

Committee Report

Item No:

Reference: DC/21/03589

Case Officer: Alex Scott

Ward: Stonham.

Ward Member/s: Cllr Suzie Morley.

RECOMMENDATION – REFUSE RESERVED MATTERS

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 13th 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 30th January 2019 - Members resolved to grant planning permission;
 - This current application (ref: DC/21/03589) was previously considered by Members at Committee on 10th November 2021 - Members resolved to defer determination to seek an expert heritage assessment and review.
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The relevant decision notices are appended to this report.

Has a Committee Call In request been received from a Council Member (Appendix 1): Yes
Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

PART TWO – POLICIES AND CONSULTATION SUMMARY

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 - 1st September 2021 & 20th 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 - 26th August 2021:

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

SCC - Highways - Subsequent Response - 7th 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) - 18th August 2021 and 29th 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 - 20th 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 - Initial Response - 3rd September 2021:

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

MSDC - Heritage Team - Subsequent Response - 18th November 2021:

The proposal would cause a low to medium level of less than substantial harm to the setting and significance of the Grade II Listed Orchard Farmhouse - The proposed dwellings would be fairly prominent intrusions into the historically rural character of the setting of Orchard Farmhouse, which contributes to its significance - Recommend that the scale and design of the dwellings is revised to reduce the level of harm as far as feasible.

MSDC - Environmental Protection - Noise/Odour/Light/Smoke Issues - 24th 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 - 8th September 2021 and 14th 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

REF: 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).	DECISION: REF 14.01.2021
REF: 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	DECISION: GTD 07.02.2019

REF: DC/17/04419	Outline Planning Application (Access to be considered) - Erection of 9 no. dwellings and construction of new access	DECISION: REF 18.12.2017
REF: 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.	DECISION: GTD 25.07.2011
REF: 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).	DECISION: GTD 15.12.2010
REF: 3062/06	Proposed change of use of agricultural land to paddock and erection of a stable block (following removal of existing buildings).	DECISION: GTD 22.05.2007
REF: 1836/05	Retention of vehicular access, storage facilities and parking area, and the erection of a shelter and hay storage building. All associated to adjacent paddock for the keeping and grazing of horses.	DECISION: REF 25.11.2005

PART THREE – ASSESSMENT OF APPLICATION

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 generally considered to present a 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. Following deferral of the application at the previous committee, your Heritage Officers have reviewed the current layout, scale, appearance and landscaping detail proposed, and advise the following:
- 6.2. The application concerns Reserved Matters details for Appearance, Scale, Layout and Landscaping, following Outline approval, under DC/18/04191, for the erection of five dwellings, following demolition of an existing dwelling. The heritage concern relates to the potential impact of the works on the significance of Orchard Farmhouse, a Grade II Listed late sixteenth century (C16) timber-framed farmhouse, to the southeast.
- 6.3. The current application is a second submission for Reserved Matters details, following a previous submission under DC/20/03291, which was refused. Under that application, you heritage officers identified a medium level of less than substantial harm to Orchard Farmhouse, within the range of

harm originally identified at Outline Stage. Please refer to the heritage comments on DC/20/03291 for further detail (Appended).

- 6.4. An initial Reserved Matters scheme was submitted under the current application reference, followed by an amended scheme. As your Heritage Officers have not previously assessed either iteration, both schemes are considered as follows:

Initial Scheme

- 6.5. This scheme changes three of the dwellings, including the two closest to Orchard Farmhouse, to one-and-a-half storey dwellings of reduced height, with a more agricultural external appearance, compared to the larger scale two-storey dwellings proposed under DC/20/03291. Your Heritage Officers consider that this reduces the harm to Orchard Cottage from the previous Reserved Matters application, as these dwellings would likely be less-prominent intrusions into its formerly agricultural setting, given both the reduction in scale and change in appearance.
- 6.6. However, your Heritage Officers consider that there is likely still reasonable scope to reduce the scale (mass/height etc.) of all the dwellings further, without compromising their viability as dwellings, and that this could discernibly further mitigate the harm to Orchard Farmhouse.
- 6.7. Your Heritage Officers advise that there are also some changes to the layout of the dwellings from DC/20/03291, including positioning the garage block for Plots 1 and 2 slightly closer to Orchard Farmhouse. Nonetheless, your Heritage Officers consider that none of the changes to the layout would discernibly change the impact on the listed building over DC/20/03291.
- 6.8. Your Heritage Officers note an attenuation basin has now been added to the east of the site. However, they consider this would not result in any additional harm, subject to a condition if it is to have any associated boundary treatments or lighting, as sometimes this is proposed for these features.
- 6.9. Therefore, you Heritage Officers characterise the level of harm from this scheme as a low to medium level of less than substantial. Furthermore, they consider there is probably still scope to reduce the harm further within the parameters of the Outline approval, mainly through further reduction in the scale of the dwellings.

Amended Scheme

- 6.10. The amended scheme relocates the position of the Site Compound. Other than negating the need for a condition, your Heritage Officers would otherwise have requested regarding the original site compound location; this is not considered to affect the impact of the scheme on Orchard Farmhouse. There are no other changes evident that you Heritage Officers consider would affect the impact on Orchard Farmhouse over the initial iteration
- 6.11. Your Heritage Officers conclusion is that the layout, scale, appearance and landscaping details currently proposed would result in a low to medium level of less than substantial harm to a designated heritage asset (Orchard Farmhouse) because the proposed dwellings would still be fairly prominent intrusions into the historically rural character of the setting of Orchard Farmhouse, which contributes to its significance, despite their reduction in scale from the previous Reserved Matters Application. Your Heritage Officers advise that consideration should be given to further amendments to further mitigate the current harm identified to Orchard Farmhouse.
- 6.12. 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. Your Heritage Officers have identified that the current proposal would result in a low to medium level of less than substantial harm to the setting and significance of a designated Heritage Asset, that of the Grade II Listed Orchard Farmhouse, located in close proximity to the south of the site. Your Heritage Officer have also advised further amendments to the scheme in order to further mitigate the harm identified. It is the opinion and advice of your Planning Officers that the public benefits of the proposal, most significantly the increase in the supply of houses in support of local and national housing targets, are not so significant, by reason of the relatively small scale of the development proposal, and the absence of affordable housing, that such public benefits would justifiably 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 not 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.

PART FOUR – CONCLUSION

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.
- 13.2. The detailed layout, scale, appearance and landscaping of the development proposal is considered to result in a low to medium level of less than substantial harm to the setting and significance of a designated heritage asset. The public benefits of the proposal are not considered to outweigh the level of harm identified.
- 13.3. No significant objection is raised with regards the following material issues: Highway Safety; Residential Amenity; Flood Risk and Surface Water Drainage; and Biodiversity.

RECOMMENDATION

REFUSE reserved matters for the following reasons, and/or those reasons as may be deemed necessary by the Chief Planning Officer:

RECOMMENDED REASON(S) FOR REFUSAL - IMPACT ON SIGNIFICANCE OF HERITAGE ASSET

Development plan policy CS5 requires all development proposals to protect, conserve and where possible enhance the built historic environment. Development Plan Policy HB1 requires that all such proposals should protect the character and appearance of all buildings of architectural or historic interest. Furthermore, the NPPF provides that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

The proposed layout and scale and appearance of the buildings proposed would constitute a considerable erosion of the remaining historically rural character of the setting of the Grade II Listed Orchard Farmhouse and harm its character. The proposal is considered to result in less than substantial harm to the setting and significance of this heritage asset. The public benefit(s) of the proposal are not considered to outweigh the level of harm identified. The proposal is, therefore, contrary to the provisions of the aforementioned planning policies for these reasons.