

Development Control Committee



Forest Heath
District Council

Title:	Agenda
Date:	Wednesday 4 July 2018
Time:	6.00 pm
Venue:	Council Chamber District Offices College Heath Road Mildenhall
Full Members:	<div><div>Chairman Rona Burt</div><div>Vice Chairman Chris Barker</div><div><div><u>Conservative Members (10)</u></div><div>David Bowman Ruth Bowman J.P. Louis Busuttil Simon Cole</div><div>Stephen Edwards Brian Harvey Carol Lynch Louise Marston</div></div><div><div><u>West Suffolk Independent Members (2)</u></div><div>Andrew Appleby</div><div>David Palmer</div></div><div><div><u>UKIP Members (2)</u></div><div>Roger Dicker</div><div>Peter Ridgwell</div></div></div>
** THERE ARE NO SITE VISITS REQUIRED FOR THIS AGENDA **	
Substitutes:	Named substitutes are not appointed
Interests – Declaration and Restriction on Participation:	Members are reminded of their responsibility to declare any disclosable pecuniary interest not entered in the Authority's register or local non pecuniary interest which they have in any item of business on the agenda (subject to the exception for sensitive information) and to leave the meeting prior to discussion and voting on an item in which they have a disclosable pecuniary interest.
Quorum:	Five Members
Committee administrator:	Helen Hardinge Democratic Services Officer Tel: 01638 719363 Email: helen.hardinge@westsuffolk.gov.uk

**DEVELOPMENT CONTROL COMMITTEE:
AGENDA NOTES**

Subject to the provisions of the Local Government (Access to Information) Act 1985, all the files itemised in this Schedule, together with the consultation replies, documents and letters referred to (which form the background papers) are available for public inspection online here:

<https://planning.westsuffolk.gov.uk/online-applications/>

All applications and other matters have been considered having regard to the Human Rights Act 1998 and the rights which it guarantees.

Material Planning Considerations

1. It must be noted that when considering planning applications (and related matters) only relevant planning considerations can be taken into account. Councillors and their Officers must adhere to this important principle which is set out in legislation and Central Government Guidance.

2. Material Planning Considerations include:

- Statutory provisions contained in Planning Acts and Statutory regulations and Planning Case Law
- Central Government planning policy and advice as contained in Circulars and the National Planning Policy Framework (NPPF)
- The following Planning Local Plan Documents

Forest Heath District Council	St Edmundsbury Borough Council
Forest Heath Local Plan 1995	St Edmundsbury Borough Council Core Strategy 2010
The Forest Heath Core Strategy 2010, as amended by the High Court Order (2011)	St Edmundsbury Local Plan Policies Map 2015
Joint Development Management Policies 2015	Joint Development Management Policies 2015
	Vision 2031 (2014)
Emerging Policy documents	
Core Strategy – Single Issue review	
Site Specific Allocations	

- Supplementary Planning Guidance/Documents eg. Affordable Housing SPD
- Master Plans, Development Briefs
- Site specific issues such as availability of infrastructure, density, car parking
- Environmental; effects such as effect on light, noise overlooking, effect on street scene
- The need to preserve or enhance the special character or appearance of designated Conservation Areas and protect Listed Buildings
- Previous planning decisions, including appeal decisions
- Desire to retain and promote certain uses e.g. stables in Newmarket.

3. The following are **not** Material Planning Considerations and such matters must not be taken into account when determining planning applications and related matters:
 - Moral and religious issues
 - Competition (unless in relation to adverse effects on a town centre as a whole)
 - Breach of private covenants or other private property / access rights
 - Devaluation of property
 - Protection of a private view
 - Council interests such as land ownership or contractual issues
 - Identity or motives of an applicant or occupier
4. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the Development Plan (see table above) unless material planning considerations indicate otherwise.
5. A key role of the planning system is to enable the provision of homes, buildings and jobs in a way that is consistent with the principles of sustainable development. It needs to be positive in promoting competition while being protective towards the environment and amenity. The policies that underpin the planning system both nationally and locally seek to balance these aims.

Documentation Received after the Distribution of Committee Papers

Any papers, including plans and photographs, received relating to items on this Development Control Committee agenda, but which are received after the agenda has been circulated will be subject to the following arrangements:

- (a) Officers will prepare a single Committee Update Report summarising all representations that have been received up to 5pm on the **Thursday** before each Committee meeting. This report will identify each application and what representations, if any, have been received in the same way as representations are reported within the Committee report;
- (b) the Update Report will be sent out to Members by first class post and electronically by noon on the **Friday** before the Committee meeting and will be placed on the website next to the Committee report.

Any late representations received after 5pm on the **Thursday** before the Committee meeting will not be distributed but will be reported orally by officers at the meeting.

Public Speaking

Members of the public have the right to speak at the Development Control Committee, subject to certain restrictions. Further information is available on the Councils' website:

<https://www.westsuffolk.gov.uk/planning/upload/Guide-To-Having-A-Say-On-Planning-Applications.pdf>

DEVELOPMENT CONTROL COMMITTEE: DECISION MAKING PROTOCOL

The Development Control Committee usually sits once a month. The meeting is open to the general public and there are opportunities for members of the public to speak to the Committee prior to the debate.

Decision Making Protocol

This protocol sets out our normal practice for decision making on development control applications at Development Control Committee. It covers those circumstances where the officer recommendation for approval or refusal is to be deferred, altered or overturned. The protocol is based on the desirability of clarity and consistency in decision making and of minimising financial and reputational risk, and requires decisions to be based on material planning considerations and that conditions meet the tests set out in the National Planning Policy Framework (paragraph 206). This protocol recognises and accepts that, on occasions, it may be advisable or necessary to defer determination of an application or for a recommendation to be amended and consequently for conditions or refusal reasons to be added, deleted or altered in any one of the circumstances below.

- Where an application is to be deferred, to facilitate further information or negotiation or at an applicant's request.
- Where a recommendation is to be altered as the result of consultation or negotiation:
 - The presenting Officer will clearly state the condition and its reason or the refusal reason to be added/deleted/altered, together with the material planning basis for that change.
 - In making any proposal to accept the Officer recommendation, a Member will clearly state whether the amended recommendation is proposed as stated, or whether the original recommendation in the agenda papers is proposed.
- Where a Member wishes to alter a recommendation:
 - In making a proposal, the Member will clearly state the condition and its reason or the refusal reason to be added/deleted/altered, together with the material planning basis for that change.
 - In the interest of clarity and accuracy and for the minutes, the presenting officer will restate the amendment before the final vote is taken.
 - Members can choose to;
 - delegate the detailed wording and reason to the Assistant Director (Planning and Regulatory);
 - delegate the detailed wording and reason to the Assistant Director (Planning and Regulatory) following consultation with the Chair and Vice Chair(s) of Development Control Committee.
- Where Development Control Committee wishes to overturn a recommendation and the decision is considered to be significant in terms of overall impact; harm to the planning policy framework, having sought advice from the Assistant Director (Planning and Regulatory) and the Assistant Director (Human Resources, Legal and Democratic) (or Officers attending Committee on their behalf);

- A final decision on the application will be deferred to allow associated risks to be clarified and conditions/refusal reasons to be properly drafted.
 - An additional officer report will be prepared and presented to the next Development Control Committee detailing the likely policy, financial and reputational etc risks resultant from overturning a recommendation, and also setting out the likely conditions (with reasons) or refusal reasons. This report should follow the Council's standard risk assessment practice and content.
 - In making a decision to overturn a recommendation, Members will clearly state the material planning reason(s) why an alternative decision is being made, and which will be minuted for clarity.
- In all other cases, where Development Control Committee wishes to overturn a recommendation:
 - Members will clearly state the material planning reason(s) why an alternative decision is being made, and which will be minuted for clarity.
 - In making a proposal, the Member will clearly state the condition and its reason or the refusal reason to be added/deleted/alterd, together with the material planning basis for that change.
 - Members can choose to;
 - delegate the detailed wording and reason to the Assistant Director (Planning and Regulatory)
 - delegate the detailed wording and reason to the Assistant Director (Planning and Regulatory) following consultation with the Chair and Vice Chair(s) of Development Control Committee
- Member Training
 - In order to ensure robust decision-making all members of Development Control Committee are required to attend annual Development Control training.

Notes

Planning Services (Development Control) maintains a catalogue of 'standard conditions' for use in determining applications and seeks to comply with the Planning Practice Guidance.

Members/Officers should have proper regard to probity considerations and relevant codes of conduct and best practice when considering and determining applications.

Agenda

Procedural Matters

Part 1 – Public

Page No

1. Apologies for Absence

2. Substitutes

3. Minutes

1 - 6

To confirm the minutes of the meeting held on 6 June 2018 (copy attached).

4. Planning Application DC/18/0727/HH and Application for Listed Building Consent DC/18/0728/LB - 21 Beeches Road, West Row

7 - 16

Report No: **DEV/FH/18/008**

Planning Application - (i) Conversion of existing barn into Annexe
(ii) Replacement of existing shed into carport

Application for Listed Building Consent - (i) Conversion of existing barn into Annexe
(ii) Replacement of existing shed with Carport

Development Control Committee



Forest Heath
District Council

Minutes of a meeting of the **Development Control Committee** held on
Wednesday 6 June 2018 at **6.00 pm** at the **Council Chamber, District**
Offices, College Heath Road, Mildenhall IP28 7EY

Present: **Councillors**

Rona Burt	Stephen Edwards
Chris Barker	Carol Lynch
Ruth Bowman J.P.	Louise Marston
Louis Busuttil	David Palmer
Simon Cole	Peter Ridgwell
Roger Dicker	

293. **Election of Chairman for 2018/2019**

This being the first meeting of the Development Control Committee since the Authority's Annual Meeting in May 2018, the Lawyer opened the meeting and asked for nominations for the Chairman of the Committee for 2018/2019.

Councillor Carol Lynch nominated Councillor Rona Burt as Chairman and this was seconded by Councillor Roger Dicker.

There being no other nominations, the motion was put to the vote and with the vote being unanimous, it was

RESOLVED:

That Councillor Rona Burt be elected Chairman for 2018/2019.

Councillor Burt then took the Chair for the remainder of the meeting.

294. **Election of Vice Chairman for 2018/2019**

Councillor Rona Burt nominated Councillor Chris Barker as Vice Chairman and this was seconded by Councillor Peter Ridgwell.

There being no other nominations, the motion was put to the vote and with the vote being unanimous, it was

RESOLVED:

That Councillor Chris Barker be elected Vice Chairman for 2018/2019.

295. **Apologies for Absence**

Apologies for absence were received from Councillors David Bowman and Brian Harvey.

Councillor Andrew Appleby was also unable to attend the meeting.

296. **Substitutes**

There were no substitutes present at the meeting.

297. **Minutes**

The minutes of the meeting held on 2 May 2018 were unanimously received by the Committee as a correct record and were signed by the Chairman.

298. **Planning Application DC/17/2676/FUL - Kininvie, Fordham Road, Newmarket (Report No: DEV/FH/18/006)**

Planning Application - (i) 63no.bed Care Home for the Elderly including car park, bicycle, refuse and garden store (ii) Alterations to vehicular and pedestrian access from Fordham Road (Demolition of existing house including associated swimming pool, outbuildings and hard-standing)

This application had been deferred from the Development Control Committee on 2 May 2018 in order for Officers to obtain further information from the Local Highway Authority regarding the level of parking proposed for the scheme, following concerns raised by Members.

The planning application had been referred to the Development Control Committee in light of Newmarket Town Council having objected to the proposal which was contrary to the Officer recommendation of approval.

The Principal Planning Officer - Major Projects drew attention to the recommendation within Paragraph 107 of Report No DEV/FH/18/006 and explained that this was subject to the receipt of a satisfactory bat survey due later in June. However, since the May meeting of the Committee the Section 106 Agreement had been completed meaning the recommendation was no longer subject to this.

As part of his presentation the Officer made reference to:

- Additional evidence and advice contained within the report from Paragraph 41 onwards;
- The previous (2017) scheme for which planning permission was refused;
- Nearby approved developments at Nowell Lodge and Southernwood; and
- Separation distances, tree protection plan and landscaping scheme.

The Officer also advised the Committee that they had been made aware of correspondence sent directly to Members earlier that day from nearby residents opposing the development. The content of which did not raise any

new concerns beyond those already submitted. However, the Officer cautioned Members on the map/plan supplied in the correspondence as this had not been checked by the Planning Authority for accuracy.

Sam Bye, Senior Development Management Engineer – Suffolk County Council, was in attendance following Members' request at the May Committee for a Highways Authority representative.

The Highways Officer explained that the County Council were unable to recommend refusal of an application on highways grounds unless they considered that the proposed scheme would have a severe impact on the highways network.

In respect of the application seeking determination; the site was close to the Town Centre, benefited from nearby bus services and the applicants would be encouraging sustainable transport for their employees. The Highways Authority were, therefore, satisfied that with the appropriate mitigation (as set out in the relevant conditions) the parking proposed for the facility would be adequate.

Speakers: Mr Christopher Welsh (neighbouring resident) spoke against the application
Ms Debbie Twinn (on behalf of the applicant) spoke in support of the application

A number of Members voiced concern at the level of parking provided within the application. Councillor Stephen Edwards drew attention to the evidence within the report and questioned the table set out within Paragraph 45, in that the majority of the residential care homes listed therein were from metropolitan areas such as Birmingham and Leeds. Councillor Edwards explained that these urban areas would benefit from extensive public transport networks far exceeding what was available in Newmarket and, as such, it was not viable to make a direct comparison in terms of parking provision.

Councillor Peter Ridgwell also spoke in objection to the application on parking grounds and made reference to the retirement facility at which he worked in Brandon. However, the Chairman interjected and reminded the Committee that Members were to consider each application before them on its own merits.

Councillor Roger Dicker similarly considered the parking levels proposed to be insufficient and spoke on the car parking problems experienced at a care home in Kentford. In response, the Highways Officer explained that the use of the facility in Kentford had changed since its original development.

At this point the Service Manager (Planning – Development) spoke and again clarified that reference to other care homes within the District was not a material consideration and should not form part of the Committee's deliberations on the application seeking determination. In any event, the references to other care homes related to parking issues and Members had already been advised that the Highways Authority did not object to the parking provision proposed.

Councillor Carol Lynch moved that the application be refused, contrary to the Officer recommendation of approval, due to:

- i. Overdevelopment of the site;
- ii. The development being out of keeping of the character and design of the area due to its size, scale and three storey height;
- iii. The unneighbourly impact on residential amenity;
- iv. Loss of mature trees; and
- v. Impact on the neighbouring Conservation Area.

The Service Manager (Planning – Development) responded on the reasons for refusal and cited the relevant policies that could be applied to i. – iii. but explained that as the trees were not protected and the site was not within the Conservation Area she would recommended that iv. and v. were not justified.

Councillor Lynch concurred with the Service Manager's response and withdrew reasons iv. and v. Her motion for refusal was then seconded by Councillor Peter Ridgwell.

Upon being put to the vote and with 6 voting for the motion, 4 against and with 1 abstention it was resolved that

Decision

Planning permission be **REFUSED CONTRARY TO THE OFFICER RECOMMENDATION OF APPROVAL** for the following reasons:

- i. Overdevelopment of the site;
- ii. The development being out of keeping of the character and design of the area due to its size, scale and three storey height; and
- iii. The unneighbourly impact on residential amenity.

299. **Tree Preservation Order TPO/031(2017) - Lords Walk, Eriswell (Report No: DEV/FH/18/007)**

Members were advised that a Tree Preservation Order (TPO) was made on 47 individual trees and 6 tree groups located across the Lords Walk estate in Eriswell. The TPO was made on 26 January 2018 and was served to protect the trees in response to a number of individual planning applications for development across the site including on areas of open space.

The Senior Ecology & Landscape Officer explained that the trees were considered to be a significant public amenity asset both individually and as groups. They were mature trees and had attractive features, they also provided an important element of a natural setting within the residential development which was largely lacking in vegetation or natural features.

One objection had been received which included a proposal to remove tree T2 from the Order, this modification was considered reasonable by the Officer and the recommendation was therefore to confirm the TPO with T2 (Silver Birch) removed.

As part of her presentation the Officer provided photographs and further explanation on each of the trees/groups as listed within Paragraph 4 of Report No DEV/FH/18/007.

Councillor Simon Cole moved the Officer's recommendation and this was duly seconded by Councillor Louise Marston.

Upon being put to the vote and with the vote being unanimous, it was resolved that

Decision

The report be noted and Tree Preservation Order TPO/031(2017) be **CONFIRMED** with a modification to remove tree T2 (Silver Birch).

The meeting concluded at 7.03pm

Signed by:

Chairman

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Forest Heath
District Council

DEV/FH/18/008

Development Control Committee 4 July 2018

Planning Application DC/18/0727/HH and Application for Listed Building Consent DC/18/0728/LB – 21 Beeches Road, West Row

Date Registered:	27.04.2018	Expiry Date:	22.06.2018 (EOT agreed until 06.07.2018)
Case Officer:	Britta Heidecke	Recommendation:	Approve Applications
Parish:	Mildenhall	Ward:	Eriswell and the Rows
Proposal:	Planning Application - (i) Conversion of existing barn into Annexe (ii) Replacement of existing shed into carport Application for Listed Building Consent - (i) Conversion of existing barn into Annexe (ii) Replacement of existing shed with Carport		
Site:	21 Beeches Road, West Row		
Applicant:	Mr Jonathan Waters		

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

Britta Heidecke

Email: britta.heidecke@westsuffolk.gov.uk

Telephone: 01638 719456

Background:

This application is referred to the Development Control Committee as the applicant is related to the Leader of the Council.

The Parish Council support the application. The application is recommended for APPROVAL.

Proposal:

1. Planning permission is sought for the conversion of an existing barn outbuilding into self-contained one-bedroom annex accommodation and the replacement of an existing shed with a double carport.
2. Listed building consent is sought for the works to the barn and the replacement of the shed, which are both curtilage listed.

Site Details:

3. 21 Beeches Road comprises of a Grade II listed two-bedroom cottage set back from Beeches Road and situated along the northern side boundary with the rear backing onto Mildenhall Road. Along the southern boundary is a small curtilage listed barn and there is a curtilage listed shed and rear garden to the east of the buildings. The access is off Beeches Road. The site is within the settlement boundary of West Row and is surrounded by residential development to the north and west and agricultural land to the east and south.

Planning History:

4.

Reference	Proposal	Status	Decision Date
DC/16/2826/FUL	Planning application - Conversion of storage barn to dwelling	Application Withdrawn	08.03.2017
DC/17/0964/FUL	Planning Application - 6 no. dwellings (adjoining development proposed under application DC/14/2047/HYB).	Application Withdrawn	02.05.2018

Consultations:

5.

Conservation Officer: Confirmed that the principle is acceptable subject to details set out in the Schedule of works (this has subsequently been amended) and secured by conditions.

Public Health And Housing: No objection. Recommend condition to restrict noisy construction times and bonfires and suggest informative regarding dust and noise during the construction phase.

Environment Team: Based on the submitted information is satisfied that the risk from contaminated land is low. Recommend informative.

Environment & Transport – Highways: No objection subject to conditions.

Parish Council: Support the application.

Ward Councillors: No comments received.

Representations:

6. No third party comments have been received.

Policy:

7. The following policies of the Joint Development Management Policies Document and the Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:

- Core Strategy Policy CS1 - Spatial Strategy
- Core Strategy Policy CS3 - Landscape Character and the Historic Environment
- Core Strategy Policy CS5 - Design quality and local distinctiveness
- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM11 Protected Species
- Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity
- Policy DM15 Listed Buildings
- Policy DM22 Residential Design
- Policy DM24 Alterations or Extensions to Dwellings, including Self Contained annexes and Development within the Curtilage
- Policy DM46 Parking Standards

Other Planning Policy:

8. National Planning Policy Framework (2012)

Officer Comment:

9. The issues to be considered in the determination of the application are:
- Principle of Development, Layout, Design, Residential Amenity
 - Listed Building Considerations
 - Other matters (Biodiversity, Contamination, Access and Parking)

Principle of Development, Layout, Design and Residential Amenity

10. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
11. Policies DM1 supports sustainable development, reflecting paragraph 14 of the NPPF, and states that proposals that accord with the development plan shall be approved without delay unless material considerations indicate otherwise.
12. Policy DM24 allows in principle extensions and alterations including annexes to existing dwellings, subject to certain criteria being met. DM2, DM22 and DM24 all seek to ensure that the proposal respects the character, scale and design of the existing dwelling and surrounding area. The annexe conversion and proposed carport are of an appropriate domestic scale and will use appropriate materials for the context.
13. Policy DM24 also seeks to ensure that proposed development does not result in the overdevelopment of the dwelling curtilage. The annexe will utilise the current dilapidated outbuilding and so will not increase the buildings footprint. The cart lodge will replace an existing shed, is of modest size and will leave sufficient space within the dwellings curtilage. Therefore, it is considered that the proposal will not result in the overdevelopment of the dwelling curtilage.
14. Policy DM2 and DM24 also seeks to ensure that proposed development does not have an adverse impact on residential amenities. The proposed annexe and carport are well set back within the site and due to their siting and scale will have no impact on the amenities of neighbouring properties.
15. The application has been submitted in support of a bat survey. The survey concluded that there are no suitable roosting points and no evidence of the presence of bats was found at the surveyed outbuildings. Boundary hedgerows located to the north-east of the site have potential to support foraging bats. The survey therefore recommends that light mitigation should be incorporated during the works in order to maintain and preserve these to prevent disturbance to commuting bats. On that basis the proposal complies with policy DM11.
16. Biodiversity enhancements in accordance with policy DM12 and as suggested in the ecology report can be secured by condition.
17. No changes are proposed to the existing access onto Beeches Road. Moreover, the proposal will provide two parking spaces within the proposed carport and one within the converted barn. The dwelling and annexe will together provide three bedrooms. There is therefore sufficient onsite parking and manoeuvring space to not impact adversely on highway safety. SCC Highways have raised no objection subject to a condition to secure the parking prior to the first use of the annexe and its future retention.

Listed Building Considerations

18. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that local planning authorities have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

19. Policy DM15, seeks to ensure that proposals respect the special historical and archaeological character and design of the existing building. The application was subject to pre-application discussions with the Conservation Officer and has been submitted in support of a detailed heritage statement. This finds that 'the outbuilding [the barn] has evolved quite notably throughout the last century and is effectively a kit of parts, elements added or removed in an ad hoc fashion to suit the requirements of the residents at no.21'.
20. The western part of the 'L' shaped outbuilding is constructed of clunch and brick under a pitched, pantiled roof. This is important in its own right and contributes positively to the significance of the house, through benefitting its setting.
21. The remaining parts of the outbuilding are of poorly built structure and do not contribute to the significance of the listed building.
22. The proposed works seek to repair and reconstruct the barn outbuilding and replace the existing shed adjacent to the house, with an open fronted, timber double carport. The barn will remain largely open plan, with the historic structure at the western end repaired and used as a bedroom and lounge.
23. The roof form will change from the current unsightly lean-to, atypical and detrimental to the setting of no.21, to a traditionally detailed and pitched roof. This remains low and subservient to the main dwelling, but it becomes a legible structure in the grounds of no.21.
24. The proposed repairs and conversion works are considered to be the minimum necessary to ensure the retention of the important western end of the building, and the reinstatement of the southern boundary wall.
25. The shed proposed to be replaced does contribute positively to the setting of no.21, is however in an extremely poor condition. The heritage statement explains that 'the extent of repair required to the structure is simply uneconomic, particularly in light of the fact that it is a poor quality, relatively late structure which has outlived its functionality. A simple open fronted timber framed replacement on essentially the same footprint will sustain the significance of no.21 and help to ensure its long term survival.'
26. Certain elements of the fabric, such as the doors, are intended to be retained and reused in the repaired barn, ensuring a continuity of use and association with the site.
27. The Conservation Officer has no objection to the proposals subject to conditions. Historic structures will be retained and sympathetically converted using methods and materials appropriate to the age and construction of the building without extending the building or the introduction of new openings.
28. Para.132 requires great weight be given to an asset's protection. The heritage statement refers to the repair of the barn as the first phase of redevelopment of the site which will protect the future for both, the barn and the main cottage no.21.

Conclusion:

29. In regard to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposed work will ensure that the setting of no.21 will be preserved and enhanced, through the sympathetic development of the site.
30. The principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

31. Recommendations:

It is recommended that planning permission be **APPROVED** subject to the following conditions:

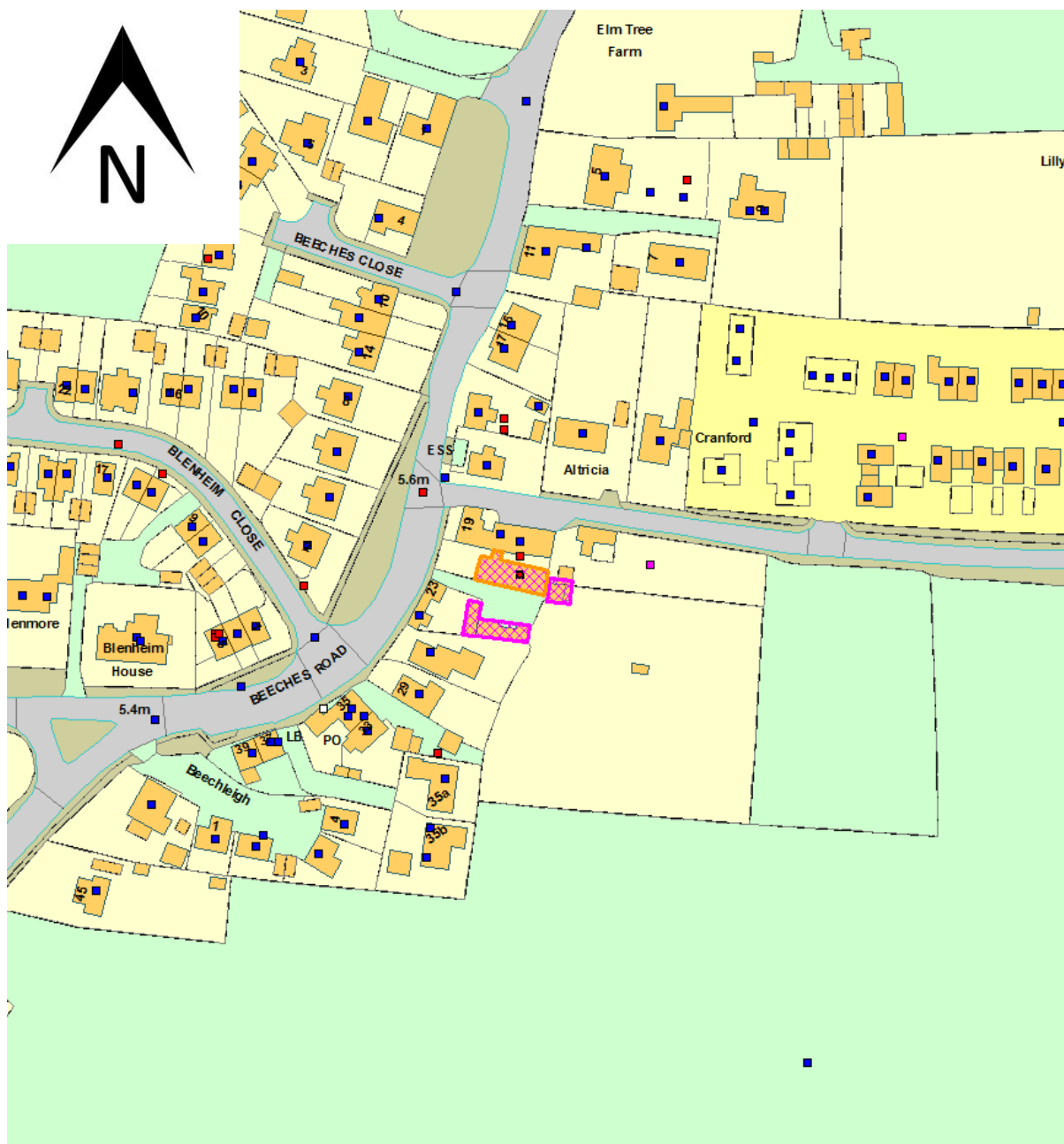
1. Development to commence within 3 years
2. Materials as detailed
3. Construction hours (noisy works)
4. Parking prior to first use
5. Development to be in accordance with approved plans
6. Biodiversity mitigation and enhancements

It is recommended that Listed Building Consent be **APPROVED** subject to the following conditions:

1. Time Limit - Listed Building
2. New and replacement windows details to be submitted
3. New and replacement doors external details to be submitted

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/18/0727/HH](https://www.birmingham.gov.uk/info/20127/20127/DC/18/0727/HH)

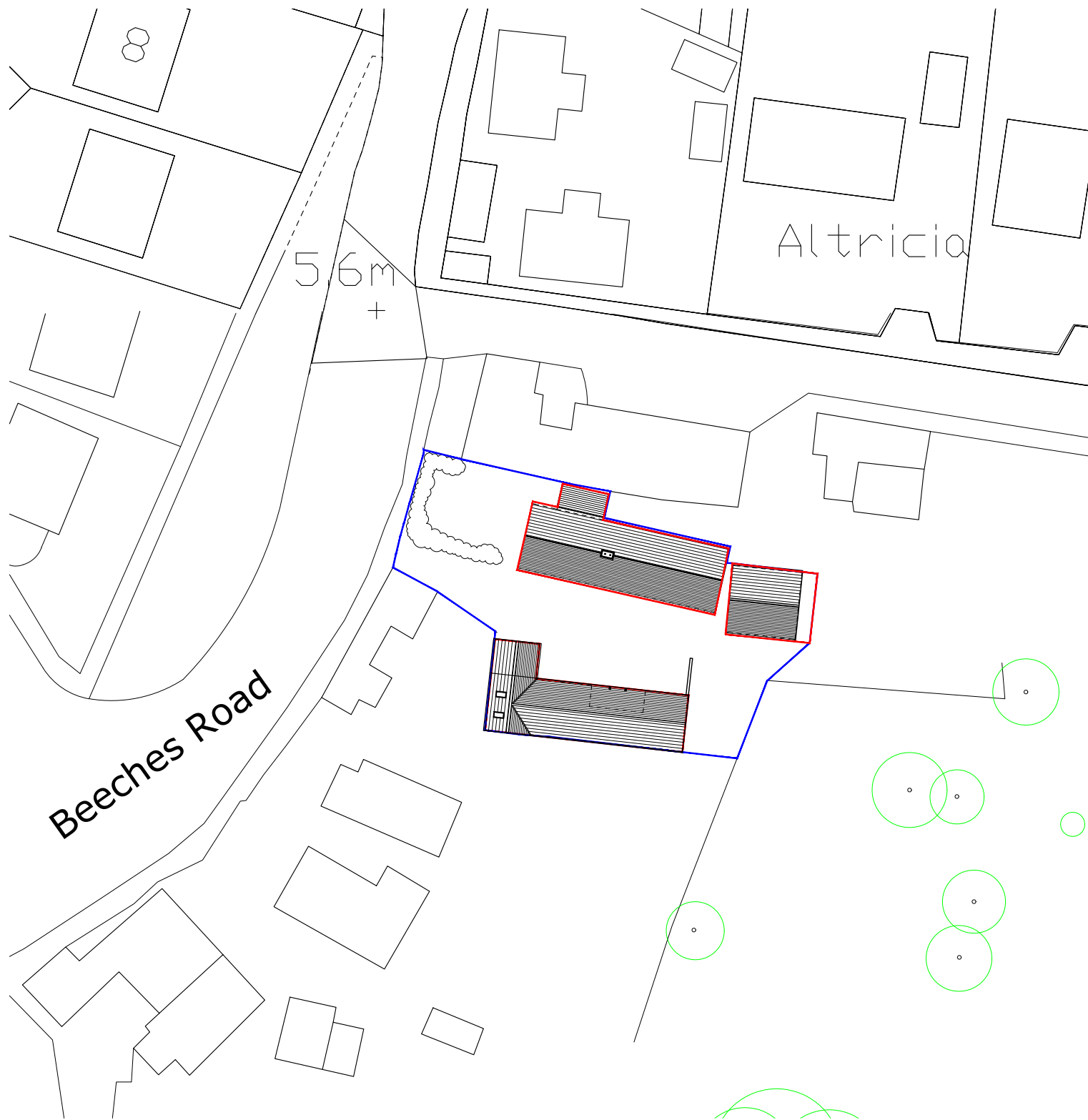


DC/18/0727/HH - 21 Beeches Road, West Row, IP28 8NP

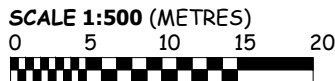
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1:1250 Site Location plan



1:500 Site Location plan



A	Red line added to LB (cottage)	27.4.18
Rev	Description	Date
	TAB Architecture tel (01638) 482862	
	info@tabarchitecture.co.uk	
	Russet Drive, Suffolk, IP28 8GA	
	Rosewood Offices, Cambs, CB7 5QH	
Client	: Mr J waters	
Job title	: Beeched Road, West Row	
Drg	: Proposed Site Location Plan	
scale @ A3	1:500&1:1250 date: Jan 2018	drg. no. TAB323-04A

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