry Date:** 12/11/2021

**Application Type:** RES - Reserved Matters

**Development Type:** Minor Dwellings

**Applicant:** Mr Tydeman

**Agent:** Beech Architects

**Parish:** Stonham Aspal

**Site Area:** 0.91 hectares

#### **Density of Development:**

Gross Density (Total Site): 5.49 dwellings per hectare (dph)

Net Density (Developed Site, excluding open space and SuDs): 8.66 dph

#### **Details of Previous Committee / Resolutions and any member site visit:**

- Outline Planning Application ref: DC/17/04419, for 9 no. dwellings, was considered by Members at Committee on 13<sup>th</sup> December 2017 - Members resolved to refuse planning permission;
- Outline Planning Application ref: DC/18/04191, for 5 no. dwellings, was considered by Members at Committee on 30<sup>th</sup> January 2019 - Members resolved to grant planning permission;

The relevant decision notices are appended to this report.

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**Has a Committee Call In request been received from a Council Member (Appendix 1): Yes**

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**Has the application been subject to Pre-Application Advice:** No

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## PART ONE – REASON FOR REFERENCE TO COMMITTEE

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The application is referred to committee at the request of the Ward Member.

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## PART TWO – POLICIES AND CONSULTATION SUMMARY

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### **Summary of Policies**

NPPF - National Planning Policy Framework  
FC01 - Presumption In Favour Of Sustainable Development  
FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development  
CS03 - Reduce Contributions to Climate Change  
CS04 - Adapting to Climate Change  
CS05 - Mid Suffolk's Environment  
CS09 - Density and Mix  
GP01 - Design and layout of development  
HB01 - Protection of historic buildings  
H13 - Design and layout of housing development  
H15 - Development to reflect local characteristics  
H16 - Protecting existing residential amenity  
H17 - Keeping residential development away from pollution  
CL08 - Protecting wildlife habitats  
T02 - Minor Highway improvements  
T09 - Parking Standards  
T10 - Highway Considerations in Development

### **Neighbourhood Plan Status**

This application site is not within a Neighbourhood Plan Area.

### **Consultations and Representations**

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

#### **A: Summary of Consultations**

##### **Town/Parish Council (Appendix 3)**

Stonham Aspal Parish Council - 1<sup>st</sup> September 2021 & 20<sup>th</sup> October 2021:

Object:

- Access to site not wide enough for two cars to pass and has no footpath;
- Loss of wildlife habitat and one mature tree;

- Larger dwellings and more bedrooms proposed than indicated at Outline stage;
- Increase in bedroom numbers will result in increased vehicles travelling down the narrow road;
- The proposal would have an adverse impact on the adjacent listed building, even more than indicated previously;
- Concerns with regards MSDC Heritage Officers' comments as they previously objected to a prior proposal on the site;
- Concerns with regards a pond indicated on adjacent land - Question does this need planning permission;
- Concerns with regards proposed construction compound and impact on residents during construction;
- Concerns that there is no proposal for household waste bin storage and presentation points - These cannot be on the road;
- 2 no. mature trees have been removed on the site, shown to be retained on the proposed plans.

#### **National Consultee (Appendix 4)**

NA.

#### **County Council Responses (Appendix 5)**

##### **SCC - Highways - Initial Response - 26<sup>th</sup> August 2021:**

No objection - Subject to compliance with suggested conditions - Further info requested with regards construction management

##### **SCC - Highways - Subsequent Response - 7<sup>th</sup> October 2021:**

All elements of the reserved matters and conditions to be discharged are now acceptable to the Highway Authority

##### **SCC - Lead Local Flood Authority (LLFA) - 18<sup>th</sup> August 2021 and 29<sup>th</sup> September 2021:**

As this is a minor application we have no comment to make and we would point the LPA and the applicant towards standing advice.

##### **SCC - Archaeology - 20<sup>th</sup> August 2021:**

No further archaeological work required and no conditions required - An archaeological evaluation was undertaken on this site as part of the outline application DC/18/04191. Despite the potential to encounter archaeological features and finds within the proposed development site, as indicated by the county Historic Environment Record, none were found during the archaeological evaluation.

#### **Internal Consultee Responses (Appendix 6)**

##### **MSDC - Heritage Team - 3<sup>rd</sup> September 2021:**

No comments will be provided by the Heritage Team - Proposals are not considered to be sufficiently harmful to warrant Heritage Involvement.

MSDC - Environmental Protection - Noise/Odour/Light/Smoke Issues - 24<sup>th</sup> August 2021:

Do not have any further comments in respect to noise and other environmental health issues and no objection to condition 16 being discharged.

MSDC - Environmental Protection - Land Contamination Issues - 8<sup>th</sup> September 2021 and 14<sup>th</sup> October 2021:

No comments to make with respect to land contamination in addition to those made previously.

**B: Representations**

At the time of writing this report at least 9 letters/emails/online comments have been received. It is the officer opinion that this represents 8 objections, 1 support and 0 general comment. A verbal update shall be provided as necessary.

Views are summarised below:-

**Representations raising concern or objection to the application:**

- Proposed dwellings and bedroom numbers are larger than indicated at Outline Planning Stage;
- The proposal is not in line with what was agreed at outline stage and so should be refused;
- The proposed scale and design bears no resemblance to existing dwellings in Quoits Meadow, or what was previously approved at outline stage;
- The proposal will impact the amenities of neighbouring properties;
- Neighbouring properties will be overlooked by the development;
- The proposal will potentially have 3 or 4 cars per property and will more than double the residential traffic using Quoits Meadow;
- The proposed layout is detrimental to road safety;
- Quoits meadow is currently used as a convenient parking location, due to the inability for cars to park on the busy main road which runs through the village, the resultant additional vehicle movements will, therefore result in further congestion to the detriment of highway safety;
- The proposal will result in increased traffic congestion due to increased vehicles using Quoits Meadow and increased noise and pollution as a result, which will impact existing residential amenity;
- The lack of pavements proposed will result in pedestrians walking in the vehicular highway, which will result in conflict between pedestrians and cars, to the severe detriment of pedestrian safety - Particular concern with regards Children walking to School;
- The proposed refuse collection points are along way from the proposed properties and the proposed collection point will impact the amenities of neighbouring properties;
- The proposed access road is not suitable for refuse collection vehicles or larger vehicles, including emergency service vehicles;
- The revised proposal for larger properties will further harm and impact the setting of the adjacent Grade II listed building at Orchard Farm;
- MSDC Heritage Officers previously objected to previous applications on the site - Question why they are now not raising objection when the current proposal would be more impactful on the setting of the adjacent listed building;
- The proposed drainage basin lies outside of the application red line plan - question whether this need further planning permission;
- The current plans do not make provision for electric vehicle charging;

- Concerns with regards removal of 2 no. mature Trees from site frontage – Shown to be retained on proposed plans.

**Representations in support of the application proposal:**

- Stonham Aspal is calling out for some new, modern family homes;
- Proposed homes will complement the Village;
- The proposal will make good use of space without impacting the environment;
- The proposed smaller, more village focused, development is exactly what the Village need;
- People in the Village are moving away due to housing shortages - let's give people what they need.

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

**PLANNING HISTORY**

|                         |   |                                    |
|-------------------------|---|------------------------------------|
| <b>REF:</b> DC/20/03291 | Application for approval of reserved matters following grant of outline application DC/18/04191 dated 07/02/2019 Appearance, Layout, Scale and Landscaping for the erection of 5No dwellings and new access (following demolition for existing dwelling). | <b>DECISION:</b> REF<br>14.01.2021 |
| <b>REF:</b> DC/18/04191 | Outline Planning Application (Access to be considered) - Erection of up to 5 no. dwellings and construction of new access, following demolition of 1 no. existing dwelling  | <b>DECISION:</b> GTD<br>07.02.2019 |
| <b>REF:</b> DC/17/04419 | Outline Planning Application (Access to be considered) - Erection of 9 no. dwellings and construction of new access   | <b>DECISION:</b> REF<br>18.12.2017 |
| <b>REF:</b> 1859/11     | Retention of stables, alterations to existing roof and continued use of land as paddock without compliance with condition 1 of planning permission 2874/10 requiring removal of eucalyptus trees.   | <b>DECISION:</b> GTD<br>25.07.2011 |
| <b>REF:</b> 2874/10     | Retention of stables, alterations to existing roof (per submitted drawings) and continued use of land as paddock (revised scheme to that previously permitted under planning permission 3062/06).   | <b>DECISION:</b> GTD<br>15.12.2010 |
| <b>REF:</b> 3062/06     | Proposed change of use of agricultural land to paddock and erection of a stable block (following removal of existing buildings).  | <b>DECISION:</b> GTD<br>22.05.2007 |
| <b>REF:</b> 1836/05     | Retention of vehicular access, storage  | <b>DECISION:</b> REF               |

facilities and parking area, and the erection of 25.11.2005 a shelter and hay storage building. All associated to adjacent paddock for the keeping and grazing of horses.

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## PART THREE – ASSESSMENT OF APPLICATION

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### **1. The Site and Surroundings**

- 1.1. The application site extends to approximately 0.91 hectares and comprises part of an existing horse paddock set back from The Street, to the north of existing dwellings in the Quoits Meadow cul-de-sac.
- 1.2. To the north and east of the existing paddock lie agricultural fields, defined by hedgerow boundaries. An unmade access track runs adjacent to the south boundary of the paddock giving existing access to the paddocks and the agricultural fields to the east. Further to the south, on the opposite side of the track, lies the Grade II listed Orchard Farm with the existing housing estate at Walnut Tree Meadow beyond this. The existing Quoits Meadow estate and further dwellings fronting The Street lies to the west and south-west.
- 1.3. The site lies outside of, but adjacent to, the settlement boundary of the village. The site also affects the setting of a grade II listed building at Orchard Farm, to the south of the site, and affects an area of archaeological potential.

### **2. The Proposal**

- 2.1. The application seeks approval of matters reserved by way of outline planning permission ref: DC/18/04191, and seeks approval of matters relating to Appearance, Scale, Layout and Landscaping for the 5 no. dwellings previously granted outline permission.
- 2.2. Matters of access have previously been considered and approved by way of outline planning permission ref: DC/18/04191 and have been approved, subject to conditions attached to that planning permission.
- 2.3. The application proposes 3 no. detached 1.5 storey, 5 bedroom, dwellings and associated garages, and 2 no. detached two-storey, 4 bedroom, dwellings, with integral garages.
- 2.4. The proposed 1.5 storey dwellings would have maximum ridge heights of 6.5 metres and the proposed two-storey dwellings would have maximum ridge heights of 7.8 metres.
- 2.5. The proposed dwellings all have on-site parking provision for at least 4 no. vehicles, within the proposed garages and on driveways immediately in front of them.
- 2.6. The proposals would include generously sized rear gardens, with proposed dwellings being located a minimum distance of 24 metres from any existing dwelling. The proposed layout also avoids back to back arrangements.

- 2.7. The proposed layout includes a shared private access road and access onto Quoits meadow, the principle of which has already been approved at outline planning stage. The proposed access road would have large green verges to either side.
- 2.8. The proposed layout also includes a large turning head within the development, suitable for use by Fire appliances. The layout also includes provision of a fire hydrant within the grass verge at the front of Plot 1.
- 2.9. The proposed also includes for the discharge of a number of conditions attached to the outline planning permission (DC/18/04191), relating to:
  - Hedgerows (Condition 9);
  - Surface Water Drainage Details (Condition 10);
  - Roads and Footpaths (Condition 11);
  - Parking and Turning (Condition 13);
  - Bin Collection Areas (Condition 14);
  - Fire Hydrants (Condition 15); and
  - Construction Management (Condition 16).

### **3. The Principle of Development**

- 3.1. The principle of the proposed development, for the erection of 5 no. new dwellings, following demolition of 1 no. existing dwelling, has previously been considered and approved as part of outline planning permission ref: DC/18/04191.
- 3.2. There is not the opportunity to re-visit the principle of the proposal by way of this current reserved matters application. This also includes affordability and housing mix raised by the Ward Member in the call in request. The reserved matters are only

“scale” means the height, width and length of each building proposed within the development in relation to its surroundings;

“appearance” means the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;

“landscaping”, in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features;

"layout" means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development;

It is these along with the details of the conditions before members.

#### **4. Site Access, Parking and Highway Safety Considerations**

- 4.1. The proposed estate road access to Quoits Meadow was considered and approved as part of outline planning permission ref: DC/18/04191, subject to conditions. The location of this proposed access as identified in the current reserved matters application is considered to be broadly as approved at outline stage and, therefore, acceptable and appropriate as part of the current submission.
- 4.2. Whilst it is noted that the proposed estate access road appears narrower than indicated at outline stage, and that it does not comprise a siding pedestrian footway as was previously indicated, it is considered that this forms part of matters relating to layout and not access and it is, therefore, considered appropriate to assess such matters at the current reserved matters stage.
- 4.3. The current layout proposes 4 no. on-site parking spaces per 4 and 5 bedroom dwelling proposed. Such provision is considered acceptable, on accordance with current SCC-Highways advisory parking standards and the proposal would not result in a need for tandem (three parked cars in a row, including garages) parking.
- 4.4. SCC Highways have assessed the current proposal and, whilst it is acknowledged that the current proposal does not contain a siding footway as indicated at outline stage, for a development of the scale proposed (5 no. new dwellings) SCC Highways advise this is acceptable and, therefore, it is presumed that pedestrians using the access driveway a shared surface is also considered acceptable. It is also considered that the proposed grassed verges would afford pedestrians sufficient refuge from vehicles, should such conflict occur.
- 4.5. Whilst it is agreed that the proposed access road layout varies to that indicated at outline stage it is not considered that the proposed layout would result in a severe impact on highway and pedestrian safety, such that refusal could be considered on such grounds. The proposed amount, design and location of on-site turning and parking is also considered to be in accordance with current highways advisory standards.
- 4.6. SCC-Highway have advised that the latest information submitted by the applicant is sufficient to discharge conditions: 11 (Roads and Footpaths); 13 (Parking and Turning); 14 (Bin Collection Areas); and 16 (Construction Management).
- 4.6. No objection is, therefore, raised with regards impact on highway safety.

## **5. Design, Layout and Impact on Street-scene Character**

- 5.1. The proposed design and layout is considered to present an appropriately varied character of buildings and an appropriate low development density, sympathetic the edge of settlement character in this location.
- 5.2. Whilst it is agreed that the character of development proposed does not reflect that of the existing Quoits Meadow estate, the site is considered to be significantly detracted from this existing character area such that the proposed character and density is appropriate, without resulting in a significant impact on the existing street-scene.

## **6. Heritage Issues**

- 6.1. The principle matter of heritage concern relates to the potential impact of the proposed layout, scale and appearance of buildings on the significance of Orchard Farmhouse, a Grade II Listed late 16<sup>th</sup> Century timber-framed farmhouse, located approximately 16 metres to the south-east of the proposal site.
- 6.2. It is noted that recent reserved matters refusal ref: DC/20/03291 included heritage reasons (please refer to appended decision notice) and. This decision is considered to be a material consideration in consideration of the current application. proposal,
- 6.3. The current application includes the following revisions to those previously considered by way of prior reserved matters application ref: DC/20/03291:
  - The removal of the existing dwelling;
  - The changing of plots 1, 2 and 3 from two-storey (previous) to 1.5 storey (currently proposed) and a reduction in ridge heights of plots 1, 2 and 3 from 8.6 to 6.5 metres;
  - The moving of elements of the dwelling at plot 2 further away from the site boundary, to the east, and resulting in improved views from the listed building to open countryside and views from open countryside back towards the listed building;
  - The moving of two-storey elements at plot 3 further away from the south-west boundary of the site and further away from the listed building - improving its setting, as above;
  - Increased tree planting to the south-east site boundary, between proposed buildings and the listed building and improving screening and setting.
- 6.4. The above amendments are considered to result in improvements to the setting and significance of the heritage asset (Orchard Farmhouse) to the extent that the less than substantial harm considered by Heritage, as a result of the previous application is now reduced to very low to negligible harm.
- 6.5. Your Heritage Officers have been consulted on the current application and advise that the current proposals are not considered to be sufficiently harmful to the significance of the heritage asset.
- 6.6. The NPPF paragraph 201 states that where a proposal will lead to less than substantial harm to the significance of heritage assets this harm should be weighed against the public benefits of the proposal. The increase in the supply of houses in support of local and national housing targets, in a sustainable village location, supporting local services and facilities, is considered to be publicly beneficial in social terms and to the extent that this public benefit would outweigh the harm to the significance of the heritage asset identified.

## **7. Archaeology**

- 7.1. The SCC Archaeological Unit has been consulted on the application and advise that Archaeological investigations on the site have been completed as part of the outline application DC/18/04191.
- 7.2. Despite the potential for Roman and medieval archaeological features and finds, as indicated by the Historic Environment Record, none were found during the evaluation. Based on the results of the archaeological evaluation SCC-Archaeology would not require any further archaeological work on the site and advise that the current reserved matters application does not require further conditions for archaeological investigation and recording.

## **8. Landscape Impact and Trees**

- 8.1. The proposed scheme of native species soft landscape planting to site boundaries, and additional Tree planting to the south-east boundary, is welcomed. Such detail is considered sufficient to address the further information required by Condition 9 (Hedgerows) of the Outline Planning Permission (DC/18/04191).
- 8.2. The proposed landscaping scheme is considered appropriate for such an edge of settlement location, sufficient to soften and screen the development and mitigate harm to the setting and significance of the nearby heritage asset (as identified above).
- 8.3. Whilst it is noted that 2 no. significant Trees have been removed from the frontage of the site, these Trees were not protected by way of Tree Preservation Orders (TPOs) or a Conservation Area designation. As such no form of consent was required by the Council prior to their removal.
- 8.4. It is noted that the proposed landscaping scheme includes for the planting of a significant amount (over 14 no.) new trees within the site which would compensate the Trees lost and proposed to be lost as part of the overall development proposal and would increase the number of trees on the site and within the village more generally.

## **9. Impact on Residential Amenity**

- 9.1. NPPF Paragraph 130 requires that all developments should ensure a high standard of amenity of all existing and future users. Furthermore, development plan policy H16 provides that the LPA will refuse development that materially reduces the amenity of adjacent dwellings.
- 9.2. By reason of: the proposed buildings' siting, of at least 24 metres from any existing neighbouring dwelling; The proposed buildings' orientation, not front or rear elevation directly facing rear gardens of existing neighbouring properties; and having also considered site level changes on and surrounding the site, the proposed development is not considered to result in significant harm to the amenities currently enjoyed by occupants of neighbouring properties in terms of visual dominance, loss of daylight, and loss of privacy.

- 9.3. By reason of the low noise impacts associated with such C3 land use class developments, compatible within existing residential environments, the proposal would not result in significant harm to the amenities currently enjoyed by occupants of neighbouring properties by reason of increased noise and disturbance.
- 9.4. The proposed access road is also considered to be an acceptable distance from existing neighbouring dwellings (minimum distance of 11 metres) so as to not result in significant harm to neighbouring amenity with regards noise and disturbance due to traffic movements.
- 9.5. The proposed design and layout is also considered to provide a high standard of amenity for future occupants.
- 9.6. Your Environmental Protection Officers have been consulted on the application proposal and have raised no objection with regards the proposal's impact on residential amenity. Environmental Protection Officers also raise no objection with regards the proposed discharge of condition 16 of the outline planning permission, with regards the proposed scheme of construction management.

## **10. Surface Water Drainage**

- 10.1. The application includes detailed surface water drainage information in the interest of addressing the requirements of condition 10 of the outline planning permission.
- 10.2. The proposed scheme of surface water drainage involves surface water being directed to an attenuation basin to the east of the site, on land within the applicant's ownership to enable surface water to be attenuated for controlled sustainable drainage dispersal. The outline permission and scale of development (under 10 dwellings) does not automatically require a SuDs approach, but the applicant has sought to achieve this in this case. While it is unusual for the development of the basin to be beyond the red line plan, it is not beyond the scope of the planning condition to control and ensure it is fully implemented to serve the development. However, the applicant will need separate planning permission for the associated change and works of the basin that will need to be assessed on its own merits and will be a risk to the applicant.
- 10.3. The proposed drainage basin would be significantly large due to the clay nature of the soil which prevents rapid draining of surface water. Therefore, a large attenuation surface is needed.
- 10.4. The proposed drainage basin would have 1 in 3 and 1 in 4 side slopes, with a maximum water depth of 0.85 metres (33.46 inches) during a 1 in 100 year event. The maximum water depth within the basin, for a common 1 in 2 year event is calculated to be no more than 0.48 metres (18.9 inches).
- 10.5. The Lead Local Flood Authority have been consulted on the application proposal and have not raised objection to the proposed scheme. As such, the proposed scheme of surface water disposal is considered acceptable and sufficient to discharge condition 10 of the outline planning permission.

## **11. Other Matters**

11.1. Matters relating to: Land Contamination; Ecology; and Flood Risk where previously considered as points of principle in relation to outline planning application DC/18/04191, and no objection was raised subject to compliance with conditions imposed by way of that planning permission. Such condition remain relevant to the current overall application proposal.

## **12. Parish Council Comments**

12.1 It is considered that the matters raised by Stonham Aspal Parish Council have been addressed in the above report.

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## **PART FOUR – CONCLUSION**

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### **13. Planning Balance and Conclusion**

13.1 The principle of development has been agreed for the number of dwellings proposed as well as the access arrangements. The resultant development is considered to be of a suitable density and design character for the site and area, that provides interest and adds a unique character area. All specialist consultees offer no objection to the scheme. The proposals are well connected to the existing transport and pedestrian networks of the village and will create a new landscaped edge to the village and provide suitable green landscape screening and boundary treatments. The current scheme is also not considered to result in significant harm to heritage assets. The proposal would also not result in increased flood risk and is considered acceptable in biodiversity terms. Overall the development is considered to provide an appropriate addition to the village.

### **RECOMMENDATION**

**That the Chief Planning Officer be authorised to GRANT reserved matters, and approval of details pursuant to other conditions of the outline planning permission, subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:**

- Approved Plans and Documents;
- Those already imposed as part of Outline Planning Permission Ref: DC/18/04191 (as set out in the decision notice appended to the papers).