

MEMBER REFERRAL TO COMMITTEE

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	3146/16
Parish	Coddenham
Member making request	Tim Passmore
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>The Street Scene</p> <p>Impact on surrounding privacy / overlooking of existing dwellings</p> <p>The Conservation Area – one of the oldest in Mid Suffolk</p> <p>Visual amenity</p> <p>Overdevelopment of the area</p>
13.4 Please detail the clear and substantial planning reasons for requesting a referral	<p>In my opinion this development whilst an improvement on the original proposals, severely compromises the visual amenity and privacy of surrounding dwellings.</p> <p>I am also concerned about the impact on the street scene bearing in mind the presence of the Conservation Area.</p> <p>I would seriously consider the potential for overdevelopment in this sensitive site</p>
13.5 Please detail the wider District and public interest in the application	<p>I have been approached by neighbours and this was of great concern at the recent parish council meeting I attended where several members of the public were present as well as the parish councillors</p>
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	N/A
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	<p>I have discussed this on two occasions with Lindsey Wright and I think it appropriate for this to be considered by the committee. I am well aware that most cases are decided by delegated authority given to the planning officers.</p>

From: Peter Whitehouse [mailto:parishclerk.coddenham@gmail.com]

Sent: 25 October 2016 21:18

To: Planning Admin

Subject: RE: Saved search results and Tracked Applications have been updated

Sirs,

Re: Application 3146/16

I am advised that your closing date for comments on Planning Application 3146/16 has been extended to 1st Nov 2016.

As you will know, I am unable to update the holding comment placed on the online page last month. Please take note of the following comments, submitted on behalf of Coddenham Parish Council.

Coddenham Parish Council considered the above proposal at its meeting of the 11th October 2016 and have asked that the following comments are taken into account:

Given the narrow street and with regard to the proposed parking arrangements, the Council expressed concerns about accessing and exiting the property, and the possible impact on road safety. They were also concerned that the amended proposal do not appears to preserve or enhance the oldest conservation area in east Suffolk. Council **requests** that the Planning Officer refers the matter to Planning Committee and that the Committee be asked to visit the site prior to making any decision.

Yours sincerely,

Peter Whitehouse
Parish Clerk

Consultation Response Pro forma

1	Application Number	3146/16 Land at Orchard Way, School Road, Coddendam, IP6 9PS	
2	Date of Response	30/08/2016	
3	Responding Officer	Name:	Rebecca Styles
		Job Title:	Heritage Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • Less than substantial harm to a designated heritage asset because the proposal does not enhance the significance or character of the conservation area due to the position and scale of the development proposed, inappropriate use of surface materials and large amount of incongruous solar PV equipment on the southern roof slope. 2. The Heritage Team recommends amendments as per section 6.	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The application site 'Land at Orchard Way, School Road, Coddendam, IP6 9PS' is located within the Coddendam Conservation Area towards the north of the historic core of the village.</p> <p>This application seeks planning permission for the erection of a dwellinghouse, formation of a parking area and creation of an access on the eastern side of School Road.</p> <p>The application site is presently domestic garden land associated with Orchard Way, to the south of Rose Cottage. The application site is not located within the setting of any listed buildings, but is located in an area of Coddendam village where there are a number of undesignated historic assets and is within the Coddendam Conservation Area.</p> <p>The proposed dwellinghouse would be constructed using soft red brick, have a clay pantile roof of the principle building, and would use slate on the single storey lean to at the rear. These are appropriate materials for the proposed dwellinghouse, and are located repeatedly in the Coddendam Conservation Area.</p> <p>The proposed dwelling would face gable on to the highway, mirroring the design of a number of properties</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>on School Road upon the northern approach into Coddendam Conservation Area.</p> <p>The Heritage team does have a number of concerns over the present proposal.</p> <p>The positioning of the dwelling is in line with the principle elevation of Rose Cottage. Due to the elevated position of the east side of School Road, the dwellinghouse would be particularly prominent in its proposed location. The size of the proposed dwellinghouse would have a contrived appearance due to the small size of the application site compared to the large scale of the proposed dwelling. The Heritage team would prefer to see the principle elevation of the proposed dwelling more in line with the principle elevation of Orchard Way, further back from the highway. This will reduce the impact of the development on the street scene, and if the scale of the dwellinghouse is reduced, this would decrease the harm caused by the proposed development in the Conservation Area by creating a less contrived, more considered development.</p> <p>The proposed surface treatment for the parking area is block paving. The Heritage team would be more supportive of an application which used a less 'urban' surface treatment, which would cause less harm to the Coddendam Conservation Area through using materials more akin to a rural village setting.</p> <p>11 solar panels are proposed to be installed on the roof of the south elevation. The number and position of solar panels proposed would harm the setting of the Coddendam Conservation Area due to the modern and incongruous materials found in solar PV equipment. A reduced amount of solar panels and repositioning to create a more simple arrangement would reduce the harm of the solar panels to the Conservation Area. Perhaps other carbon reducing energy systems could be considered which would have less impact upon the Conservation Area.</p> <p>This application does not enhance the significance or character of the conservation area due to the position and scale of the development proposed, inappropriate surface materials and large amount of incongruous solar PV equipment on the southern roof slope. The Heritage team feels unable to support this application and considers it to be contrary to national and local policies – NPPF 137, MSDC Local Plan HB8.</p>
6	Amendments, Clarification or Additional	<ul style="list-style-type: none"> - Reduction of Solar PV panels / consideration of alternative carbon reducing energy methods with

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	Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	less visual impact upon the Conservation Area. - Revision of surface treatment for parking area of a less 'urban' design. - Repositioning/resizing of proposed dwelling to be more in line with the principle elevation of Orchard Way and to reduce the cramped and contrived effect of the proposal compared to adjacent, generously sized plots.
7	Recommended conditions	

Please note that this form can be submitted electronically on the Council's website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Council's website and available to view by the public.

Consultation Response Pro forma

1	Application Number	3146/16 Land at Orchard Way, School Lane, Coddendam, IP6 9PS	
2	Date of Response	25/10/2016	
3	Responding Officer	Name:	Rebecca Styles
		Job Title:	Heritage Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> No harm to a designated heritage asset because the revised scheme with an increased plot size and increased distance of the proposed dwelling to be set back from the highway, as well as the removal of suburban, incongruous materials from the design have omitted the harm of the proposal to the Coddendam Conservation Area. 2. The Heritage Team recommends conditions as per section 7.	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>This consultation response refers to revised drawings, references LS/DC/001A, LS/DC/002A, LS/DC/003, LS/DC/004A, LS/DC/005A, LS/DC/006A, LS/DC/007A LS/DC/008A, LS/DC/MA/A regarding the proposal to erect a two storey detached dwelling within the Coddendam Conservation Area.</p> <p>The original concerns of the Heritage team considered the harm of to the Coddendam Conservation Area due to the position and scale of the development proposed, particularly as the eastern side of School Lane is higher than the west, whilst the small plot size gave the appearance of the dwelling appearing cramped and contrived; the inappropriate use of suburban surface materials and large amount of incongruous solar PV equipment on the southern roof slope were modern, suburban materials inappropriate to the rural village character of the Conservation Area. It was felt that the original proposal would cause less than substantial harm to the character of the Coddendam Conservation Area.</p> <p>These revised drawings have sought to address the original concerns of the Heritage team by increasing the size of the plot, moving back the principle elevation of the proposed dwellinghouse, revising the surface treatment and omitting the solar PV equipment from the southern roof slope. The design of the proposed lean to has been modified, the front bay window has been omitted, and the external facing of the dwelling is now proposed to be render instead of soft red brick.</p> <p>The increase in plot size and repositioning of the proposed dwelling would set the principle elevation of the</p>	

		<p>dwelling back by a further 3.5 metres (9.3 metres in total from the highway) provides the dwelling a more generous plot which no longer has a cramped and contrived appearance. The modifications to the design of the proposed dwellinghouse by reducing the scale of the lean to and removing the bay window from the proposal give the dwelling a more modest appearance. This more simplistic design, along with the increased plot size and the greater extent of the dwelling being set back from the highway would reduce the impact of the proposed dwelling on the Conservation Area as the drawings no longer present an overcrowded or confined appearance of the proposed dwelling.</p> <p>The removal of the solar PV and permeable block paving are welcome alterations to the scheme, removing incongruous, suburban materials from the proposal, and the dwelling would now provide a more traditional appearance which would be more in keeping with the Conservation Area.</p> <p>The revised facing material of painted render rather than soft red bricks is a suitable material which is representative of traditional materials used within the Conservation Area, and the Heritage team supports this amendment to the proposal.</p> <p>The proposal will have an effect on the Coddendam Conservation Area, in the sense that there would be a new dwelling where there is presently domestic garden land, however it is not considered that this effect will be a harmful one with regard to the character of the Conservation Area. The Heritage team therefore removes its objection to the scheme, subject to the following conditions.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	Recommended conditions	<ul style="list-style-type: none"> • Sample panel of brick, bond and mortar mix to be used for the plinth, chimney and retaining wall to be submitted and agreed by the LPA prior to commencement of development. • Sample of roofing materials – clay pantiles to dwelling, ridge tiles, and slate to single storey lean to to be submitted and agreed by the LPA prior to

		<p>commencement of development.</p> <ul style="list-style-type: none"> • Cladding to be stained black • Drawings of railings to be agreed prior to commencement of development. • Manufacture details and specification of rooflight to be submitted and agreed by LPA prior to commencement of development. • Elevations of shed shown on drawing LS/DC/004A to be submitted and agreed prior to commencement of development. • Render mix and component ratio to be agreed prior to commencement of development. • Colour of painted render to be agreed prior to commencement of development.
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Kind regards,
Rebecca Styles BA MA

From: David Harrold
Sent: 10 August 2016 13:50
To: Planning Admin
Cc: Lindsey Wright
Subject: Plan ref 3146/16/FUL Land at Orcard Way, School Road, Coddham. EH - Land Contamination.

Thank you for consulting me on the above application.

I note the satisfactory Envirosearch Report dated 14 July 2016 and completed contaminated land questionnaire.

I can confirm in respect of land contamination that I do not have any adverse comments and no objection to the proposed development.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

01449 724718

From: Nathan Pittam
Sent: 19 September 2016 11:22
To: Planning Admin
Subject: 3146 / 16 - EH AMENDED PLANS Land Contamination.

M3 : 184049

3146 / 16 - EH AMENDED PLANS Land Contamination.

Land at Orchard Way, School Road, Coddendam, IPSWICH, Suffolk.

Erection of a detached dwelling, formation of parking area and vehicular access.

Many thanks for your request for comments in relation to the amended plans at the above development. I can confirm that I have no objection to the proposed development but would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: David Pizzey
Sent: 16 August 2016 09:35
To: Lindsey Wright
Cc: Planning Admin
Subject: 3146/16 Land at Orchard Way, Coddham

Lindsey

There are no arboricultural implications relating to this proposal.

Regards

David

David Pizzey
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzey@babberghmidsuffolk.gov.uk
www.babbergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together

Your Ref: MS/3146/16
Our Ref: 570\CON\2646\16
Date: 30/08/2016
Highways Enquiries to: kyle.porter@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email:

The Planning Officer
Mid Suffolk District Council
131 High Street
Ipswich
Suffolk
IP6 8DL

For the Attention of: Lindsey Wright

Dear Lindsey

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3146/16

PROPOSAL: Erection of a detached dwelling, formation of parking area and vehicular access

LOCATION: Orchard Way, School Road, Coddendam, Suffolk.

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

1 AL 3

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM01; and with an entrance width of 3m and made available for use prior to occupation of dwelling. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

2 NOTE 02

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

From: Kyle Porter
Sent: 07 October 2016 09:31
To: Lindsey Wright
Subject: MS/3146/16

Hi Lindsey,

Just received some amended documents for the above application but they do not significantly differ to the originals so SCCs position on the application is still the same.

Regards,

Kyle Porter
Development Management Technician
Central Area
Resource Management
Suffolk County Council
Endeavour House, Russell Road, Ipswich
IP1 2BX
Ext. 5379