

Committee Report

Item No: 8B

Reference: DC/23/00740

Case Officer: Samantha Summers

Ward: East Bergholt.

Ward Member/s: Cllr Sallie Davies.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Full Planning Application - Construction of 4no. dwellings, storage building with 2no. bed and breakfast rooms for the Hotel and Brasserie, public convenience building (following demolition of existing Toilet Block) and alterations to car park

Location

The Red Lion, The Street, East Bergholt, Colchester Suffolk CO7 6TB

Expiry Date: 19/04/2023

Application Type: FUL - Full Planning Application

Development Type: Minor Dwellings

Applicant: Langham Property Company (Essex) Ltd

Agent: Ben Elvin Planning Consultancy

Parish: East Bergholt

Site Area: 0.38Ha

Details of Previous Committee / Resolutions and any member site visit: Previous scheme that was very similar to this current application that included five dwellings was refused by Babergh Planning Committee on the 25th January 2023.

Has a Committee Call In request been received from a Council Member: No

Has the application been subject to Pre-Application Advice: The previous application was subject to pre-application advice.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

The Chief Planning Officer considers the application to be of a controversial nature having regard to the planning reasoning expressed by the Parish Council.

CLASSIFICATION: Official

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

Babergh and Mid Suffolk Joint Local Plan – Part 1 (2023)

SP01 - Housing Needs
SP03 - The sustainable location of new development
SP05 - Employment Land
SP07 - Tourism
LP09 - Supporting a Prosperous Economy
LP12 - Tourism and Leisure
LP16 - Biodiversity & Geodiversity
LP18 - Area of Outstanding Natural Beauty
LP19 - The Historic Environment
LP23 - Sustainable Construction and Design
LP24 - Design and Residential Amenity
LP27 – Flood Risk and Vulnerability
LP28 – Services and Facilities Within the Community
LP29 - Safe, Sustainable and Active Transport

NPPF - National Planning Policy Framework
East Bergholt Neighbourhood Plan

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Neighbourhood Plan is currently at: -

Stage 7: Adoption by LPA in 2016

Accordingly, the Neighbourhood Plan has Significant weight

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

East Bergholt Parish Council – 14/03/2023

Application DC/23/00740

Councillor Roberts outlined the details of the latest application on this important village centre site. The application has three main changes from DC/22/03043 which had recently

been refused: the proposal reduces the number of homes from five to four with nine residential car park spaces now also located largely within the boundary of the Lion's back garden. The proposal also no longer appears to encroach on the existing village public car and coach park.

The Planning Statement from Ben Elvin points out that the reduced size of the car park proposed in DC/22/03043 was the only reason for refusing that application, because it was contrary to policy EB11 of the Neighbourhood Plan. He suggested that it would be unreasonable to refuse this one (DC/23/00740) on any grounds not introduced in refusing DC/22/03043.

Councillor Roberts stated that all of the Planning objections to DC/22/03043 that had been made by the Parish Council in relation to that application remain valid and are material considerations for the current application. It is a concern that these objections had not been adequately presented to Planning Committee members by the case officer when they considered DC/22/03043 and this has been documented in a letter from the Chairman of East Bergholt Parish Council to the Chief Executive, Arthur Charvonia which is appended to this submission. The reasons to refuse this application are set out below.

1. The proposals remain contrary to CS11 as no local housing need is evidenced and clearly there is none to be met, given policy EB1, recent Housing Needs Surveys and the 241 homes already approved and already in the pipeline in East Bergholt. So this scheme remains a clear departure from the Development Plan and Babergh would be wrong to ignore this because it is clearly a material consideration given the sensitivity of this site.
2. The proposals are contrary to many Neighbourhood Plan Policies;
 - EB2 Impact on AONB, and local green space, failure to respect the Conservation Area and heritage assets, impact on highway network, and outside BUAB with no affordable homes proposed.

- EB3 Back land development on large garden
- EB5 Failing to provide homes for older people
- EB7 Developing Protected Green Space
- EB8 Fails to protect or enhance biodiversity. Rather the opposite given loss of trees and planted areas and fails to provide Habitat Regulations Assessment.
- EB10 Impact on Non-Designated Heritage Asset with proposed houses pressed up against boundary of the Congregational Church

3. The cumulative impact of another 2 x B&B units on top of the 6 approved in DC/22/01688 has to be given due consideration. Babergh's Chief Planner made clear to the Parish Council that this would be a material consideration when considering DC/22/03043, which is why Babergh applied Condition 5 to DC/22/01688; because of the concern over the limited capacity of the public car park. It remains a material consideration here now.

4. This proposal still rips up and redesigns the existing village car park which is protected by EB11.

- amounts to unsustainable development, is unwarranted, and pays no regard for the £80,000 of public funds invested in the car park's refurbishment in the last two years.
- removes one large island/planted area and three mature trees
- reduces the number of coach bays from two to one
- specifies the need for yellow lines to prevent parking on the perimeter but this is not a public highway so these restrictions are not enforceable in law. Just yellow paint!
- involves the demolition of 7 public toilets to be replaced by just two.
- locates the new public toilets in a position that blocks a protected right of way contrary to the terms of the Lease.
- marks out car park bays that are too small and hence will be unusable and locates these too in a position that blocks the public right of way
- configures the car and coach parking bay lay-out in a manner which will constrain vehicular movement and which is significantly inferior to the existing car park design.

In light of these points, there is a strong case for suggesting that the village car park is seriously harmed by this proposal. It therefore remains contrary to EB11 which states that "the village car and coach park will be safeguarded"

The Council considered all of the above arguments. Each Councillor was given the opportunity to express their thoughts. and with widespread support it was proposed by Councillor Roberts, seconded by Councillor Woodcock and **RESOLVED** (ten voted for, one voted against) that refusal be recommended on the grounds set out above.

National Consultee

Natural England – 27/02/2023

DESIGNATED SITES [EUROPEAN] – NO OBJECTION SUBJECT TO SECURING APPROPRIATE MITIGATION FOR RECREATIONAL PRESSURE IMPACTS ON HABITAT SITES (EUROPEAN SITES).

Natural England notes that the Habitats Regulations Assessment (HRA) has not been provided with the application. As competent authority, and before deciding to give permission for the project which is likely to have a significant effect on a European Protected Site, you must carry out a HRA and adhere to its conclusions. For all future applications within the zone of influence identified by your authority, please only consult Natural England once the HRA has been produced.

Historic England – 01/03/2023

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

Suffolk Preservation Society – 14/03/2023

The Red Lion is listed grade II within the East Bergholt Conservation and falls within the designated landscape of the Dedham Vale AONB. The site also forms part of the wider setting of a number of adjacent heritage assets. SPS objected to an earlier withdrawn application (DC/20/058000) for 7 dwellings on the grounds that the site coverage, scale and style of the proposals was inappropriate in this sensitive location. We did not object to the revised plans for a subsequent scheme for a reduced number and more appropriately scaled dwellings (DC/22/03043) but note that the application was refused due its impact on the village car park facility.

The current application shows a further reduction to 4 dwellings and accordingly SPS raises no objection to the proposals on heritage and landscape grounds. We hope this is helpful in the consideration of this application.

County Council Responses

Archaeology Officer – 24/02/2023

This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER), partially within the historic settlement core (HER ref no. EBG 044) and close to the Grade I listed Church of St Mary, which has medieval origins (EBG 014). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important below-ground heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 205), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed. In this case two conditions would be appropriate.

Fire and Rescue Officer – 07/03/2023

Standing advice.

Highways – 09/03/2023

No objection with standard conditions.

Highways – 27/07/2023

We are satisfied with the revised document (Transport Note (LF/SJB/201465 Rev. 06)), which do not have a detrimental impact upon the highway when compared to the previous proposal.

Flood and Water – 20/07/2023

The following submitted documents have been reviewed and the LLFA recommends a holding objection at this time:

- Drainage Report RLC Ref. 201465 February 2023 Rev 05

A holding objection is necessary because the site has been identified as being at risk of flooding, therefore in line with national (NPPF & NPPG) and local policy, guidance the applicant is to provide an assessment of flood risk.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.

The point below detail the action required to overcome our current objection: -

1. Submit an assessment of flood risk (Fluvial, pluvial, groundwater, foul and reservoir)

Flood and Water – 02/08/2023

The following submitted documents have been reviewed and the LLFA recommends a holding objection at this time:

- Flood Risk Assessment and Drainage Strategy RLC Ref. 201465 Rev 7 August 2023

A holding objection is necessary as the site is at low to medium predicted risk of surface water flooding and therefore is contrary to national policy & guidance. It is recommended that the LPA undertake a sequential test on this application.

NPPF 159. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

NPPF 162. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source.

Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.

The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.

1. Applicant is to demonstrate to the LPA satisfaction, that the proposed development will remain safe for its lifetime and will not increase flood risk elsewhere.
 - a. This may be done by undertaking hydraulic modelling to determine if the predicted surface water flood risk is as depicted by the national flood mapping.
2. The applicant is to get a geotechnical engineer to review the soil porosity to establish if infiltration is possible and will not affect the structural integrity of the proposed development or neighbouring dwellings.
 - a. If infiltration is not deemed viable, then an alternative strategy is to be identified.
3. Hydraulic calculation needs to be updated in line with LLFA guidance on CV values.
4. Applicant is to ensure that the surface water drainage strategy meets the LLFA's latest guidance.

Flood and Water – 17/11/2023

We have reviewed the following submitted documents, and we recommend approval of this application.

- Flood Risk Assessment dated Ref 3264/RE/08-23/01 Rev B September 2023
- Surface Water Flood Model Assessment Ref 3264/RE/08-23/01 Dated Sept 2023
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We would like to make the applicant aware of the following informatives.

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991.
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017.
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution.
- Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act.
- Any works to a main river may require an environmental permit.

Note to LPA – The applicant is challenging the accuracy of the Environment Agency National Predicted Surface Water Flood Map. As the application is a minor proposal for development, the LLFA must take this hydraulic report as factually correct. If the LPA wishes, they could have their own expert to review the model report.

Internal Consultee Responses

Arboricultural Officer – 23/02/2023

I have no objection in principle to this application subject to it being undertaken in accordance with the protection measures outlined in the accompanying arboricultural report, an appropriate condition should be used for this purpose.

Although a small number of trees are proposed for removal, they are generally of limited value and/or poor condition, so their loss will have negligible impact within the wider landscape. These removals can be offset with a suitable planting scheme in mitigation.

Environmental Protection Land Contamination – 02/03/2023

Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Heritage Officer – 08.03.2023

This application is for the erection of four dwellings, a storage building with two bed and breakfast rooms for the Hotel and Brasserie, a public convenience building following the demolition of the existing toilet block, and alterations to the car park. The issues of the Heritage Teams concern relate to the potential impact of the proposals on the setting and therefore the significance of the Grade II listed The Red Lion, a 17th century timber framed and red brick building; the Grade II listed Cottage to the north of The Red Lion, also known as Red Lion Cottage, an 18th century timber framed building; and the Grade II* listed The Gables, a late 16th century and 19th century building. The proposals also have the potential to affect East Bergholt Conservation Area as the proposal site stands part within and part outside the western boundary, and it stands within close proximity to non-designated heritage assets including the Congregational Church.

This application follows various discussions during pre-application submissions with both the Planning and Heritage Teams, a previously withdrawn Planning application (DC/20/05800) and most recently a refused Planning application (DC/22/03043) for a similar scheme involving five houses.

During the previous application for five dwellings and associated development, the Heritage Team raised no objection, subject to various details to be agreed by condition. The current scheme now reduces the proposed development by one dwelling and rearranges the associated parking and landscaping.

The removal of one dwelling would reduce the overall amount of proposed built development from the earlier scheme, which can be considered to result in less impact within the setting of the various heritage assets. Furthermore, the relocation of the associated parking for the new houses to the area approximately southwest and between the two pairs of dwellings, would reduce the views of parked vehicles from the rear of The Red Lion. This would limit any additional visual impact within the setting, despite a reduction in the area of soft landscaping to accommodate the change.

All other aspects of the scheme appear to reflect the earlier version, and so my comments dated 11.08.2022 to application DC/22/03043 remain pertinent. Please refer to these for more detail on the principle of development, the associated structures, scale, layout and all aspects of the detailed design.

The scheme is therefore considered to sustain the various heritage assets in the vicinity and would have no greater effect on them than the most recent application for five dwellings. This is subject to a number of details to be agreed by condition, in order to achieve a well detailed scheme which respects, and reflects, the importance and traditions of its surroundings.

Therefore, the application is considered to cause no harm to the significance of the listed buildings and non-designated heritage assets, as well as the character and appearance of the conservation area, subject to appropriate details to be agreed by condition. Should the LPA be minded to grant permission, conditions should be imposed:

Strategic Housing – 09/03/2023

Please also refer to previous consultation response DC/22/03043. No further comments on this application for the following reasons. The site size has been quoted in this application as less than 0.50 hectares of land and less than 10 dwellings, therefore at present there would be no affordable housing contribution.

Place Services Landscape – 15/03/2023

This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

This application follows the previous refused planning application DC/22/03043 for a similar scheme. The revised scheme under the current planning application (DC/23/00740) includes a reduction in the number of dwellings to four and amendments to the car parking layout around the new dwellings area.

We did not have any major concerns to the previous application and the proposed changes are not resulting in any new concerns around landscape impacts. We refer to our previous landscape comments under DC/22/03043 – relevant comments copied below for easy reference which are applicable to the current proposal:

- A number of existing trees are proposed to be removed but new trees have been proposed to mitigate for tree loss. We would expect to see a range of native trees proposed including some long-life expectancy trees (e.g., pedunculate oak, hawthorn). When space is a constraint, native varieties could be acceptable at appropriate locations, but these should be kept to a minimum and ensure they are beneficial to wildlife.
- We noticed that the existing brick wall to the north of the site has some planting growing against. The current drawings are not showing any planting at this location. We request that this planting is retained and enhanced as it does contribute to softening the brick wall elevation and hard surface area of the car park.
- We welcome the soft landscape areas to the front of the new dwellings; however, these are currently proposed as grass. In order to improve the public realm of the new development, create a sense of place and enhance the built character, these areas should include some planting that is in keeping with the rural character of the village, i.e., terraced cottage style planting.
- In general, we encourage the use of flowering lawns instead of amenity grass. where appropriate. Flowering lawns provide visual interest, improve biodiversity value, establish quickly and are easy to maintain long-term. We would recommend that some of the grass areas are specify as flowering lawns.
- The proposed resin bound gravel for the private car park is appropriate and contributes to delivering a more sensitive setting for the listed building and to be in keeping with the rural character of the village.

In addition to previous comments, we have the following comments to make regarding the revised proposed layout:

- The proposed open space between dwellings to the south-west has been removed and replaced with parking bays serving the new dwellings. New trees are proposed to the

original resident's parking area. This amendment is welcome as seen as an improvement to the streetscene around the new dwellings. However, we feel that the space provided for soft landscaping and tree planting could have been more generous by keeping the public parking layout to the south as per previous proposal. A wider planting area will provide a better growing environment to the new trees and a bigger area to include a range of planting, enhancing biodiversity and providing visual interest.

- We strongly recommend that the new trees within the car park area are planted using a soil cell system which is designed to provide trees with suitable conditions that promote healthy growth, without disturbing the structures above (hard surfacing).
- There is an opportunity to include a feature shrub/small feature tree on the planting bed next to parking bay number 5 to improve the visual amenity of this space.
- Proposed site plan 1471/5 includes some details on the proposed boundary treatment. Information on height of the proposed cedar boarded fence should be provided. We welcome the use of native species hedges at either side of the boarded fencing to new dwellings and in between plots.

Notwithstanding the comments above, if the application is minded for approval, we would advise conditions are imposed on any decision:

Environmental Protection Light/Odour/Noise – 15/03/2023

I have had regard to the document 'Technical Report' 38883-R4, produced by SoundSolution consultants, dated 02.02.2023.

The Technical Report (TR) makes predictions of the impact of noise on the proposed development from mechanical plant at the Red Lion, noise from patrons, and noise associated with the use of the public car park.

In terms of the residential dwellings, and using the methodology of BS4142, the TR finds that the likely noise will be below existing background levels at ground floor and in the rear gardens during the day (and thus unlikely to result in loss of amenity) but +14dB above background (more than a doubling of sound) at the first-floor façade at night. In terms of internal noise levels, assuming a partially open window, the worst-case night-time level would be 33dB. This is +3dB above the guidance values given in BS8223:2014 for sleeping. The TR then goes on to assess the impacts of potential outdoor music on the proposed dwellings and finds that the noise level at the closest proposed facades would likely result in loss of amenity internally with windows open. It would therefore be necessary for windows to be closed and a ventilation and glazing system to be installed at first floor windows to the residential dwellings and windows to the B&B rooms. I would therefore recommend conditions be attached to any permission.

Economic Development – 18/04/2023

Thank you for consulting the Economic Development Team on the above planning application.

This application is for the erection of four dwellings, a storage building with two bed and breakfast rooms for the Hotel and Brasserie, a public convenience building following the demolition of the existing toilet block, and alterations to the car park.

We are pleased to see plans include two bed and breakfast room rooms to reflect the need for visitor accommodation within the area. East Bergholt is a spectacular visitor destination, and we welcome the additionality offered by B&B provision and enhanced toilet facilities. The tourism and visitor economy are important to Babergh - this application provides small scale, short stay accommodation and will add to the diversity of accommodation available locally. It will help support the local visitor economy and provides access to the Dedham Vale Area of Outstanding Natural Beauty where visitors can stay and access this particularly distinctive area of Babergh.

The Babergh and Mid Suffolk Culture, Heritage and Visitor Economy Strategy here - CTC BAMS Culture Heritage Visitor Economy Strategy v17Feb23.pdf – defines the importance of Visitor Economy across our districts (£133,851,000 total tourism spend in Babergh in 2021). The trend for domestic travel, driven by factors such as the pandemic and a desire for sustainable tourism, is benefitting the area.

Whilst Economic development support the principal of tourism accommodation, welcoming the additionality to our visitor economy, we recognise that importance should be given to ensure the development and setting is appropriate and considered. Whilst we offer no comment on the design, we must ensure visibility and dominance of the dwellings do not detract from this popular visitor area and within the setting of the various heritage assets.

We are concerned that the proposed dwellings are adjacent to the outside space utilised by the pub, creating an environment that may give rise to conflicting amenity. I strongly suggest that should the residential properties be permitted; greater consideration should be given to how the two uses will be screened and any potential for issues mitigated.

We would also want to see a condition that the B&B remains ancillary to the pub and conditions that enable flexible occupancy supporting all-year round lettings by protecting the use for tourism visitors only, ensuring the accommodation shall not be occupied as a person's sole or main place of residence. We suggest that the site owners/operators be required to maintain an up to-date register of the names of all occupants of the accommodation and of their main home addresses together with vehicle registration to be kept in a register, a copy of which shall be made available to the Local Planning Authority for inspection at any time.

Place Services Ecology – 16/05/2023

Holding objection due to insufficient ecological information – Out of date ecological assessment and European Protected Species (Bats)

Place Services Ecology – 03/07/2023

No objection subject to securing:

- a) a proportionate financial contribution towards visitor management measures for the Stour and Orwell Estuaries SPA/Ramsar.
- b) ecological mitigation and enhancement measures

B: Representations

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

Views are summarised below: -

Concerns raised include:

- parking issues in the centre of the village
- the new layout of the car park may not be useable
- the public car park may be full of staff parking for the Red Lion
- the B&B building would block views of trees
- the proposed houses are on the boundary with the congregational church and may cause maintenance issues in the future
- the scheme is “privatizing the village centre”
- removal of trees
- the development would cause disruption to the village centre during construction
- loss of a bus parking bay
- The B&B building is too big

Support comments include:

- Smaller houses for elderly people in the village wishing to downsize
- Much needed re-building of the public toilets
- Enjoy visiting and walking in East Bergholt and use the public car park
- Pub store essential to the functioning of the public house to provide drinks and food
- Additional B&B rooms adding additional revenue to the business
- Safeguarding jobs
- More car parking space and compliant coach parking
- Tastefully designed dwellings
- Dwellings centrally located within the village

(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

In excess of 50 Planning and Listed Building applications have been made on this site. In the interests of clarity, these have been placed at the end of the report in Appendix 1.

PART THREE – ASSESSMENT OF APPLICATION

CLASSIFICATION: Official

1.0 The Site and Surroundings

- 1.1 The application site includes the Red Lion Public House and its beer garden and the East Bergholt public car park. The site is wholly within the East Bergholt Conservation Area and the Dedham Vale Area of Outstanding Natural Beauty.
- 1.2 This area of East Bergholt forms the heart of the village with a mixture of residential and commercial properties. The Street lies in the historic core of the village with a large number of fine Listed Buildings. The buildings in The Street are largely Grade II Listed with The Gables having a Listing of Grade II*. This building shares a boundary with the public car park. The BT telephone exchange building sits to the north of the site, the cemetery to the west and the East Bergholt Congregational Church to the south. The Congregational Church is not a Listed Building but is considered to be a non-designated heritage asset.
- 1.3 The Red Lion is a Grade II Listed Building along with its neighbouring residential properties of Red Lion Cottage and The Manse (both of which are in separate ownership to The Red Lion).
- 1.4 The site comprises The Red Lion Public House and beer garden which runs along the southern boundary of the site. Within the grounds of the public house there is an outbuilding that was granted planning permission for Change of Use from (Class A4) to (Class A1) antiques and craft shop; Erection of external staircase, re-roofing, alterations to fenestration under reference DC/17/03151.
- 1.5 The public car park falls within the same ownership as the Red Lion but is leased to East Bergholt Parish Council. This area has recently been upgraded with tarmac and parking bays marked out. The car park contains public conveniences in a square building with a pyramidal roof. The car park contains some mature trees both in the centre of the parking area and around the edges. There are three important access points: First is the main access from The Street to the car park and delivery area of the public house; within the site are two more access points that must be kept clear at all times - one to access the BT Telephone Exchange building and the other to access the cemetery.
- 1.6 A large proportion of the site is within the Built-Up Area Boundary (BUAB) of East Bergholt which is classed as a Core Village in the Babergh Core Strategy. However, the section of the site where the four dwellings are proposed is outside of the BUAB and is, therefore, classed as Countryside.

2.0 The Proposal

- 2.1 This application is the fourth similar application on the site and is a re-submission of DC/20/05800 (Planning Application. Erection of 7No 2-bedroom terrace dwellings, 1No garden office building and 1No store / commercial building. Demolition of toilet block. Car park improvements) and DC/21/00517(Development consisting of 7 No. 2 bedroom terrace properties to the rear of the Red Lion. Change of use of Red Lion from A4 to C1 along with new Garden office building and store / accommodation building). Both of these applications were withdrawn prior to determination.

2.2 Following the 2020 and 2021 applications, a further application was received last year (DC/22/03043) to decrease the number of dwellings on the site to five with this proposal, “Construction of 5no. dwellings, storage building with two bed and breakfast rooms for the Hotel and Brasserie, public convenience building (following demolition of existing Toilet Block) and alterations to car park.” This application was heard by the Babergh Planning Committee on the 25th January 2023 and the Planning Committee voted in favour of the Officer’s recommendation for refusal of the application. The reason for refusal was:

“The proposed development is not acceptable because the public car park within the Village Heart would be reduced in size. The loss of area of the car park, which is listed as an Asset of Community Value, has not been offset to provide additional parking elsewhere as required by Policy EB11 of the East Bergholt Neighbourhood Plan. The car park is an important feature within the Village Heart and provides essential off-road free parking, which encourages vehicles away from the public highway, and is a main route through the village and within the East Bergholt Conservation Area, which forms the historic core of this important tourist destination. The proposed development is considered to conflict with policy EB11 of the East Bergholt Neighbourhood Plan 2016 and conflict with the aims of the National Planning Policy Framework 2021, Paragraph 8.

Furthermore, if the loss of car parking area is unacceptable, this would impact on the five dwellinghouses because the provision of parking to current adopted Parking Standards would not be achievable and, therefore, the dwellings would be unacceptable because the site would become cramped from overdevelopment. This would be contrary to policies CN01 and TP15 of the Babergh Local Plan 2006, policy CS11 and CS15 of the Babergh Core Strategy 2014 and policy EB2 of the East Bergholt Neighbourhood Plan 2016 which are consistent with the aims of the National Planning Policy Framework 2021.”

2.3 The applicant has lodged an appeal against that decision with the Planning Inspectorate, which is awaiting an appeal start date. In the interim, the applicant has decided to re-submit the application to address the concerns of the Planning Committee’s members.

2.4 The proposal comes in three separate elements, but all are included on one application form: Firstly, is the erection of a storage building with two bed and breakfast rooms at first floor level; secondly are the demolition of the public conveniences and erection of replacement public convenience buildings along with alterations to the car park; thirdly is the erection of four dwellings within part of the beer garden. The dwellings would each have two bedrooms.

2.5 A total of eight parking spaces have been provided for the four dwellings, which is dedicated parking for the residents and separated from the public car park with a brick wall. Two dedicated parking spaces are provided for the Bed and Breakfast rooms above the storage building. The changes to the car park block plan show a total of 29 standard parking bays, three disabled bays and one coach bay. The car park also includes a new public convenience building. The existing car park arrangement has 32 bays, three of which are disabled bays and two coach bays. The existing public convenience building is proposed to be demolished.

2.6 The proposed heights of the buildings are as follows:

- Public conveniences – 3.4 metres
- Pub store/B&B rooms – 6.4 metres
- Semi-detached dwellings – 6.4 metres to the ridge

2.7 Most of the gardens are small and range from approximately 30sqm to 89sqm.

2.8 A mix of traditional materials is proposed:

- Public conveniences: walls – silvered oak weatherboarding on a brick plinth; windows – painted hardwood with obscure glass; doors – painted hardwood; roof – plain tiles; rainwater goods – painted cast iron.
- Pub store/B&B rooms: walls – silvered oak weatherboarding; roof – red clay plain tiles; joinery – painted hardwood; rainwater goods – painted cast iron.
- Dwellings: all houses to be timber-framed construction; roof – plain tiles; walls – lime Render; doors and windows – hardwood painted; chimneys – soft red brick; rainwater goods – cast iron painted; dormer windows – lead covered.

2.9 The site area is 0.38Ha.

3.0 The Principle of Development

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications under the planning Acts be determined in accordance with the development plan unless material considerations indicate otherwise.

3.2 Relevant to the submitted application, the development plan comprises the following:

- Babergh and Mid Suffolk Joint Local Plan – Part 1 (2023)
- Built Up Area Boundaries from the Babergh Local Plan (2006)
- East Bergholt Neighbourhood Plan (2016)

3.3 Within the current development plan, those policies considered to be most important for the determination of this application are as follows:

- SP01 - Housing Needs
- SP03 - The sustainable location of new development
- SP05 - Employment Land
- SP07 - Tourism
- LP09 - Supporting a Prosperous Economy
- LP12 - Tourism and Leisure
- LP16 - Biodiversity & Geodiversity
- LP18 - Area of Outstanding Natural Beauty
- LP19 - The Historic Environment
- LP23 - Sustainable Construction and Design
- LP24 - Design and Residential Amenity
- LP27 – Flood Risk and Vulnerability

- LP28 – Services and Facilities Within the Community
 - LP29 - Safe, Sustainable and Active Transport
 - NPPF - National Planning Policy Framework
 - East Bergholt Neighbourhood Plan
- 3.4 The Council has adopted Part 1 of the Joint Local Plan with Mid Suffolk District Council. Part 2 of the Joint Local Plan is currently underway and will deal with revised settlement boundaries and allocations. Until Part 2 has been adopted, the previous Built-Up Area Boundaries from the 2006 Babergh Local Plan will be used to define sustainable locations.
- 3.5 The policies contained within the NPPF are a material consideration and should be taken into account for decision-taking purposes. Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. At paragraph 8, this is defined as meaning that there are three overarching objectives which are interdependent and need to be pursued in mutually supportive ways: economic, social, and environmental. The NPPF goes on to state, however, that they are not criteria against which every decision can or should be judged (paragraph 9).
- 3.6 There are three parts to this application each with its own set of policies that are relevant but also shared policies that cover the whole scheme such as policies to do with highway safety, design, flooding, ecology, landscape impact, residential amenity and heritage impact.
- 3.7 It is important to understand the location of the proposal development. The site is partly within and partly outside of the BUAB of East Bergholt. The Red Lion PH and public car park fall within the BUAB of East Bergholt with the area proposed for new housing sitting outside of the BUAB but adjoining it on three sides of the plot.
- 3.8 The proposed storage building with letting rooms above is within the curtilage of The Red Lion and forms part of the business. This area is within the BUAB and therefore the principle of development is acceptable under policy SP03. The design, layout and materials of the building have been carefully considered within the setting of listed buildings and within the conservation area and have not raised any objection on heritage grounds. This part of the development is considered to be compliant with policies SP05, SP07, LP09, LP12, LP16, LP18, LP19, LP24 and LP28 of the Joint Local Plan.
- 3.9 The building is considered necessary and would replace a shipping container that had been in place to help support the kitchen and bar. East Bergholt is a tourist area being the home of John Constable and with Flatford in very close proximity to the centre of the village. Expansion of existing businesses is supported by both Local Plan and Core Strategy policies. Visitors using the letting rooms at the Red Lion are likely to use other facilities within the village, such as cafes, shops and pubs. Tourism is very important to local economics in Babergh, which is a rural district with two National Landscapes (AONBs) – Suffolk Coast and Heaths and also Dedham Vale, which East Bergholt falls within (Suffolk Coast and Heaths AONB being only a few miles away). East Bergholt offers a lot to visitors in terms of its history, links with one of the most important English landscape artists and beautiful buildings and landscapes.

3.10 The East Bergholt Neighbourhood Plan specifies objectives in Chapter 7 - Economy. The objectives that are relevant to the business part of this application are:

- Support local employment and business needs
- Maintain East Bergholt's position as a successful tourist destination.

Policies EB15 (The Development of New and Expanded Businesses), EB16 (Safeguarding Employment Land and Premises and Community Facilities) and EB20 (Tourist Facilities and Services) encourage the protection of existing employment and tourism growth in the village. Specific criteria in the policies are assessed below, but overall, the proposal for a store and lettings rooms to enhance the existing public house is considered to be acceptable and is policy compliant.

3.11 The second part of the proposal concerns changes to the public car park and public conveniences. This area of the site is also within the BUAB and Conservation Area of East Bergholt. The car park is in the same ownership as the Red Lion but is leased to East Bergholt Parish Council. The Parish Council listed the car park as an Asset of Community Value (ACV) on 29/07/2021. The ACV is in place for five years and will expire on 28/07/2026. The Parish Council recently had the car park resurfaced and parking bays were marked which included 32 bays, three of which are disabled bays and two coach parking bays.

3.12 Although this is a public car park, it is understood that there is a clause in the leasing agreement that allows customers of The Red Lion to park free of charge and demonstrates that the provision of a car park is vital to the sustainability of the business. The Parish Council raised concerns about parking during a recent application at the public house DC/22/01688 (Full Planning Application - Use of first floor and second floor as 5no. bed and breakfast rooms with en-suites, change of use of retail shop to bed and breakfast room with office for pub at first floor, siting of storage container, water tank, erection of a cold store and screen fencing). The Parish Council felt that there would be an increase in the number of vehicles from patrons of The Red Lion using the public car park as a result of this application being granted. A condition was attached to the permission which required a parking strategy to be agreed.

ACTION REQUIRED PRIOR TO USE/OCCUPATION: SCHEME OF PARKING MANAGEMENT TO SERVE BED & BREAKFAST ACCOMMODATION

Prior to the first use of any room for bed and breakfast accommodation as proposed in this application, a scheme of parking management, to ensure that off-street car parking is available for guests using that accommodation, shall be submitted to the Local Planning Authority to its satisfaction. The scheme shall demonstrate that dedicated car parking space for such guests is available at appropriate times of day and shall include the times and details of that dedicated space. The agreed scheme shall thereafter be implemented and the dedicated spaces made available at all times the use is in being.

Reason: In order to ensure that appropriate off-street car parking is available, in the interests of highway safety and to safeguard the character and appearance of adjacent heritage assets including the Conservation Area. The application documentation depicts

the car park area land owned or controlled by the applicant and the application form states that the applicant does not have any existing car parking space and it is appropriate to ensure that parking to serve guests can be secured in a dedicated manner.

A s.73 application was received earlier this year to vary the wording of the condition under DC/23/00767 to give a bit more flexibility and clarity to the condition with the new wording:

ACTION REQUIRED PRIOR TO USE/OCCUPATION: SCHEME OF PARKING MANAGEMENT TO SERVE BED & BREAKFAST ACCOMMODATION

Prior to the first use of any room for bed and breakfast accommodation as proposed in this application, a scheme of parking management, to ensure that off-street car parking is available for guests using that accommodation, shall be submitted to the Local Planning Authority to its satisfaction. The scheme shall demonstrate that identified car parking spaces for such guests is available on the basis of one parking space per B&B room. The agreed scheme shall thereafter be implemented and the identified spaces made available at all times when the use is in being, unless otherwise agreed, in writing, by separate discharge of condition application having been made to the Local Planning Authority.

Reason: In order to ensure that appropriate off-street car parking is available, in the interests of highway safety and to safeguard the character and appearance of adjacent heritage assets including the Conservation Area. The application documentation depicts the car park area land owned or controlled by the applicant and the application form states that the applicant does not have any existing car parking space and it is appropriate to ensure that parking to serve guests can be identified.

This application was approved. A recent application to discharge the new condition has been received (DC/23/03036) and was granted on the 11th August 2023.

- 3.13 The car park is an important feature of the centre of the village as it is close to the village shops, cafes, pharmacy and public house. The car park features in the Neighbourhood Plan with its own policy – EB11. *The Red Lion Car and Coach Park identified on Map 19 shall be safeguarded for parking. The change of use of the site shall only be permitted if alternative parking provision of a similar size is provided in a location accessible to the local facilities in the Village Heart.*
- 3.14 The proposal does not change the use of the car park. However, the car park is the linking element to both of the other parts of the application. This is because the two car parking spaces to be provided for the B&B rooms would be within the current access area of the car park, and the proposed dwellings, which have their own parking area, separated by a brick wall, would be accessed through the current car parking area. The proposal is not considered to conflict with policy EB11.
- 3.15 The Neighbourhood Plan also lists projects that the village will look to carry out in the future. This includes EB12 which defines improvements to the car park. The car park has recently been resurfaced. This is an improvement in terms of maintenance. This application seeks to make changes to further improve the car parking area in terms of improvements to the public convenience, layout of the car park and surfacing materials.

- 3.15 The third part of the proposal is for the erection of four new dwellings with associated parking. This area of the site is outside of the BUAB and is, therefore, classed as Countryside in policy SP03 of the Joint Local Plan. Babergh current has a healthy land supply for housing of 7.13 years.
- 3.16 Policy SP03 is a restrictive policy which directs all new development to locations within settlements boundaries. There are some exceptions to this which include:
- a) the site is allocated for development, or
 - b) it is in accordance with a made Neighbourhood Plan, or
 - c) it is in accordance with one of the policies of this Plan listed in Table 5; or
 - d) it is in accordance with paragraph 80 of the NPPF (2021).

In this particular case, the development of housing outside of the settlement boundary would need to be in accordance with the policies within the East Bergholt Neighbourhood Plan. It should be noted that there are no allocations for new housing within the Neighbourhood Plan, but specific policies allow for new housing in certain areas of the village, outside of the settlement boundary.

- 3.17 East Bergholt Neighbourhood Plan: Policy EB1 of the Neighbourhood Plan requires a minimum of 86 homes to be developed in East Bergholt up to 2030. East Bergholt has extant planning permissions for more than 86 homes. It is noted that 86 homes is the minimum - not a limiting number.
- 3.18 Policy EB2 requires that:
- all new housing development should be within or immediately adjacent to the BUAB – the site adjoins the settlement boundary on three sides of the plot.
 - Would not have an unacceptable adverse impact on the Dedham Vale Area of Outstanding Natural Beauty (Map 9), Local Green Spaces or sites of biodiversity and geodiversity importance – the site is contained within existing development with good vegetative screening and does not raise issues of biodiversity
 - Conserves, enhances and respects the Conservation Area (Map 18), heritage assets and built character of the local area, respecting the density, rhythm, pattern, proportions and height of existing development in the street scene – the layout, design and materials used are considered to blend with the historic heart of the village. The buildings are traditional, with heights being kept as low as possible to ensure that heritage assets and their settings are protected from alien features within this sensitive area.
 - Would not have an unacceptable adverse impact on the local highway network – this is a very small development of five modest dwellings through an existing access which serves as a public car park. Pedestrian links form part of this application which protects the safety of people walking within the car park area. The application has not raised any issues of highway safety.
 - Would be of an acceptable size and scale that contributes to the character of the village and the “Sense of Place” – this is a small development of five dwellings that has been sensitively designed to reflect the traditional features of this area of East Bergholt.

- Is within 800 metres of the Village Heart or Focal Points – the site is within the defined Village Heart area shown on Map 4 within the Neighbourhood Plan.

Policy EB2 goes on to say, Housing development of up to 15 homes that are well designed and integrated into the village will be preferred. The proposed four dwellings are considered to comply with policy EB2.

- 3.19 Policy EB3 of the Neighbourhood Plan specifically talks about housing development within the Village Heart.
- 3.20 This is a small-scale development of four dwellings and satisfies policy EB2. Neither the Heritage Team nor Historic England has raised an objection, and no harm to the settings of the listed buildings, conservation area or non-designated heritage assets has been identified. The dwellings have been traditionally designed in their scale, form, massing and siting. However, this is considered to be backland development of the beer garden of the Red Lion. Whilst it is not detrimental to the character of the Conservation Area or listed buildings, it would result in the loss of a green area which is not publicly accessible and is in private ownership.
- 3.21 Policy EB4 provides details of the type, tenure and sizes of dwellings that would be acceptable. This is a small scheme that does not reach the threshold for affordable housing contribution. The site is limited in space and therefore only smaller units would be suitable in this location. The policy states that at least 40% of new dwellings should be one or two-bedroom homes. This scheme is 100% two-bedroom units. No actual housing need has been established through the assessment because of the number of extant planning permissions already in place for East Bergholt.
- 3.22 Policy EB5 encourages housing designed for older people. This is a small-scale development; although considered to be backland development, it is within a mixed-use area with existing development on three sides of the site. The dwellings have been designed to lifetime standards (which now fall under Building Regulations Part M4(3) – Wheelchair User Dwellings) and offer the opportunity for existing residents in the village to downsize and move into the Village Heart where facilities are easily accessible by foot or Motability scooters. The development is within 400 metres of St. Marys Church.
- 3.23 The proposal overall is not completely policy compliant as the Local Housing Needs Assessment does not explain fully that there is a need for further housing within East Bergholt. However, this is a small development of sensitively-designed and well-located dwellings that may be suitable for older people in the village to downsize to.
- 3.24 It should be made clear that this aspect is not considered to be enabling development to help the viability of the public house. Building dwellings within the curtilage of a public house is seen as a short term “fix” to help support a business. The viability aspect comes from the expansion of the business by way of the two extra letting rooms for the public house.
- 3.25 Overall, the scheme is considered to be acceptable, and issues raised by statutory consultees have been addressed.

- 3.26 The public car park is the key to the whole scheme. In the previous application (DC/22/03043) neither of the two other elements would have been possible - using parts of the existing car park as parking areas for the letting rooms and the new dwellings. This would have eroded the site area of the existing car park, which is defined by the red line site area submitted as part of the Asset of Community Value application, which both parties (the Parish Council and the Landowner) were consulted on as part of the ACV process. The erosion of the total site area was not considered to be acceptable. It was unlikely that the proposed dwellings would have been able to provide enough area for parking and private amenity space for the five dwellings proposed on just the existing land associated with the beer garden of the public house. Therefore, the application was refused.
- 3.27 This resubmission of the scheme has reduced the number of dwellings to four. This has allowed for the dwellings, and their required parking spaces, of eight bays, to be contained within the land associated with the public house and to not spill out into the public car parking area. Therefore, the previous reason for refusal no longer stands.
- 3.28 The scheme was fully assessed under the previous application and found to be acceptable, in policy terms. This is the same scheme, less one dwelling, resulting in the whole of the car parking area being retained. Since the previous application was decided, the Babergh Local Plan and Babergh Core Strategy have fallen away and been replaced by the Babergh and Mid Suffolk Joint Local Plan. Policy SP03 has replaced Core Strategy policies CS2 and CS11. Policy CS2 was similar to SP03 whereby new development was restricted to be within the Built-Up Area Boundaries. Policy CS11 was a much more flexible policy, which allowed for development outside of the Built-Up Area Boundaries if it scored positively against a set of criteria which considered the sustainability of the site in relation to settlements. The policies within the East Bergholt Neighbourhood Plan also provide this guidance on sustainable development within its policies. Policy SP03 of the Joint Local allows for suitable development outside of the built-Up area Boundary in certain circumstances that are set out in policies contained within Neighbourhood Plans. Therefore, the proposal is considered to be compliant with the Joint Local Plan.

4.0 Nearby Services and Connections Assessment of Proposal

- 4.1 The Red Lion and public car park are within the heart of the village. The Post Office, Co-op store, pharmacy and other shops/cafes are within this area of the village. There are pedestrian links to other areas of the village from this location, including the primary school, high school and doctor's surgery. This area is considered to have very good connection with services within the village but also easy access to the A12 and to mainline railway links at nearby Manningtree and Colchester to access a wider range of services and employment opportunities in Ipswich, Colchester and London. Therefore, the proposal is considered to be compliant with policies LP28 and LP29 of the Joint Local Plan.

5.0 Site Access, Parking and Highway Safety Considerations

- 5.1 The access to the proposed development would be from the existing public car park access onto The Street in East Bergholt. The SCC Highway Authority was consulted on the application and has raised no objection subject to standard conditions.

- 5.2 The proposed storage building for the public house with letting rooms above would provide two dedicated parking spaces for the two bedrooms to the north of the building. These two parking spaces are separate from the other parking arrangements within the main public car park. The number of parking spaces for this element of the proposed development is considered to be acceptable.
- 5.3 The proposal is to re-arrange the public car park, with the existing public conveniences being demolished and a new public convenience building being erected within the car park. The layout of the car park is proposed to be changed to allow for access to the proposed new dwellings. The car park area also forms access points to the BT Building and the village cemetery to the west of the car park. These must be kept free of parked vehicles at all times for 24-hour access.
- 5.4 The public car park currently has 32 (including three for people with disabilities) standard marked parking bays and two coach parking bays. The new layout shows 29 standard marked parking bays and three for people with disabilities. The coach parking has been reduced to one parking bay. There is no loss of parking of cars within the car park but there is a loss of one coach bay. The SCC Highway Authority is content that vehicles can turn and move within this new layout.
- 5.5 A drawing has been submitted showing a footpath which runs along the eastern, southern and western boundaries of the car park, linking the public conveniences and safe pedestrian access through the car park to The Street.
- 5.6 The four dwellings would have a segregated parking area to define the private parking for the dwellings from the public car parking area. The areas are separated by a brick wall. A total of eight parking spaces are provided for the four dwellings which each have two bedrooms. This is compliant with current parking standards.
- 5.6 In terms of site access, parking and highway safety, the proposal is considered to be acceptable and is compliant with current Suffolk Parking Standards.

6.0 Design and Layout

- 6.1 This application is a re-submission of a previous scheme, and the number of dwellings has been reduced. Pre-application advice from both Planning and Heritage officers was sought and further pre-application advice was taken direct from Historic England because of the setting of the Grade II* listed building, The Gables, during the previous application process.
- 6.2 The storage/B&B building has been redesigned to reflect the existing antique shop on the adjacent site. The ground floor is given over to the pub store, (which is badly needed as demonstrated by the container recently installed in the service yard area and the walk-in fridge application DC/22/01688), with two bed and breakfast rooms above, aligning with the increased focus of staycations in what is a popular tourist area drawing in over 200,000 tourists a year. These are described as important additions to The Red Lion to ensure the sustainable development of the business and to encourage tourism which is a mainstay of the local economy and consistent with Policies SP05, SP07, LP09, and LP12 of the Joint Local Plan.

- 6.3 The ridge of the proposed building is the same height as the antique shop and the depth of the plan has been reduced to five metres and the length of the building to 10.6 metres. The building is a similar pallet of materials to the antique shop in the form of a simple barn. The ground floor is weatherboarded with painted hard wood casement windows/louvres and plank doors with simple plate architraves giving the characteristic classical highlights. In the gables are casement windows to the bed and breakfast rooms below the eaves. There is a simple plain tiled roof in the same manner as the antiques shop with high level hips, a feature common on barns which help to reduce apparent bulk. On the first floor are two small dormers facing onto the Red Lion garden, which light bathrooms and a small dormer on the north side lighting the stairwell. There are no overlooking issues towards The Gables and the overall effect of the building is that of a barn which cannot be mistaken for a private house.
- 6.4 The Gables is an important Grade II* listed building, and care has been taken to avoid disruption to its setting. The pub store is clearly defined within the Red Lion curtilage. There was formerly a building on the site and in recent years a shipping container. The nearest part of the Gables is 100 metres away and there is a modern two-metre-high brick wall around its boundary. The boundary edge is clearly defined and densely planted with trees, many of which are at least 11 metres tall. There is a narrow verge between the wall and the car park, and this is to be maintained. This means there is no visual connection between the proposed development and The Gables.
- 6.5 The car park has been redesigned to accommodate the entrance and vehicle manoeuvring requirements for the new cottages and maintains the existing 32 marked spaces and formally allocates one coach bay. There are three designated disabled access bays, and three bays are served with electrical charging points. Drawing 1471/6 shows car and coach manoeuvring within the car park and drawing 1471/7 shows service vehicles. It should be noted that, although East Bergholt Parish Council leases the car park from The Red Lion, clause 4.5 allows customers of The Red Lion to park free of charge and demonstrates that the provision of a car park is vital to the sustainability of the business and is consistent with Policy EB11 in the EBNP and LP28 of the Joint Local Plan.
- 6.6 The yellow box formally allocated within the plan for cemetery vehicles is positioned at the cemetery entrance allowing funeral traffic a guaranteed space. The route to the BT building is maintained.
- 6.7 The two coach bays recently installed are illustrated in more detail on drawings numbers 1471/18 and 19. These illustrate that these bays are unusable for more than one coach, because of the restrictions placed by their position in the car park and the large turning circles required to manoeuvre. The Coach bays are also too small and severely restrict disabled access around the coaches and access for luggage.
- 6.8 The Highway Authority has confirmed that the size of the area is only large enough for one coach. The new single proposed coach bay has been considered with safety and access in mind and complies with the British Parking Associations Guidelines. The layout also accounts for easy and safe access for emergency and utility vehicles around the public and coach area.

- 6.9 The car park is to be covered in block paving from the cobbled raised table at the entrance from The Street to the entrance into the area of housing. This is a more appropriate and sympathetic material for the conservation area with a colour distinction between the private road for the houses and the public road onto The Street, which is currently black tarmac. Drainage is to be renewed and there is a public footpath running through the carpark to the cemetery which does not enter the area of the private houses and is an improvement on the existing arrangement. There is a small loss of trees and shrubs in the area of the car park, but this is modest and is more than compensated for by new planting in the pub garden and the area around the new houses. The two mature Hornbeam trees are retained, and an Owl box and hedgehog boxes are to be incorporated into the new planting scheme. The Arboricultural Officer has raised no objection to the loss of the trees proposed by the development.
- 6.10 The proposed site plan shows two reserved spaces for occupants of the B&B rooms as required by the Suffolk Highway Authority. The area of planting to the east is to be retained and the area of planting to the west is to be adapted for the required parking bays but would retain the existing silver birch trees. Access to the back of house area for The Red Lion remains unchanged. It is proposed to improve access into the car park by making the entrance area a no parking zone with double yellow lines. This is justified by the illustration of the turning circles at the entrance for coaches and fire appliances. It is noted that this is privately owned land and therefore the enforcement of the yellow lines would be the responsibility of the landowner or tenant.
- 6.11 The existing toilet block is an unattractive and uninviting building within this sensitive area. The design and materials are not sympathetic to its setting within the conservation area and close to heritage assets. It is proposed to be demolished. However, the client recognises the community value of providing public conveniences and is prepared to provide new ones as part of the proposal which are of a size and scale suitable for the conservation area and the AONB as shown on drawing 1471/14. This element of the proposal would result in the loss of three toilet cubicles. The existing public conveniences are not a welcoming place and provide an area where people may not feel secure, this does nothing to enhance the Conservation Area. However, this is an important facility for the village and its loss would not be supported. The proposed new public conveniences would provide a more suitably subservient building and would be located in a better position where there is more natural surveillance, and therefore people are less likely to feel nervous about using the facility.
- 6.12 The proposed houses are two-bedroom properties of modest scale, reflecting existing backland development in East Bergholt. The proposal is for four cottages arranged in two pairs of semi-detached dwellings with a parking area between with views through the site to the congregational Church. Each row runs parallel to the site boundary and each house has a small front garden defined with a low post and rail fence, its own front door and back garden. This informal arrangement is in line with pre-application advice and is a response to the backland setting. The four cottages are of a design which creates a sense of community.

- 6.13 The houses are to be positioned to the south of the site but would still maintain a private garden for each house. This means the entire built development of the houses and the associated access and parking are outside the conservation area.
- 6.14 Despite being modest in scale, the cottages would provide good-sized, well-proportioned rooms. A 1850mm x 1450mm ground floor WC is the approved size for conversion to a bathroom in accordance with lifetime homes policy. The dwellings would be built to Part M4(3) of the Building Regulations which is Wheelchair User Dwellings making them to lifetime home standard.
- 6.15 The site for the housing is surrounded by a 2-metre-high soft red brick wall, creating a defensible space around the housing development. There are openings for cars to arrive and leave and the road is suitable for bin lorries, removal vans and emergency vehicles to manoeuvre.
- 6.16 There is a green zone of planting between the eastern house and the pub garden and a gap between the rows of houses which maintains the verdant character of the setting and provides views through the site to the Congregational Church with new trees planted in this area. There are also new trees in the area of residents' car parking and the cemetery entrance. The rear gardens are subdivided with native species hedges planted either side of a close-boarded fence.
- 6.17 Car parking is to the north of the site behind the central part of the north boundary wall, so residents' cars are not seen from the Red Lion car park. The residents' road would be resin-bonded gravel to differentiate the residential space from the Red Lion car park. Every other parking bay would have an electric charging point. There are 8 residents' parking bays shown, meeting a requirement for two bays per household.
- 6.18 All the houses in the development are to be of timber-framed construction. An energy assessment has been commissioned for the buildings on the site which details the energy requirements for the houses and the renewable energy sources which have been designed to exceed current building regulations.
- 6.19 The houses have the typical local character of a vernacular terrace with lime-rendered walls and a plain-tiled mansard roof with lead covered dormers. The street elevation has classical highlights with sash windows and a door case which is typical of East Bergholt. The rear of the properties is less formal with the roof coming much lower, similar to Red Lion Cottage and cottages in The Street directly opposite The Red Lion.

7.0 Landscape Impact, Trees, Ecology, Biodiversity And Protected Species

- 7.1 The site is within the Dedham Vale Area of Outstanding Natural Beauty (AONB) and next to the East Bergholt Conservation Area. The proposal should meet the requirements under Policies LP18 – Areas of Outstanding Natural Beauty and should consider requirements under LP19 – The Historic Environment of the Joint Local Plan.

- 7.2 This application follows the previous refused planning application DC/22/03043 for a similar scheme. The revised scheme under the current planning application (DC/23/00740) includes a reduction in the number of dwellings to four and amendments to the car parking layout around the new dwellings area.
- 7.3 The Landscape Officer did not have any major concerns to the previous application and the proposed changes are not resulting in any new concerns around landscape impacts. The Landscape Officer refers to their previous landscape comments under DC/22/03043 – relevant comments copied below for easy reference which are applicable to the current proposal.
- 7.4 A number of existing trees are proposed to be removed but new trees have been proposed to mitigate for tree loss. The Landscape Officer would expect to see a range of native trees proposed including some long-life expectancy trees (such as pedunculate oak or hawthorn). When space is a constraint, native varieties could be acceptable at appropriate locations, but these should be kept to a minimum and ensure they are beneficial to wildlife.
- 7.5 The Landscape Officer noticed that the existing brick wall to the north of the site has some planting growing against it. The current drawings are not showing any planting at this location. It was requested that this planting is retained and enhanced as it does contribute to softening the brick wall elevation and hard surface area of the car park.
- 7.6 The Landscape Officer welcomes the soft landscape areas to the front of the new dwellings; however, these are currently proposed as grass. In order to improve the public realm of the new development, create a sense of place and enhance the built character, these areas should include some planting that is in keeping with the rural character of the village, i.e., terraced cottage style planting.
- 7.7 In general, the Landscape Officer encourages the use of flowering lawns instead of amenity grass. where appropriate. Flowering lawns provide visual interest, improve biodiversity value, establish quickly and are easy to maintain long-term. It was also recommended that some of the grass areas be specified as flowering lawns.
- 7.8 The proposed resin-bound gravel for the private car park is appropriate and contributes to delivering a more sensitive setting for the listed building and is in-keeping with the rural character of the village.
- 7.9 In addition to previous comments, the Landscape Officer has the following comments to make regarding the revised proposed layout.
- 7.10 The proposed open space between dwellings to the south-west has been removed and replaced with parking bays serving the new dwellings. New trees are proposed to the original resident's parking area. This amendment is welcome as seen as an improvement to the streetscene around the new dwellings. However, the Landscape Officer feels that the space provided for soft landscaping and tree planting could have been more generous by keeping the public parking layout to the south as per the previous proposal. A wider planting area will provide a better growing environment for the new trees and a bigger area to include a range of planting, enhancing biodiversity and providing visual interest.

However, in order to retain the full area of the public car park, the Landscape Officer's comments cannot be implemented.

- 7.11 The Landscape Officer strongly recommends that the new trees within the car park area are planted using a soil cell system which is designed to provide trees with suitable conditions that promote healthy growth, without disturbing the structures above (hard surfacing).
- 7.12 There is an opportunity to include a feature shrub/small feature tree on the planting bed next to parking bay number 5 to improve the visual amenity of this space. - Proposed site plan 1471/5 includes some details on the proposed boundary treatment. Information on height of the proposed cedar boarded fence should be provided. The Landscape Officer welcomes the use of native species hedges at either side of the boarded fencing to new dwellings and in between plots.
- 7.13 Following an initial holding objection from the Ecologist, further information was required to provide the LPA with certainty of likely impacts on protected and Priority species and enable it to demonstrate compliance with its statutory duties, including its biodiversity duty under s40 NERC Act 2006.
- 7.14 Following the submission of further ecological information, the Ecologist is satisfied that there is sufficient ecological information available for determination. This provides certainty for the LPA of the likely impacts on protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable. The mitigation measures identified in the Preliminary Ecological Appraisal (Bright Green Environmental Ltd, June 2023) should be secured and implemented in full. This is necessary to conserve and enhance protected and Priority Species.
- 7.15 The Ecologist also supports the proposed bespoke biodiversity enhancements, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 174d of the National Planning Policy Framework 2021. This should be secured via Biodiversity Enhancement Strategy to be delivered prior to any works above slab level of the proposals.
- 7.16 This application falls within the 13km Zone of Influence (ZOI) for the Stour and Orwell Estuaries SPA & Ramsar site. Consequently, the LPA is advised that a financial contribution should be sought, in line within the Suffolk Recreational disturbance Avoidance and Mitigation Strategy (RAMS), from the residential development within the 13 km ZOI specified. The financial payment will be made, should planning permission be granted by the Planning Committee but prior to the formal decision being released.
- 7.17 A Habitats Regulations Assessment (HRA) record has been prepared to determine any adverse effect on site integrity and secure the developer contribution for delivery of the visitor management measures at the Stour & Orwell Estuaries SPA & Ramsar site.
- 7.18 This enables the LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006. Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013.

8.0 Land Contamination, Flood Risk, Drainage and Waste

- 8.1 A land contamination assessment is a requirement of the validation process for new housing schemes. This was received with the application submission. The Environmental Protection Team has reviewed the assessment and is content that the land on which the proposed dwellings would be built is safe for future occupiers of the site.
- 8.2 The site is wholly within Flood Zone 1 and is considered to be at low risk of flooding. Surface Water will be dealt with by way of soakaways within the site.
- 8.3 During the course of the application drainage details were submitted, which raised concerns from the Flood and Water Officer at Suffolk County Council. Although the site is wholly within Flood Zone 1, there are areas within the site which have a risk of surface water flooding. A Flood Risk Assessment and a Flood Modelling Report were submitted in response to the holding objection from the Floods Team. The documentation provided was scrutinised by the Floods Officer and it was found that, on this occasion, the Environment Agency's mapping system was not correct. On that basis and due to the fact that this is a minor development, the Floods Team has withdrawn its objection. Therefore, this aspect of the development is compliant with Policy LP27 of the Joint Local Plan.
- 8.4 Foul drainage will be way of the mains sewage system.

9.0 Heritage Issues

- 9.1 The Heritage Team's interest relates to the potential impact of the proposals on the setting and therefore the significance of the Grade II listed The Red Lion, a 17th century timber-framed and red brick building; the Grade II listed Cottage to the north of The Red Lion, also known as Red Lion Cottage, an 18th century timber framed building; and the Grade II* listed The Gables, a late 16th century and 19th century building. The proposals also have the potential to affect East Bergholt Conservation Area as the proposal site stands part within and part outside the western boundary, and it stands within close proximity to non-designated heritage assets including the Congregational Church.
- 9.2 This application follows various discussions during pre-application submissions with both the Planning and Heritage Teams, a previously withdrawn Planning application (DC/20/05800) and most recently a refused Planning application (DC/22/03043) for a similar scheme involving five houses.
- 9.3 During the previous application for five dwellings and associated development, the Heritage Team raised no objection, subject to various details to be agreed by condition. The current scheme now reduces the proposed development by one dwelling and rearranges the associated parking and landscaping.
- 9.4 The removal of one dwelling would reduce the overall amount of proposed built development from the earlier scheme, which can be considered to result in less impact within the setting of the various heritage assets. Furthermore, the relocation of the

associated parking for the new houses to the area approximately southwest and between the two pairs of dwellings, would reduce the views of parked vehicles from the rear of The Red Lion. This would limit any additional visual impact within the setting, despite a reduction in the area of soft landscaping to accommodate the change.

- 9.5 All other aspects of the scheme appear to reflect the earlier version, and so comments dated 11.08.2022 to application DC/22/03043 remain pertinent.
- 9.6 The scheme is, therefore, considered to sustain the various heritage assets in the vicinity and would have no greater effect on them than the most recent application for five dwellings. This is subject to a number of details to be agreed by condition, in order to achieve a well detailed scheme which respects, and reflects, the importance and traditions of its surroundings.
- 9.7 Therefore, the application is considered to cause no harm to the significance of the listed buildings and non-designated heritage assets, as well as the character and appearance of the conservation area, subject to appropriate details to be agreed by condition.
- 9.8 Historic England was consulted on the application because of the possible impact on the setting of a Grade II* Listed Building. It did not wish to comment on this application as it had had no objection to the previous scheme which included five dwellings.
- 9.9 This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER), partially within the historic settlement core (HER ref no. EBG 044) and close to the Grade I listed Church of St Mary, which has medieval origins (EBG 014). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.
- 9.10 There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important below-ground heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 205), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed. In this case two conditions would be appropriate. The scheme is considered to comply with policy LP19 of the Joint Local Plan.

10.0 Impact on Residential Amenity

- 10.1 The proposed storage building with letting rooms above would be located to the rear of Red Lion Cottage. The Cottage is not within the ownership of the Red Lion PH. The Cottage is a two-storey dwelling facing onto The Street with a small private rear garden. The new storage building would be built behind the single-storey garage of Red Lion Cottage. The storage building is two storeys in height with letting rooms at first floor level. The height of the building and window positions are important features of the building when considering the residential amenity of existing neighbours.

- 10.2 The storage building has been positioned to the northeast of Red Lion Cottage. The roof design includes hipped gables to soften the impact of the massing of the building, but also helps with any overshadowing. The height, at 6.4 metres (to the ridge), and position of the building on the site are not considered to cause a loss of daylight to the Cottage or to its garden. The height of the building is very similar to that of the adjacent shop building.
- 10.3 The windows to the building are relatively small. This building has been designed to look like an outbuilding and therefore residential elements, such as windows and doors, have been kept to a minimum. There are windows at the gable ends which sit under the hipped gables. The roof of the building is very steeply pitched, which results in relatively small rooms at first floor level. The floor plan shows that the bed will sit directly under the gable end windows. Therefore, it is unlikely that, unless a guest is standing on the bed, these windows would cause an overlooking issue to the Cottage.
- 10.4 Changes are proposed to the car park area. These changes are relatively minor and are not considered to cause any further loss of residential amenity than already exists with noise from vehicles moving around the car park area.
- 10.5 In terms of the residential dwellings, and using the methodology of BS4142, the TR finds that the likely noise will be below existing background levels at ground floor and in the rear gardens during the day (and thus unlikely to result in loss of amenity) but +14dB above background (more than a doubling of sound) at the first-floor façade at night. In terms of internal noise levels, assuming a partially open window, the worst-case nighttime level would be 33dB. This is +3dB above the guidance values given in BS8223:2014 for sleeping. The TR then goes on to assess the impacts of potential outdoor music on the proposed dwellings and finds that the noise level at the closest proposed facades would likely result in loss of amenity internally with windows open. It would therefore be necessary for windows to be closed and a ventilation and glazing system to be installed at first floor windows to the residential dwellings and windows to the B&B rooms. Conditions can apply to a permission to mitigate noise nuisance to residential properties.

11.0 Planning Obligations / CIL

- 11.1 The four proposed dwellings would be subject to CIL payments.

12.0 Parish Council Comments

- 12.1 For transparency, the East Bergholt Parish Council comments are included in the Consultee section at the beginning of this report.
- 12.2 The Parish Council have raised four points in their response to this application and these are listed below.
- 12.3 **The proposal is contrary to Policy CS11.**
Policy CS11 has been superseded by Policy SP03 of the Joint Local Plan. However, given that the East Bergholt Neighbourhood Plan has identified a need for smaller houses in the Village Heart suitable for older people, this would appear to be an ideal location for new housing, which is close to facilities and amenities.

12.4 The proposal is contrary to Neighbourhood Plan Policies.

These are discussed in the “Principle of Development” section above.

12.5 Further letting rooms for the pub impacting public car parking.

The two letting rooms will provide their own parking area on what is currently a planted bed. Therefore, this creates two spaces that are not currently available.

12.6 Proposed new layout of the car park and public conveniences.

It is acknowledged that the Parish Council has recently carried out maintenance on the car park at a cost of £80,000. This application seeks to further improve the car park with black top tarmac being replaced with a more sensitive material which will enhance its appearance within the conservation area.

The removed trees will be replaced by further planting to offset their loss.

The reduction of coach parking from two bays to one. Advice had been sought from the SCC Highway Authority on the usability of the current parking bays for coaches. Because of their position within the car park, it would be very difficult, if both bays were occupied, for vehicles to manoeuvre without hitting the brick boundary wall with The Gables.

Double yellow lines in the car parking area. These are proposed along the boundary wall with The Gables. This is not a public road, and it would be reliant on either the lessee or landowner to enforce the car free zone. The area is currently used by people for informal parking and Officers have noted that this happens even when there are plenty of spaces available within the car park.

The demolition of the existing public conveniences and replacement with a smaller building. The existing building is not an attractive feature within the conservation area with the design and materials not reflecting the character of the area. It is quite a visually dominant feature in the car park. The proposed building of a modest height and materials of timber and clay roof tiles is much less visually intrusive and more fitting within the conservation area.

The public conveniences are not considered to block a right of way to the BT building. The gateway and access will remain free of obstruction.

The parking bays are compliant with SCC Parking Standards. SCC has raised no objection to the scheme.

The application was accompanied by “swept paths” drawings showing how larger vehicles would move through the site. The SCC Highway Authority has checked these drawings and has no objection to them.

PART FOUR – CONCLUSION

13.0 Planning Balance and Conclusion

- 13.1 This application comprises three elements – the storage building/B&B letting rooms with parking for the public house, the erection of four dwellings and associated parking in the public house beer garden and the reconfiguration and new public conveniences of the public car park.
- 13.2 All three elements are linked, with the key to development being the public car park. All of the land involved is owned by the applicant. However, the car park is leased to East Bergholt Parish Council and is run as a “free to park” public car park. The car park is subject to its own policy in the East Bergholt Neighbourhood Plan which protects it for parking. The car park is also listed as an Asset of Community Value, with a defined red line which is the area of the lease.
- 13.3 The storage/B&B building is considered to be acceptable and would enhance the business opportunity for the public house and provide additional visitor accommodation in a tourist village. The dwellinghouses, although outside of the Built-Up Area Boundary, score well when assessed against the policies in the Neighbourhood Plan which is allowed for under Policy SP03. However, a need for further housing in East Bergholt has not been established. The demolition of the existing public conveniences and replacement with a more sensitive building is considered to be acceptable, although there would be a net loss of three cubicles. The reconfiguration of the public car park would not result in a loss of marked standard and disabled parking bays but result in the loss of one coach parking bay. However, the two coach parking bays, as currently set out, would not be usable because of the tight turn circles required for the vehicles to move around the site.
- 13.4 There would be a loss of some trees and shrubs on the site to enable the development to take place. However, this is mitigated by additional planting and wildlife features. No concerns have been raised by the Heritage Team and Historic England, the number of residential units, design and scale and are acceptable. Concerns raised about noise from the public house on future residents of the proposed dwellings have also been rectified by a noise assessment. Highways have no concerns.
- 13.5 As mentioned, the key to the development is the public car park. The car park is protected by policy EB11 of the Neighbourhood Plan, which seeks to retain the use of the land for parking of vehicles. Technically this does not change with the proposals. However, to allow space for dedicated parking for the letting rooms of the public house, a piece of land with the access area of the car park, which is currently planted with trees and shrubs, would be used for two parking bays. The four dwellings provide eight dedicated parking spaces behind a wall to define the public and private areas of parking within the site. This area does not encroach on the public car park area and is wholly contained within the beer garden of the public house.
- 13.6 The reason for refusal for the previous application – namely shaving off part of the car parking area from the public car park (where the existing public conveniences are sited) to enable the private parking for five dwellings - has now been addressed.

RECOMMENDATION

That the application is GRANTED planning permission and includes the following conditions and authority delegated to the Chief Planning Officer to add any further conditions that may be necessary: -

- Tie the B&B/Storage Building to the public house
- That the dwellings shall be Part M4(3) (Wheelchair User Dwellings) compliant with the Building Regs
- Highways Conditions
- Landscape Conditions
- Ecology Condition
- Heritage Conditions
- Environmental Protection (Noise) Conditions
- Construction Management Plan detailing the Phasing of works
- Archaeology Conditions
- Tree Protection Measures

Appendix 1 – Planning History

REF: DC/17/02501	Planning Application - Erection of single storey side extensions to side and rear. Change of use of land from class A4 (pub garden) to class C3 (residential garden) and erection of new southern boundary wall	DECISION: GTD 11.08.2017
REF: DC/17/02502	Application for Listed Building Consent - Erection of single storey side extensions to side and rear. Internal alterations; alterations to existing fenestration and replacement of entrance doors. Repairs to boundary wall along The Street and erection of new southern boundary wall.	DECISION: GTD 11.08.2017
REF: DC/17/03151	Planning Application - Change of Use of outbuilding (Class A4) to (Class A1) antiques and craft shop; Erection of external staircase, re-roofing, alterations to fenestration.	DECISION: GTD 11.08.2017
REF: DC/17/03152	Application for Listed Building Consent- Erection of external staircase, alterations to fenestration, re-roofing and internal alterations in conjunction with conversion to facilitate change of use to antiques and craft shop.	DECISION: GTD 11.08.2017
REF: DC/17/04366	Discharge of Conditions application for DC/17/03151 and DC/17/03152 - Conditions 3 (Fenestration) and 4 (Stair details)	DECISION: GTD 05.10.2017
REF: DC/17/04370	Discharge of Conditions Application for DC/17/02501 - Conditions 3 (frames), 4 (eaves and verge details), 5 (brickwork), 6 (roofing materials) and 7 (rainwater goods)	DECISION: GTD 01.12.2017
REF: DC/17/04602	Application for Listed Building Consent - Removal of internal partitions and doors to lobby and cask store, and removal of existing bar. Installation of new walls, doors and bar. Revisions to internal layout of previously approved rear extension (DC/17/02502)	DECISION: GTD 15.11.2017

REF: DC/17/04997	Planning Application. Change of Use of land (Class A4 pub garden) to (C3 residential garden); Erection of new boundary wall and fence (amended height to that approved under DC/17/02501)	DECISION: GTD 28.11.2017
REF: DC/17/05846	Discharge of Conditions for application relating to DC/17/04602 Condition 3. (Door details) Condition 4(Brickwork bond details) Refer to Roger Balmer Design drawing no. 3617.10 4. AGREEMENT OF BRICKWORK BOND DETAILS Refer to Roger Balmer Design drawing no. 3617.10	DECISION: GTD 24.01.2018
REF: DC/17/05996	Discharge of Conditions application for DC/17/04997 - Condition 3 (Agreement of brickwork bond details)	DECISION: GTD 24.01.2018
REF: DC/17/06000	Discharge of Conditions for Application DC/17/02502/LBC- Conditions 3 (frames), 4 (eaves and verge details), 5 (brickwork), 6 (roofing materials) and 7 (rainwater goods)	DECISION: PGR 01.12.2017
REF: DC/17/06099	Application for Listed Building Consent - Repairs to roof.	DECISION: GTD 07.02.2018
REF: DC/18/02431	Full Planning Application - Erection of single storey side and rear extensions; external stairs; creation of 2 No. Holiday let units; change of use of land from Class A4 (pub garden) to Class C3 (residential garden); erection of new southern boundary wall. As amended by plans and details received 1st and 7th August 2018 to show revised internal layout and amended use of upper floors.	DECISION: GTD 12.09.2018
REF: DC/18/02432	Application for Listed Building Consent- Erection of single storey side and rear	DECISION: GTD 12.09.2018

extensions; external stairs; internal and external alterations as described in the schedule of works; erection of new southern boundary wall. As amended by revised plans received 7th August 2018.

REF: DC/18/04014	Notification of works to Trees in a Conservation Area - Cherry (T1) Reduce height and width by 50%. Sycamore (T2) Fell	DECISION: RNO 04.10.2018
REF: DC/19/02507	Non-Material Amendment to DC/18/02431 to alter fenestration.	DECISION: GTD 10.07.2019
REF: DC/19/02509	Application for Listed Building Consent. Erection of single storey side and rear extensions. External stairs. Internal and external alterations as described in the schedule of works. Erection of new southern boundary wall (revisions to Approval DC/18/02432)	DECISION: GTD 11.07.2019
REF: DC/20/00479	Notification of Works to Trees in a Conservation Area - Fell 3no. Acacia trees.	DECISION: RNO 06.03.2020
REF: DC/20/00764	Application for Listed Building Consent - Installation of new external door and window, and internal alterations (as per schedule of works).	DECISION: GTD 15.04.2020
REF: DC/20/00768	Non-material Amendment to DC/18/02431. Removal of external escape stair. Replace ground floor window with a door. Replace second floor door with a window.	DECISION: GTD 15.04.2020
REF: DC/20/01368	Discharge of Conditions Application for DC/19/02509- Condition 8 (Extraction Equipment)	DECISION: GTD 05.01.2021
REF: DC/20/01428	Discharge of Conditions Application for DC/18/02431- Condition 9 (Extraction Equipment)	DECISION: WFI 18.08.2020
REF: DC/20/02954	Discharge of Conditions Application for DC/20/00764 - Condition 3 (Details of	DECISION: GTD 20.08.2020

Smoke Vent Detail) and Condition 4
(Fenestration)

REF: DC/20/03086	Discharge of Conditions Application DC/19/02509 - Condition 3 (Fenestration), Condition 4 (Eaves and Verges), Condition 5 (Brickwork Bond Details), Condition 6 (Agreement of Materials), Condition 7 (Rainwater Goods)	DECISION: GTD 15.10.2020
REF: DC/20/03124	Discharge of Conditions Application for DC/18/02431 - Condition 4 (Fenestration), Condition 5 (Eaves and Verges), Condition 6 (Brickwork Bond Details), Condition 7 (Agreement of Materials), Condition 8 (Rainwater Goods)	DECISION: GTD 15.10.2020
REF: DC/20/05800	Planning Application. Erection of 7No 2-bedroom terrace dwellings, 1No garden office building and 1No store / commercial building. Demolition of toilet block. Car park improvements.	DECISION: WDN 15.03.2021
REF: DC/21/00517	Development consisting of 7 No. 2 bedroom terrace properties to the rear of the Red Lion. Change of use of Red Lion from A4 to C1 along with new Garden office building and store / accommodation building.	DECISION: WFI 29.01.2021
REF: DC/21/06566	Planning Application. Change of use from Public House Class A4 to Hotel Class C1 Use.	DECISION: WDN 01.02.2022
REF: DC/21/06567	Application for Listed Building Consent. Internal alterations to facilitate change of use from public house to hotel.	DECISION: WDN 01.02.2022
REF: DC/22/01688	Full Planning Application - Use of first floor and second floor as 5no. bed and breakfast rooms with en-suites, change of use of retail shop to bed and breakfast room with office for pub at first floor, siting of storage container, water tank, erection of a cold store and screen fencing.	DECISION: GTD 01.09.2022

REF: DC/22/01689	Application for Listed Building Consent - Internal and external alterations to facilitate conversion of first floor and second floor to 5no. bed and breakfast rooms with en-suites, conversion of retail shop to bed and breakfast room with office for Pub at first floor, all as detailed in the Heritage and Design & Access Statement	DECISION: GTD 01.09.2022
REF: DC/22/03043	Planning Application - Construction of 5no. dwellings, storage building with two bed and breakfast rooms for the Hotel and Brasserie, public convenience building (following demolition of existing Toilet Block) and alterations to car park.	DECISION: REF 27.01.2023
REF: DC/22/05008	Discharge of Conditions Application for DC/22/01688 - Condition 5 (Scheme of Parking Management), Condition 6 (EV Charging Infrastructure), Condition 7 (Refuse Bins and Collection Areas), Condition 8 (Secure Cycle Storage), Condition 9 (Noise Prevention Measures), Condition 10 (Noise Prevention Measures), Condition 11 (Screening to External Plant) and Condition 12 (Mechanical Ventilation to Outbuilding)	DECISION: PGR 22.12.2022
REF: DC/22/05053	Discharge of Conditions Application for DC/22/01689 - Condition 3 (Internal Door Details), Condition 4 (Intumescent Paint), Condition 5 (Screening to External Plant) and Condition 6 (Mechanical Ventilation to Outbuilding)	DECISION: GTD 22.12.2022
REF: DC/23/00069	Application for a Non-Material Amendment relating to DC/22/01688 - Revision to the wording of condition 5 of DC/22/01688 (Scheme of Parking Management to serve bed & breakfast accommodation): to enable consideration of an alternative parking management scheme.	DECISION: REF 03.02.2023

REF: DC/23/00767	Application under S73 for the Removal or Variation of a Condition following approval DC/22/01688 Town and Country Planning Act 1990 (as amended) - Use of first floor and second floor as 5no. bed and breakfast rooms with en-suites, change of use of retail shop to bed and breakfast room with office for pub at first floor, siting of storage container, water tank, erection of a cold store and screen fencing. To remove Condition Number 5 (Scheme of Parking Management) as per Planning Statement.	DECISION: GTD 28.04.2023
REF: DC/23/03036	Discharge of Conditions Application for DC/23/00767 - Condition 5 (Parking Management)	DECISION: PCO
REF: B/0050/79/LBC	Alterations and first floor extension, (as amended by letter received from applicant on 11th June 1979).	DECISION: GRA 26.06.1979
REF: B/0463/79/FUL	Alterations and first floor extension (as amended by letter received from applicant on 11th June 1979)	DECISION: GRA 26.06.1979
REF: B/0039/77/LBC	Demolition of a non-listed building in a Conservation Area (old bus garage).	DECISION: GRA 05.08.1977
REF: B//01/00964	Application for Listed building consent - external redecoration	DECISION: GRA
REF: B/EN/87/90304	ERECTION OF A DWELLING	DECISION: GRA 28.10.1987
REF: DC/17/05665	Planning Application - Rendering of existing brickwork walls and replacement of modern clay plain tiles with reclaimed peg tiles	DECISION: GTD 18.01.2018
REF: B/0168/76/FUL	Erection of temporary toilet facilities with access	DECISION: GRA 14.04.1976
REF: B/0184/76/FUL	Erection of toilet facilities	DECISION: GRA 14.04.1976

REF: B//89/01193	APPLICATION UNDER REGULATIONS 4(1) AND 6(1) OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976 - STATIONING OF MOBILE LIBRARY VAN EACH THURSDAY 1430 TO 1630 HOURS AND EACH SATURDAY 1400 TO 1630 HOURS FOR A TEMPORARY PERIOD OF 5 YEARS	DECISION: GRA
REF: B//92/00577	APPLICATION UNDER REGULATION 4 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976 - CHANGE OF USE OF PART OF EXISTING CAR PARK TO RECYCLING CENTRE FOR PUBLIC USE	DECISION: GRA
REF: B//94/00985	APPLICATION UNDER REGULATION 3 OF THE TOWN & COUNTRY PLANNING GENERAL REGULATIONS 1992 - RENEWAL OF P.P. B/89/1193 - STATIONING OF MOBILE LIBRARY VAN EACH THURSDAY 14.30 TO 16.30 HOURS & EACH SATURDAY 14.00 TO 16.30 HOURS	DECISION: GRA 20.10.1994
REF: B/0185/76/FUL	Construction of car park and access, and demolition of bus garage	DECISION: GRA 14.04.1976
REF: B//01/01078	Erection of rear single storey extension and conservatory; erection of double garage (existing garage to be demolished) as amended by revised plans received on 14.9.01 to show revised siting and handing of garage	DECISION: GRA
REF: B/04/01210	Erection of two-storey rear extension.	DECISION: GRA
REF: B/0685/76/FUL	Extension to provide kitchen, W.C. and Store.	DECISION:
REF: B/03/01188	Erection of front entrance porch (existing front porch to be demolished) and insertion of replacement front entrance doors.	DECISION: GRA 27.08.2003