

Committee Report

Item No: 7D

Reference: DC/22/04581

Case Officer: Sian Bunbury

Ward: Fressingfield.

Ward Member/s: Cllr Lavinia Hadingham.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Planning Application - Re-surface and landscape existing car park.

Location

Car Park, Wingfield Barns, Church Road, Wingfield IP21 5RA

Expiry Date: 11/11/2022

Application Type: FUL - Full Planning Application

Development Type: Minor All Other

Applicant: Wingfield Barns CIC

Agent:

Parish: Wingfield

Site Area: 2354m²

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

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

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

The application site is Council owned land.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework

CLASSIFICATION: Official

CS02 - Development in the Countryside & Countryside Villages
CS05 - Mid Suffolk's Environment
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
GP01 - Design and layout of development
HB08 - Safeguarding the character of conservation areas
T09 - Parking Standards
T10 - Highway Considerations in Development
RT6 - Sport and recreational facilities in the countryside.

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

[Click here to view Consultee Comments online](#)

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

A: Summary of Consultations

SCC - Archaeological Service

No objections.

B: Representations

At the time of writing this report no comments have been received.

PLANNING HISTORY

No relevant history on this site.

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The application site is owned by Mid Suffolk District Council and is currently being used as a car park for use by the Church and Wingfield Barns.
- 1.2. The site falls within a Special Landscape Area and Conservation Area. There are several listed buildings in close proximity to the site. To the north there are two Grade II listed buildings, The De La Pole and Wingfield Barns, a Grade II*, Wingfield College and a Grade I, St Andrew Church. To the south-west there is Catlyns House, St Martin's Farm and the Barn at Martin's Farm.
- 1.3. The front (north) of the site is within a high-risk area for surface water flooding.

2. The Proposal

CLASSIFICATION: Official

- 2.1. The proposal is to re-surface the whole of the site which includes the existing car park and an area of grass, which makes up approximately 1/3 of the overall site to enable year round parking on the site. The site currently has parking for approximately 50-60 cars, this will not change.
- 2.2. Landscaping to the front of the site will include a small nature pond with wild meadow planting. There will also be a low grass bund to the east, south and west boundaries. All existing landscaping will be retained.
- 2.3. The site currently allows parking for up to 50 cars. The proposal will allow for all these spaces to be used in all weathers as currently several spaces are un-used due to the condition of the surface during the winter months. The proposal also provides an area for coach parking. There is no proposal for disabled parking on the site as this is provided within the grounds of Wingfield Barns.
- 2.4. The materials to be used in the hardstanding area of the carpark will be conditioned to be agreed prior to commencement.
- 2.5. The site area is 2354m².

3. The Principle Of Development

- 3.1. There are no explicit policies for the provision of additional parking for an events venue, however RT6 supports new or extensions to existing uses in the countryside, subject to various considerations of landscape and amenity, amongst others. Furthermore Poliy T9 and T10 look to secure appropriate access, parking and turning for all development.
- 3.2. Saved Policy GP1 states that: layouts should incorporate and protect important natural landscape features, including existing trees, shrubs and hedgerows and landscaping should be regarded as an integral part of design proposals.
- 3.3. In light of the above the proposal is considered to be acceptable in principle, subject to compliance with the detailed provisions of the aforementioned policies.

4. Design and Layout

- 4.1. The external works are extremely modest. There is no extension to the site. The re-surfacing of the carpark will require scraping off the sub-soil to create the grass bund around the perimeter and the surfacing will be shingle covered and is an acceptable landscape response.
- 4.2. The nature of the works is such that soft landscaping is welcomed to make the site more contained. The proposal responds positively to local Policy GP1, which seeks to maintain or enhance the character and appearance of their surroundings and respect the scale and density of surrounding development.

5. Residential Amenity

- 5.1. The external works are cosmetic in nature only, limited to the existing carpark. For this reason, the residential amenity of neighbouring occupants is unaffected by the proposal.

6. Highway Safety

- 6.1. The re-surfacing of the carport would result in an increase of available parking within the site. The applicant proposes to delineate (line mark) the spaces in the currently unmarked car park. This

delineation process will result in a more organised parking facility. There will be no changes to the access to the highway or the capacity of the parking facility, therefore the Highways Authority were not requested to comment.

7. Landscape Impact, Trees, Ecology, Biodiversity And Protected Species

- 7.1. The existing trees and hedging within and around the site will be retained. An area to the front of the site will form a wildflower meadow with a natural pond included. The spoil from the re-surfacing works and the pond will be used to surround the site to protect the existing hedge. This bund will be planted with a wildflower mix. Three new trees will be planted in front of the pond area with two trees to be placed within the carpark to soften the site within this countryside location.
- 7.2. Although the site falls within a Special Landscape Area the proposal for the re-surfacing of the area is not considered to cause harm to the character of the area due to the nature of the development.

8. Land Contamination, Flood Risk, Drainage and Waste

- 8.1. The site is not within an area considered to be at risk of contamination. The proposed use would not be impacted by any contamination risk.
- 8.2. The site does not fall within flood zone 2 or 3 but the front of the site does fall within an area at high risk of surface water flooding. Suffolk County Council Flood and Water Team were contacted and have no objections subject to conditions regarding a strategy for the disposal of surface water.

9. Heritage Issues [Including The Impact On The Character And Appearance Of The Conservation Area And On The Setting Of Neighbouring Listed Buildings]

- 9.1. There are several listed buildings in close proximity and the site is within a conservation area, however this proposal is not considered to have any detrimental impact on the character and appearance of these heritage assets due to the nature of the development, and complies with policy HB8 of the Local Plan.

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

- 13.1. The re-surfacing of an existing carpark in this location is supported. The external cosmetic works are very minor in scale, having been designed to seamlessly integrate with the existing landscape. The proposal will in no way detract from the street scene. There are no external amenity impacts and there are no adverse highway safety impacts.
- 13.2. The site falls within a high risk area for surface water flooding. Detailed strategy for the disposal of surface water has been conditioned.
- 13.3. The Parish Council has not commented on this application.
- 13.4. Planning permission is recommended.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to approve this application:-

That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Standard time limit (3yrs for implementation of scheme)
- Approved Plans (Plans submitted that form this application)
- Landscaping
- Surfacing Materials to be agreed
- Strategy for disposal of surface water including management and maintenance to be agreed
- Construction surface water management plan to be agreed