

# Development Control Committee



<b>Title</b>	<b>Agenda</b>											
<b>Date</b>	<b>Wednesday 5 July 2023</b>											
<b>Time</b>	<b>10.00am</b>											
<b>Venue</b>	<b>Conference Chamber</b> <b>West Suffolk House</b> Western Way Bury St Edmunds IP33 3YU											
<b>Full Members</b>	<p style="text-align: center;"><b>Chair</b> Andrew Smith</p> <p style="text-align: center;"><b>Vice Chairs</b> Jon London and Phil Wittam</p> <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"><b>Conservative Group (7)</b></td> <td>Carol Bull Mike Chester Susan Glossop Rachel Hood</td> <td style="vertical-align: top;">Ian Houlder Sara Mildmay-White Andrew Smith</td> </tr> <tr> <td style="vertical-align: top;"><b>Independents (5)</b></td> <td>Mick Bradshaw Roger Dicker Andy Neal</td> <td style="vertical-align: top;">Jim Thorndyke Phil Wittam</td> </tr> <tr> <td style="vertical-align: top;"><b>Progressive Alliance Grouping (4)</b></td> <td>Diane Hind Jon London</td> <td style="vertical-align: top;">Lora-Jane Miller-Jones David Smith</td> </tr> </table>			<b>Conservative Group (7)</b>	Carol Bull Mike Chester Susan Glossop Rachel Hood	Ian Houlder Sara Mildmay-White Andrew Smith	<b>Independents (5)</b>	Mick Bradshaw Roger Dicker Andy Neal	Jim Thorndyke Phil Wittam	<b>Progressive Alliance Grouping (4)</b>	Diane Hind Jon London	Lora-Jane Miller-Jones David Smith
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<b>Interests – declaration and restriction on participation</b>	Members are reminded of their responsibility to declare any disclosable pecuniary interest, other registerable or non-registerable interest which they have in any item of business on the agenda, <b>no later than when that item is reached</b> and, when appropriate, to leave the meeting prior to discussion and voting on the item.											
<b>Quorum</b>	Six Members											
<b>Committee administrator</b>	<b>Helen Hardinge</b> Democratic Services Officer <b>Telephone</b> 01638 719363 <b>Email</b> <a href="mailto:helen.hardinge@westsuffolk.gov.uk">helen.hardinge@westsuffolk.gov.uk</a>											
	<i>Details of Site Visit overleaf...</i>											

**A SITE VISIT WILL BE HELD ON MONDAY 3 JULY 2023 AT THE FOLLOWING TIME:**

**As there is only one site visit and ample on-street parking, no coach will be provided and Members are asked to make their own way to site and to car share wherever possible. A postcode has been included with the address below.**

**1. Planning Application DC/22/2078/FUL & Listed Building Consent DC/22/2079/LB - Land at Malting Row, Honington, IP31 1RE**

Planning Application - conversion of existing outbuilding to form dwelling

Application for Listed Building Consent - conversion of existing outbuilding to form dwelling

**Site visit to be held at 9.55am**

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## 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.

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)
  - 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.
  - The following planning local plan documents covering West Suffolk Council:
    - Joint development management policies document 2015
    - In relation to the Forest Heath area local plan:
      - i. The Forest Heath Core Strategy 2010 as amended by the High Court Order 2011
      - ii. Core strategy single issue review of policy CS7 2019
      - iii. Site allocations local plan 2019
    - In relation to the St Edmundsbury area local plan:
      - i. St Edmundsbury core strategy 2010
      - ii. Vision 2031 as adopted 2014 in relation to:
        - Bury St Edmunds
        - Haverhill
        - Rural

Note: The adopted Local Plans for the former St Edmundsbury and Forest Heath areas (and all related policy documents, including guidance and SPDs) will continue to apply

to those parts of West Suffolk Council area until a new Local Plan for West Suffolk is adopted.

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 or 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 section 3 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 Council's website.

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## **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 of Circular 11/95: "The Use of Conditions in Planning Permissions." 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/changed, 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/changed, 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 or altered, 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 Development control training.

## Notes

Planning Services (Development Control) maintains a catalogue of 'standard conditions' for use in determining applications and seeks to comply with Circular 11/95 "The Use of Conditions in Planning Permissions."

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

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# Agenda

## Procedural matters

### Part 1 – public

**1. Apologies for absence**

**2. Substitutes**

Any member who is substituting for another member should so indicate, together with the name of the relevant absent member.

**3. Minutes**

**1 - 12**

To confirm the minutes of the meeting held on 7 June 2023 (copy attached).

**4. Declarations of interest**

Members are reminded of their responsibility to declare any pecuniary or local non pecuniary interest which they have in any item of business on the agenda, **no later than when that item is reached** and, when appropriate, to leave the meeting prior to discussion and voting on the item.

**5. Planning Application DC/22/2078/FUL & Listed Building Consent DC/22/2079/LB - Land at Malting Row, Honington**

**13 - 40**

Report No: **DEV/WS/23/016**

Planning Application - conversion of existing outbuilding to form dwelling

Application for Listed Building Consent - conversion of existing outbuilding to form dwelling

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# Development Control Committee



**Minutes** of a meeting of the **Development Control Committee** held on **Wednesday 7 June 2023** at **10.00 am** in the **Conference Chamber, West Suffolk House**, Western Way, Bury St Edmunds IP33 3YU

Present

**Councillors**

Mick Bradshaw  
Carol Bull  
Mike Chester  
Roger Dicker  
Susan Glossop  
Rachel Hood  
Ian Houlder  
Diane Hind

Jon London  
Sara Mildmay-White  
Lora-Jane Miller-Jones  
Andy Neal  
Andrew Smith  
David Smith  
Jim Thorndyke  
Phil Wittam

**345. Election of Chair 2023/2024 and Correction to Agenda Front**

This being the first meeting of the Development Control Committee since the Authority's Annual Meeting in May 2023, the Lawyer opened the meeting and welcomed all present.

The Democratic Services Officer was invited to outline the correct membership of the Committee in light of changes having been made to political group appointments since the agenda was published.

The Lawyer then asked for nominations for the Chair of the Committee for 2023/2024.

Councillor Roger Dicker nominated Councillor Andrew Smith as Chair and Councillor Smith accepted the nomination.

There being no other nominations, it was unanimously

**RESOLVED:**

That Councillor Andrew Smith be elected Chair for 2023/2024.

Councillor Smith then took the Chair for the remainder of the meeting and gave thanks to the Committee for his appointment.

**346. Election of Vice Chairs 2023/2024**

The Chair nominated Councillors Phil Wittam and Jon London for the two Vice Chair positions. Councillors Wittam and London both accepted their nomination.

There being no other nominations, and with 15 voting for the nomination and with 1 abstention, it was

**RESOLVED:**

That Councillor Phil Wittam be elected as Vice Chair for 2023/2024.

And with 14 voting for the nomination and with 2 abstentions, it was

**RESOLVED:**

That Councillor Jon London be elected as Vice Chair for 2023/2024.

347. **Apologies for absence**

No apologies for absence were received.

348. **Substitutes**

No substitutions were declared.

349. **Minutes**

The minutes of the meeting held on 26 April 2023 were confirmed as a correct record and signed by the Chair, subject to it being noted that Councillor Nick Clarke had been missed off the list of Members in attendance and that Councillor Ian Houlder had been mistakenly recorded twice.

350. **Declarations of interest**

Members' declarations of interest are recorded under the item to which the declaration relates.

351. **Planning Application DC/22/2034/FUL - Porters Farm, Queens Lane, Chedburgh (Report No: DEV/WS/23/013)**

*(Councillor Mike Chester declared, in the interest of openness and transparency, that he was acquainted with the applicant.)*

**Planning application - change of use of land to well-being centre comprising of a. central hub, b. therapy building, c. pets as therapy building, d. replacement storage building and animal enclosure e. installation of four camping domes f. remodelled access, parking and associated works g. replacement garage**

This application was originally referred to the Development Control Committee on 5 April 2023 following a call-in request by Councillor Mike Chester (Ward Member for Chedburgh and Chevington) and consideration by the Delegation Panel.

At the 5 April 2023 meeting Members resolved that they were 'minded to' refuse planning permission, contrary to the Officer recommendation of approval, on the following grounds:

- Impact on the setting of the listed building
- Impact on neighbouring amenity
- Over-development
- Impact on the countryside

The Decision Making Protocol was invoked requiring a risk assessment report to be produced and which was now presented to the Committee in Report No DEV/WS/23/013.

A Member site visit was held prior to the meeting.

The Senior Planning Officer advised that since publication of the agenda four additional representations had been received, all in support of the application, the content of which was summarised to the meeting.

Officers were continuing to recommend that the application be approved, subject to conditions as set out in Paragraph 42 of the report, together with one further condition which required the animal shelters to be erected prior to first use of the central hub building.

Speakers: Winifred Evans (neighbouring objector on behalf of herself and other neighbouring objectors) spoke against the application  
 Mr and Mrs Alderton (neighbouring objectors) spoke against the application  
*(Neither Mr or Mrs Alderton were in attendance to personally address the Committee and, instead, the Democratic Services Officer played a pre-recorded audio file to the meeting on their behalf.)*  
 Matt Plummer (architect) and Jon Cardy (applicant) spoke in support of the application

During the debate some Members commended the aims of the scheme and recognised the real need for mental health support services such as those proposed.

However, a number of varied concerns and queries were also raised in relation to the scheme.

The Senior Planning Officer responded to questions/comments in connection with the following topics:

Staffing – the facility was mainly to be operated by the two applicants, with one or two specialists being utilised where required, together with potentially one or two other part-time supplementary staff members for services such as housekeeping;

Capacity – the workshops would have a maximum of 12 attendees, plus 3-4 people could occupy each of the two smaller camping domes and a further 4-5 people in each of the two larger camping domes. Members were advised that the occupation of the site would be covered within the required Management Plan and that there was no planning reason to limit numbers on the site, unless a statutory consultee (for example, Highways) had recommended this;

Deliveries – a condition was proposed to restrict the days/times on which deliveries could be made to the site;

Animals – the existing animals on site had been rescued and not specifically recruited for the scheme seeking determination. The animals would remain on site irrespective of the application under consideration;

NHS – the NHS had not commented on the proposal as the scale of the development did not warrant their consultation;

Light Pollution - Place Services had requested that the material of each of the camping domes was a dark forest green colour, which would help mitigate any light pollution; and

Fencing – no boundary fencing details had been included as part of the application, however, it would be possible to add this as a condition if Members were minded to do so.

Councillor Ian Houlder proposed that the application be approved, as per the Officer recommendation and inclusive of the condition in respect of the construction of the animal shelters. This was duly seconded by Councillor David Smith.

Councillor Rachel Hood raised a question in respect of the process for a recorded vote which the Lawyer responded to.

Prior to taking the motion to a vote the Chair asked the proposer and seconder if they were content to include a further condition in respect of boundary fencing, as referenced by the Senior Planning Officer. Councillors Houlder and Smith agreed to this inclusion.

Accordingly, with 10 voting for the motion and with 6 against it was resolved that

#### Decision

Planning permission be **GRANTED** subject to the following conditions:

- 1 The development hereby permitted shall be begun not later than three years from the date of this permission.
- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents, unless otherwise stated.
- 3 A Construction Management Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site. The strategy shall include access and parking arrangements for contractors' vehicles and delivery vehicles (locations and times) and a methodology for avoiding soil from the site tracking onto the highway together with a strategy for remedy of this should it occur. The development shall only take place in accordance with the approved strategy.
- 4 Demolition or construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays and at no time on Sundays, public holidays or bank holidays.
- 5 Prior to commencement of development an Arboricultural Method Statement (including any demolition, groundworks and site clearance) shall be submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the following:
  - a. Measures for the protection of those trees and hedges on the

application site that are to be retained,  
b. Details of all construction measures within the 'Root Protection Area' (defined by a radius of  $dbh \times 12$  where  $dbh$  is the diameter of the trunk measured at a height of 1.5m above ground level) of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstandings, roads and footpaths,  
c. A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.  
The development shall be carried out in accordance with the approved Method Statement unless agreed in writing by the Local Planning Authority.

- 6 No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include accurate indications of the position, species, girth, canopy spread and height of all existing trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. It shall also include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities.  
The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).  
Any planting or retained trees removed, dying or becoming seriously damaged or diseased within five years of planting/commencement shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation. The works shall be completed in accordance with the approved plans and in accordance with a timetable to be agreed with the Local Planning Authority.
- 7 All mitigation measures and/or works shall be carried out in accordance with the details contained in the version two of the Preliminary Ecological Appraisal (Samsara Ecology, January 2023) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.  
This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.
- 8 Prior to first use of the site a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

- 9 Prior to first use of the hub building a Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

- 11 No development above ground level shall take place until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules and periods for all soft landscape areas (other than small privately owned domestic gardens) together with a timetable for the implementation of the landscape management plan, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out in accordance with the approved details and timetable.

- 12 No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example furniture, play equipment, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features); retained historic landscape features and proposals for restoration where relevant. The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

- 13 No development above ground level shall take place until details in respect of the following have been submitted to and approved in writing by the Local Planning Authority.

- (i) details of the design, materials and colour/finish for the garage door in the south-west elevation
- (ii) details of the cladding, including its colour/finish, and clay tiles for

- the garage
- (iii) details of the works to be carried out to the swimming pool to convert it to a store
- (iv) details of the welcome, entrance and exit signs at the front of the site, including their sizes, materials, colours and any supports required
- The works shall be carried out in full accordance with the approved details unless otherwise subsequently approved in writing by the Local Planning Authority.
- 14 No other part of the development hereby permitted shall be commenced until the existing vehicular accesses has been improved, laid out and completed in all respects in accordance Suffolk County Council's standard access drawing DM03, with a minimum entrance width of 4.5 metres and appropriate signage for entry and exit and made available for use. Thereafter the access shall be retained in the specified form.
- 15 The gradient of the access driveway shall not be steeper than 1 in 12 measured from the nearside of the edge of the highway.
- 16 Before the accesses are first used, visibility splays shall be provided as shown on Drawing No. TP075-1050, Rev. 9 with an X dimension of 2.4 metres and a Y dimension of 59 metres to the nearside edge of the carriageway for the 'Exit Only' access and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.
- 17 Prior to the development hereby permitted being first occupied, the existing vehicular accesses onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.
- 18 The use shall not commence until the area(s) within the site shown on Drawing No's. TP075-1050 Rev. 11 and TP075-1051 Rev. 9 for the purposes of manoeuvring and parking of vehicles including electric vehicle charging infrastructure has been provided and thereafter that area(s) shall be retained and used for no other purposes.
- 19 The use shall not commence until the area(s) within the site shown on Drawing No. TP075-1050 Rev. 11 for the purposes of secure cycle storage has been provided and thereafter the area(s) shall be retained, maintained, and used for no other purposes.
- 20 Prior to first use of the development hereby approved:
- i) All of the noise protection and mitigation measures and recommended best practices associated with the development as detailed from paragraph 6.29 Mitigation Measures in the Healthy Abode (HA) Acoustics NOISE IMPACT ASSESSMENT OF PROPOSED WELL-BEING CENTRE at PORTERS FARM, QUEENS LANE, CHEDBURGH, SUFFOLK IP29 4UT, REFERENCE HA/AE395/V1, Date of Report 9 November 2022 shall be completed in their entirety in accordance with the approved details.
- ii) The completion of the works shall be verified on site by a specialist noise consultant and the Local Planning Authority shall be notified in

- writing of the completion and verification of the works.  
Thereafter the approved works shall be retained.
- 21 Deliveries to the site shall only take place between the hours of 07:00 and 18:00 Mondays to Saturdays with any deliveries outside of these times unloading at the front of the site at Porters Farm.
- 22 The holiday let units hereby permitted shall be occupied only as holiday letting accommodation or to support the wellbeing centre and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning Use Classes Order 1987 as amended or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order). The development shall not be occupied as a person's sole or main place of residence. Each letting as holiday accommodation shall not exceed a period of three weeks nor shall the unit be let or occupied to any one individual or party for a period exceeding four weeks in total within any 12 month period. On commencement of the holiday let use hereby permitted, the owners/operators of the holiday let units shall keep at all times an up-to-date Register of all lettings which shall include the name and address of the person or party occupying the accommodation during each individual letting. The Register shall be made available for inspection on demand by the Local Planning Authority.
- 23 The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. TP075 1050 Rev. 11 and TP075-1051 Rev. 9 shall be provided in their entirety before the development is brought into use and shall be retained thereafter for no other purpose.
- 24 Prior to first use of the well-being centre or holiday lets hereby approved, a site management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan will outline the 'site rules' and how they will be implemented to ensure noise and activity is adequately controlled. This will include a general timetable of workshops, any other use and parking.
- 25 The replacement animal shelters hereby approved shall be erected in accordance with the approved plans prior to first use of the Hub building.
- 26 Prior to first use of the Hub building details of the treatment of the boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the fences to be erected. The works shall be completed prior to first use of the Hub building in accordance with the approved details.

*(On conclusion of this item the Chair permitted a short comfort break.)*

**352. Planning Application DC/22/0361/HH - The Old Post Office, Bury Road, Flempton (Report No: DEV/WS/23/014)**

*(Councillor Susan Glossop declared, in the interest of openness and transparency, that she lived close by to the application site and knew the family in question. Furthermore, she advised the meeting that she had registered to speak on the item as Ward Member but would take no part in the debate or subsequent vote.)*



## **Householder planning application - replacement wall to front elevation**

This application was referred to the Development Control Committee following consideration by the Delegation Panel on 18 April 2023.

The Parish Council had made comments in support of the proposal which was contrary to the Officer's recommendation for refusal, for the reason set out in Paragraph 40 of Report No DEV/WS/23/014.

As part of her presentation to the meeting the Planning Officer showed videos of the site by way of a virtual site visit and reminded the Committee that whilst the application was retrospective in nature, the application should be determined in the usual way having regard to planning policy and any other material considerations.

Speakers: David Banbury (neighbouring resident) spoke in support of the application  
Councillor Andrew Speed (Chair of Flempton Parish Council) spoke in support of the application  
Councillor Susan Glossop (Ward Member: Risby) spoke on the application  
Charlotte Partridge (applicant) spoke in support of the application

Considerable discussion took place on the application and the related enforcement process.

Whilst some Members considered the current wall to be an improvement on that which was there previously, others on the Committee highlighted the responsibility of the homeowner to be aware of the legal process when owning a Listed Building.

The Service Manager (Planning – Development) explained that it was believed that the property had an original wall but it was not known precisely when that wall was demolished. A second wall was then constructed and remained in situ for approximately 70 years. In 1983 the property in question was formally listed as a Listed Building and the wall seeking retrospective approval was built in 2019.

Irrespective of the current wall in comparison to the previous (intermediate wall), the Committee were reminded of their need to determine the application before them in line with current Policy.

Members were also reminded of the Council's statutory duty to determine planning applications in line with Material Planning Considerations and statutory duties relating to listed buildings and conservation areas.

Several of the Committee posed questions as to whether a compromise could be reached and if further remedial works could be carried out to the wall in order to make it more in-keeping e.g. the addition of coping and lichen.

Accordingly, Councillor Roger Dicker proposed that consideration of the application be deferred. In order to allow additional time for negotiations to take place between the applicant and the Planning Authority together with the Council's Conservation Officer. This was duly seconded by Councillor Rachel Hood.

In response to a question, the Service Manager (Planning – Development) confirmed that any action relating to the extant enforcement notice would be held in abeyance, if Members were minded to defer the application.

Upon being put to the vote and with 13 voting for the motion, 2 against and with 1 abstention, it was resolved that

#### Decision

Consideration of the application be **DEFERRED** in order to allow additional time for negotiations to take place between the applicant and the Planning Authority together with the Council's Conservation Officer.

*(Councillor Andy Neal left the meeting at 12.50pm on conclusion of this item.)*

#### 353. **Planning Application DC/23/0285/LB - The Athenaeum, Angel Hill, Bury St Edmunds (Report No: DEV/WS/23/015)**

**Application for listed building consent - a. replacement of metal corrugated roof coverings with slate covering and works to hip and ridge details; b. new guttering; c. treatment and repair of failed existing roof structural timbers; d. access and thermal improvement to existing mezzanine**

This application was referred to the Development Control Committee for determination due to the proposal being on land owned by West Suffolk Council and the Authority was also the applicant.

Officers were recommending that that the application be approved, subject to conditions as set out in Paragraph 38 of Report No DEV/WS/23/015.

Councillor Diane Hind proposed that the application be approved, as per the Officer recommendation. This was duly seconded by Councillor Ian Houlder.

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

#### Decision

Planning permission be **GRANTED** subject to the following conditions:

- 1 The works to which this consent relates must be begun not later than three years from the date of this notice.
- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents, unless otherwise stated.
- 3 A Demolition and Construction Management Strategy shall be

submitted to and approved in writing by the Local Planning Authority prior to work commencing on site. The strategy shall include compound, welfare, access, loading and parking arrangements for contractors' vehicles and delivery vehicles (locations and times) and a methodology for avoiding deposits from the site tracking onto the highway together with a strategy for remedy of this should it occur. The development shall only take place in accordance with the approved strategy.

The meeting concluded at 1.04pm

**Signed by:**

**Chair**

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## **Development Control Committee**

### **5 July 2023**

#### **Planning Application DC/22/2078/FUL & Listed Building Consent DC/22/2079/LB – Land at Malting Row, Honington**

**Date registered:** 8 December 2022      **Expiry date:** 5 February 2023 EOT  
7 July 2023

**Case officer:** Amey Yuill      **Recommendation:** Approve applications

**Parish:** Honington cum Sapiston      **Ward:** Bardwell

**Proposal:** Planning Application - conversion of existing outbuilding to form dwelling  
Application for Listed Building Consent - conversion of existing outbuilding to form dwelling

**Site:** Land at Malting Row, Honington

**Applicant:** Mr J Lumley

**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:**

Amey Yuill

Email: amey.yuill@westsuffolk.gov.uk

Telephone: 01284 763233

## **Background:**

**These applications were considered at Delegation Panel on 8 June 2023 as the Officer's recommendation for APPROVAL of both the Planning Application and Listed Building Consent is contrary to the Parish Council's objection to the applications.**

**It was agreed by the Delegation Panel that the matters should be referred to the Development Control Committee for determination.**

**A site visit is scheduled to take place on Monday 3 July 2023.**

## **Proposal:**

1. Planning permission and listed building consent is sought for the conversion of an existing outbuilding to the rear of 1-8 Malting Row, Honington, to form a single storey, two-bedroom dwelling.
2. The dwelling would measure 13.68 metres in length, 5.93 metres in width, 1.81 metres to the eaves and 3.07 metres to the ridge.
3. The conversion would involve vegetation being cleared from the site to expose the existing structure, followed by the restoration and repair of the original fabric of the outbuilding, retaining the original form and retaining and reinstating the original proportions and finishes of the building.
4. The collapsing 'flat' roofed extension is to be reinstated and external finishes are to match those of the original building, with black painted weatherboard cladding, over a soft red brick plinth, with clay pantiles to the roof and external render to masonry walls.
5. Window and door openings would largely reuse the original opening locations, with timber casement windows and timber doors.
6. Vehicular access to the building would be from the existing track / drive entrance way off Malting Row and parking would be provided to the west of the dwelling, within the application site.
7. It should be noted that the proposed plans have been amended from what was originally submitted, with the reduction of the red outline for the site to limit the curtilage of the proposed dwelling. This was requested by officers due to the garden land being located in the countryside and otherwise conflicting with Policy DM25.

## **Application supporting material:**

8. DC/22/2078/FUL
  - Existing Plans (drawing no. 03)
  - Proposed Plans (drawing no. 04)
  - Location Plan (drawing no. 00 A)
  - Existing and Proposed Block Plan (drawing no. 01 A)
  - Existing Site Plan (drawing no. 02 A)
  - Proposed Site Plan (drawing no. 06 B)
  - Design and Access Statement

- Preliminary Ecological Appraisal
- Land Contamination Questionnaire
- Land Contamination Report
- Structural Assessment
- Application Form

9. DC/22/2079/LB

- Existing Plans (drawing no. 03)
- Proposed Plans (drawing no. 04)
- Location Plan (drawing no. 00 A)
- Existing and Proposed Block Plan (drawing no. 01 A)
- Existing Site Plan (drawing no. 02 A)
- Proposed Site Plan (drawing no. 06 B)
- Design and Access Statement
- Preliminary Ecological Appraisal
- Land Contamination Questionnaire
- Land Contamination Report
- Structural Assessment
- Application Form

**Site details:**

10. This site sits within the historic centre of Honington village, within the Honington Conservation Area, and partially within the Housing Settlement Boundary, with the southern aspect of the site being within land designated as countryside for planning purposes. The building itself sits within the designated settlement boundary with the garden land being mostly outside.

11. The site comprises an existing clay lump and timber framed outbuilding, with render and black weather board cladding and a clay pan tile roof. The building is currently in a state of disrepair, set within an overgrown piece of garden land. The site is accessed via a driveway to the west of No. 1 Malting Row, opposite Honington CEVC Primary School.

12. The site sits to the rear of 1-4 Malting Row, Old Oaks and 8 Malting Row, which is a terrace of Grade II Listed cottages. At one time the gardens of the Malting Cottages extended to the outbuilding and beyond. However the land has since been sold off and is now a stand-alone plot. Therefore, whilst the outbuilding itself is not formally listed it is curtilage listed due to its historic relationship with the Malting Cottages, which is the reasoning for the requirement to also seek Listed Building Consent for the proposed works.

13. The outbuilding is a modest single storey structure which is now unused and has, over time, become overgrown with vegetation.

**Planning history:**

14. No relevant planning history for the site.

**Consultations:**

15. **Conservation Officer** – Advised that the repair and conversion of the outbuilding would encourage the tidying of the site generally which would benefit the setting of the listed buildings. Furthermore, the proposals are sympathetic to the fabric of the building and comprise like-for-like repairs and reinstatement, ensuring the survival of the outbuilding.
16. Therefore, the Conservation Officer advised they have no objections to the proposal, subject to conditions requiring:
- the submission of a fully detailed specification for the restoration work
  - that all new external and internal works and finishes and works of making good to the retained fabric shall match the existing historic work adjacent
  - the submission of details for any mechanical and electrical extract fans, ventilation grilles, security lights, alarms, cameras, and external plumbing, including soil and vent pipe prior to installation
  - the submission of details for new external doors and windows
  - the submission of details for internal joinery
17. **Private Sector Housing and Environmental Health Officer** – Raised no objection to the proposal subject to a condition controlling the hours of demolition and construction to social hours only.
18. **Development Monitoring Officer** – No comments received.
19. **Leisure and Cultural Operational Manager** – No comments received.
20. **Environment Team** – Advised they are satisfied that the risk from contaminated land is low on the site, however, recommended an informative be placed upon the condition advising that should contaminated land be encountered, the developer should contact the Local Planning Authority as soon as possible. It was also advised that electric vehicle (EV) charge points are required as a result of the development via Building Regulations.
21. **Suffolk County Council Highway Authority** – No objections raised subject to conditions including pre-commencement conditions for details of cycle storage and bin presentation areas, and surface water drainage details, as well as conditions for the improvement of the existing access, surfacing of the existing access, the provision of parking and manoeuvring areas, and EV charge points.
22. **Suffolk Fire and Rescue Service** – No objections raised but provided advice regarding firefighting facilities and water supplies.
23. **Place Services – Ecology** – No comments received.

#### **Representations:**

24. **Parish Council** – Honington Cum Sapiston Parish Council objected to both the initial consultation and the second consultation following the submission of amended plans and additional information. The reasons provided for the objection included:



- Access from the proposed dwelling is onto a narrow road which is very close to an entrance of the local primary school. Drop off and pick up times, at school, are extended due to breakfast clubs/after school clubs so this can mean the road is heavily used from 7.45-9.00am and 3.00-5.00pm.
- The plot itself is less than desirable as it is at the rear of a number of grade 2 listed cottages and constitutes back fill land.
- Councillors are surprised to receive this planning application after a previous one was rejected by St Edmundsbury Council, albeit some years ago.
- The Ecology report omitted to report on the evidence of bats which inhabit the site. Councillors raised concerns about the timing when the report was carried out, in respect of bat activity.
- The occupiers of the cottages have access to the track and take their refuse bins to the side of the properties, leaving them on the track, ready for collection. They have been told by WSC that they may not leave them on the pavement as they will block the footpath.
- Councillors queried the consultation process of the applications as no residents have been informed of the proposals, although there is a notice on a telegraph post.
- Concerns were raised about access to the school with pupils and parents walking to school and using the only footpath on that road.
- Drainage capacity for the existing properties has been an issue in the past. The planning committee felt after consideration that the Parish Council could not support the application.

25. **Ward Member** – Councillor Andrew Smith of Bardwell Ward did not provide comments for either application.

26. **Neighbour Representation** – Thirteen neighbour representations were received for the full planning application and eleven neighbour representations were received under the listed building consent application. These were following both the first and second consultation after amended plans and addition information were submitted.

27. The following addresses provided representations:

- 1 Malting Row
- 7-8 Malting Row
- Rosecott House
- 7 Bletcheingley Road
- The Chestnuts
- The Walnuts
- 3 Malting Row
- Old Malsters Cottage
- Honington CEVC Primary School

28. All representations received objected to the proposal for the reasons summarised below:

- safety of access – does not meet SCC standards requirement in terms of access width and concerns around visibility
- increased vehicle movements which may impact traffic
- noise impact during construction and as a result of a new dwelling
- proposal would set precedent to convert other buildings to dwellings

- adverse impact upon biodiversity
- lack of privacy to neighbouring dwellings
- potential to cause damage to nearby listed buildings
- may impact sewers by strain to system
- impede bin storage/presentation areas of Malting Cottages
- issues from construction vehicles blocking traffic
- adverse impact upon character of listed buildings
- impact upon light into garden
- impact and loss of landscaping on site
- concerns around land to the rear of the dwelling being used for further development in the future
- issues with being able to convert the existing building
- question over access land ownership
- potential to devalue properties along Malting Row

**Policy:**

29. On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by regulation. The development plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies Document (which had been adopted by both councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council.

30. The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy 2010 & Rural Vision 2031 have been taken into account in the consideration of this application:

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM5 Development in the Countryside
- Policy DM7 Sustainable Design and Construction
- Policy DM11 Protected Species
- Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity
- Policy DM13 Landscape Features
- Policy DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
- Policy DM15 Listed Buildings
- Policy DM17 Conservation Areas

- Policy DM18 New Uses for Historic Buildings
- Policy DM22 Residential Design
- Policy DM25 Extensions to Domestic Gardens in the Countryside
- Policy DM46 Parking Standards
- Core Strategy Policy CS2 - Sustainable Development
- Core Strategy Policy CS3 - Design and Local Distinctiveness
- Core Strategy Policy CS4 - Settlement Hierarchy and Identity
- Vision Policy RV1 - Presumption in favour of Sustainable Development

**Other planning policy:**

31.National Planning Policy Framework (NPPF)

32.The NPPF was revised in July 2021 and is a material consideration in decision making from the day of its publication. Paragraph 219 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2021 NPPF that full weight can be attached to them in the decision making process.

**Officer comment:**

**Full Planning Application**

33.The issues to be considered in the determination of the full planning application are:

- Principle of development
- Design and impact on character and Conservation Area
- Impact on listed buildings
- Impact on residential amenity
- Highway impact
- Landscape and ecology
- Other matters

**Principle of development**

34.The existing building and proposed dwelling element of the site are located within the housing settlement boundary of Honington, however, the rear garden and proposed parking area within the red outline of the site are located in land designated as countryside for planning purposes.

35. With the existing building being located within the housing settlement boundary of Honington, where the principle of new dwellings is supported in accordance with the provisions of CS4 of the St Edmundsbury Core Strategy, the principle of development is considered acceptable, and is further supported by the weight to be attached to Policy DM1.
37. DM25 deals with extensions to domestic gardens within the countryside, which is therefore relevant to this proposal as the proposal would result in garden land within what is classed as countryside. DM25 states that extensions to domestic gardens within the countryside will not normally be permitted. However, small, unobtrusive extensions of residential curtilages into the surrounding countryside, which will not adversely affect the character and rural amenities of the site and wider countryside will be permitted where the following criteria are met:
- a. the development will not involve the loss of the best and most versatile agricultural land;
  - b. the proposal will not involve the loss of an important hedgerow or other important landscape feature;
  - c. there will be no significant detrimental effect upon biodiversity interests; and
  - d. that provision is made for suitable landscaping to ensure boundary treatment is of an appropriate rural character and appearance.
38. Initially the proposed plans indicated a residential curtilage and garden which extended all the way to southern boundary shared with No.1 Ixworth Road. However, officers considered the scale of the garden was neither small nor unobtrusive, therefore amendments were sought.
39. Amended plans were received following the concerns being raised with the scale of the garden which show a reduction in the red outline of the site from what was originally submitted. The proposed incursion into the countryside has been reduced to what is deemed to be an acceptable level. Therefore, the proposal is considered compliant with policy DM25.
40. With the site sitting partially outside of the housing settlement boundary, within land designated as countryside, policy DM5 is also relevant, with it seeking to protect areas designated as countryside from unsustainable development. However, with the built development lying within the housing settlement boundary and only the rear garden being within the countryside, policy DM25 is considered most relevant in this instance.
41. With the existing building having historically related to the listed malting cottages to the north, policy DM18 is relevant to the proposal. DM18 relates to developments for new uses of historic buildings and states that permission for the adaptation of a historic building to sustain a new use will be permitted where the proposal will protect the special significance of the building, and would not have a detrimental impact on:
- a. the character, appearance and setting of the building or significant elements of the buildings historic fabric;
  - b. the scale, height, massing, alignment, style and materials of the building;
  - c. the form, function and manner of construction of the building.

42. All development proposals should provide a clear justification for the works, especially if these works would harm the significance of a historic building or its setting, so that the harm can be weighed against any public benefits.
43. The current outbuilding is in a state of disrepair and on the verge of being lost, however, some of it survives in a condition which can be retained and repaired. The conversion seeks to revitalise the building to form a new dwelling in a sympathetic manner, matching the current footprint, height and historic materials of the building to that which is existing. Therefore, the proposal is considered to enhance the setting of the listed buildings to the north and to also ensure the survival of the historic outbuilding, in accordance with DM18. This offers weight in support of approval of both applications.
44. Whilst the broad principle of development is therefore considered to be acceptable, the proposed development also needs to be considered against other policies and material consideration which will be discussed within the report below.

### **Design and impact on character and Conservation Area**

45. Development such as the provision of a new dwelling will need to be in accordance with policy DM2 and requires proposals to respect the character and appearance of the immediate and surrounding area, and that there is not an adverse impact upon residential amenity, highway safety or important trees within the street scene. Along with CS3, DM2 requires development to conserve and where possible enhance the character and local distinctiveness of the area.
46. Policy DM22 states that residential development proposals should maintain or create a sense of place and/or character by utilising the characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness, using an appropriate and innovative design and approach and incorporating a mix of housing and unit sizes that is appropriate for the location.
47. Furthermore, policy DM2 and DM17 state that proposals for development within, adjacent to or visible from a Conservation Area should preserve or enhance the character or appearance of the Conservation Area or its setting, and views into, through, and out of the area. This stance is supported by The Planning (Listed Buildings and Conservation Areas) Act 1990 (under Section 72) requiring special attention to be paid by the decision maker to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
48. At present, the existing outbuilding is dilapidated, with vegetation overcoming the building, and with a partial collapse of the roof. The outbuilding is unused and sits within an overgrown garden to the rear of Malting Cottages. However, glimpsed views of the building and site can be seen from the public realm and from Honington Conservation Area via the driveway access to the west of No.1 Malting Row from Malting Row.
49. The planning application seeks the conversion of the existing building through restorative and repair works of the original fabric of the

outbuilding. The proposal would retain the original form of the outbuilding, with a single storey height, a double pitched roof structure which can be seen from Malting Row and then a single storey flat roof element to the southern elevation. Therefore, retaining and reinstating the original proportions, with no increase to the overall height of the building or extension to the floor print from what has historically been in situ.

50. The external finishes to the proposed dwelling would be to match those of the original building, with black painted weatherboard cladding, over a soft red brick plinth, clay pantiles to the roof, and render to masonry walls. Window and door openings would largely reuse the original opening locations, and the windows and doors would be timber.
51. The proposal is considered to be sympathetic to the character of the existing building, the Conservation Area and the surrounding area in general and would result in an approved appearance to what is currently a failing and unsightly structure. Whilst only glimpsed views of the site are achieved from Malting Row, the proposed conversion of the outbuilding to a dwelling would enhance the character of the Conservation Area, whilst respecting the historic building's layout and fabric.
52. In addition, the Conservation Officer has advised they have no concerns regarding the proposal's impact upon the Conservation Area, therefore, the proposal is considered to be compliant with policy DM2, DM17, DM22, CS3 and the provisions of the NPPF.

### **Impact on listed buildings**

53. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving or enhancing a listed building or its setting or any features of special architecture or historical interest which it possesses.
54. Paragraph 199 of the NPPF states that when considering the impact of a proposed development upon the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater that weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
55. Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
56. Policy DM15 of the Joint Development Management Policies Document states that proposals to alter, extend or change the use of a listed building or development affecting its setting will be permitted where they are of an appropriate scale, form, height, massing and design which respects the existing building and its setting.
57. In this case the outbuilding is within the historic curtilage of the Grade II listed buildings to the north (Malting Cottages) and it contributes to their setting, and forms part of the larger plot of garden land to the south.

58. The existing outbuilding is in a state of disrepair and on the verge of being lost. Therefore, with the proposed conversion seeking to revitalise the building to form a new dwelling in a manner which respects the existing character of the building and the setting of the Malting Cottages to the north the proposed development is welcomed in terms of the preservation and enhancement of a curtilage listed building and the retention of the historic character and setting of the listed cottages to the north.
59. The Conservation Officer provided comments during the course of the applications, acknowledging that the building is in a dilapidated condition but some of it survives in a condition which can be retained and repaired.
60. It was advised that the repair and conversion of the outbuilding would encourage the tidying of the site generally which would benefit the setting of the listed buildings and that the proposals are sympathetic to the fabric of the building and comprise like-for-like repairs and reinstatement, ensuring the survival of the outbuilding.
61. Neighbour representations received did raise concerns that the proposal would result in harm to the character and setting of the listed Malting Cottages and that vehicle movements past No.1 Malting Cottage could damage the listed buildings. However, these concerns were not mirrored in the Conservation Officer's advice or comments. The Conservation Officer advised that the proposal is not considered to result in harm the setting of the listed buildings, nor to the curtilage listed building, noting that the proposal will reinstate the historic structure, albeit, with an alternative use as a dwelling.
62. Therefore, the proposed conversion of the existing outbuilding to a dwelling is considered to comply with policy DM15, as well as the provisions of the NPPF.
63. The Conservation Office did not request that any conditions be placed upon the full planning application, however, has requested some heritage conditions for the listed building consent, which will be addressed later in the report.

### **Impact on residential amenity**

64. Policies DM2 and DM22 seek to ensure that new development does not have a detrimental impact on residential amenity, nor upon the amenities of the wider area. The policy states that the effects upon the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light or other pollution (including light pollution, or volume or type or vehicular activity generated), must be considered.
65. Concerns have been raised by the nearby residents along Malting Row that the proposed development would result in an adverse impact upon the amenity of their properties due to noise both during construction and once the dwelling is occupied. Concerns have also been raised about overlooking and loss of privacy, and that the increase in vehicular movement along the shared access as a result of the development would result in harm to their properties. In addition, concerns around devaluation of their own property were raised, however, this is not a material planning consideration and will therefore not be addressed in the report.

66. The proposed development would result in the conversion of the existing outbuilding into a single storey, two bed dwelling, which would follow the same footprint and form as the existing and historic outbuilding structure. The proposed dwelling would be not taller than the existing outbuilding and would extend no closer to the Malting Cottage dwellings. Furthermore, the existing rear gardens of the Malting Row cottages are bound by fencing and the boundary to the front (north elevation) of the dwelling proposed is to be lined with a timber post and rail fence. Therefore, officers do not consider the proposed development would result in overlooking or loss of privacy to any neighbouring property.
67. In terms of the proposal's potential to result in increased noise levels to a degree which would result in an adverse impact upon neighbouring amenity, the Environmental Health Officer (EHO) has reviewed the proposal and has stated they have no concerns regarding noise. However, the EHO did recommend a condition to control the hours of construction and demolition for the development, those being 8am until 6pm Monday to Friday and 8am to 1pm on Saturdays, with no construction or demolition permitted on Sundays or public / bank holidays. This condition is deemed to be acceptable to ensure neighbouring amenity during the construction period.
68. Regarding concerns that increased vehicle movements would adversely impact neighbouring amenity, it is noted that the access to the site is via a driveway which runs along the western boundary of No.1 Malting Row and the eastern boundary of Rosecott House, therefore, additional vehicle movements may be noticed by both of these properties. However, the access is existing and is currently used by residents of the Malting Cottages. In terms of the scale of dwelling proposed (two bedrooms), the number of vehicles passing by No.1 Malting Row and Rosecott House are not deemed to have such an adverse impact upon the occupiers of the properties to warrant the refusal of the application.
69. Therefore, whilst the proposal may have some modest adverse impact upon neighbouring amenity by reason of noise and disturbance from vehicle movements, officers consider the proposed development complies with policy DM2 and DM22 of the local plan in regard to residential amenity.

### **Highway impact**

70. Policy DM46 states that all proposals must comply with Suffolk Parking Guidance and Local Planning Authorities will seek to reduce over-reliance on the car and to promote more sustainable forms of transport. Furthermore, Policy DM2 of the Joint Development Management Policies Document seeks to ensure that proposals maintain or enhance the safety of the highway network.
71. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.



72. A number of concerns have been raised by local residents, including the nearby primary school and the Parish Council, in terms of the proposal's impact upon highway safety. Comments received state the proposal's access does not meet Suffolk County Council Standards in terms of width and visibility, that the proposal will lead to increased vehicle movements which would lead to increased traffic on the highway, the proposal would impede the safety of children walking to the nearby school, and that it would impact the ability of the Malting Row cottages to store their bins on the access. In addition, the ownership of the access was brought into question, with it being advised the access is shared ownership with the cottages.
73. In terms of the access ownership, the agent for the application has advised that the driveway and access which runs alongside No.1 Malting row is owned by the applicant and access is permitted over this driveway for the occupiers of the Malting Row cottages adjacent to this site. Furthermore, there is no right for bin storage on this driveway, however, it is thought that bin storage in this area may have been a suggestion to prevent storage of bins on the pavement.
74. Suffolk County Council as Local Highway Authority were consulted at both the first and second round of consultation and provided comments following their review of the proposal and the submitted plans. The Highway Authority advised they have no objection to the proposal subject to conditions for the submission of details of cycle storage and bin presentation areas, surface water drainage details, for the improvement of the existing access in accordance with the Suffolk County Council standard access drawing DM03, surfacing of the existing access, the provision of parking and manoeuvring areas, and installation of EV charge points. These conditions are considered reasonable and necessary by officers to ensure the safety of highway users and that sustainable transport methods are promoted.
75. Officers are therefore satisfied that the proposal would not lead to such adverse impact upon the highway for the application to be reasonably refused and the proposed is therefore considered to comply with both policy DM46 and DM2, as well as the provisions of the NPPF.

### **Landscape and ecology**

76. Policy DM13 states development will be permitted where it will not have an unacceptable adverse impact on the character of the landscape, landscape features, wildlife, or amenity value.
77. Policy DM11 states that development which would have an adverse impact on species protected by the Conservation of Habitats and Species Regulations (2010) (as amended), the Wildlife and Countryside Act (1981), the Protection of Badgers Act (1992), and listed in the Suffolk Biodiversity Action Plan, or subsequent legislation, will not be permitted unless there is no alternative and the local planning authority is satisfied that suitable measures have been taken to: a. reduce disturbance to a minimum; and b. i. maintain the population identified on site; or ii. provide adequate alternative habitats to sustain at least the current levels of population.

78. Policy DM12 states as part of the requirements of other policies in this plan, measures should be included, as necessary and where appropriate, in the design for all developments for the protection of biodiversity and the mitigation of any adverse impacts. Additionally, enhancement for biodiversity should be included in all proposals, commensurate with the scale of the development.
79. A Preliminary Ecological Appraisal was submitted with the application, in which it was identified that no further surveys are required on site, and that the habitats on the site are of low ecological value, with no significant ecological constraints. However, to ensure that legal obligations are met, precautionary measures should be implemented, which are outlined within section 7 of the report, and can be controlled through a condition requiring the accordance with the Preliminary Ecological Appraisal, as well conditions securing biodiversity mitigation, enhancement measures, and lighting design.
80. The site has areas of thick vegetation at present and large trees sit along the east, west and southern boundary. Whilst much of the overgrown vegetation would likely be removed or cut back to enable the development and habitation of the proposed dwelling, no trees are proposed for removal for the development and with the site sitting within the Conservation Area, the trees are, by default, protected, therefore permission would need to be sought for their removal or any works to the trees. However, it is considered reasonable and necessary by officer that conditions be placed upon the permission to require the submission of a Soft Landscaping Scheme and Hard Landscaping Scheme to ensure the enhancement of the site in landscape character terms.
81. In summary, the proposed development is considered to comply with DM11, DM12 and DM13 in terms of its impact on biodiversity and ecological enhancement requirements.

### **Other matters**

82. During the course of the application the Environment Team advised that based on the information provided they were satisfied that the risk of contaminated land is low, however, advised that if permission were to be granted, if during development, contamination is encountered which has not previously been identified then the developer should contact the Local Planning Authority.
83. In addition, the Environment Team advised that in accordance with Building Regulations, electric vehicle charging points should be provided. This can be further controlled by the use of a condition, which is considered reasonable to promote and facilitate the uptake of electric vehicles on the site to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14.
84. Policy DM7 of the Joint Development Management Policies Document requires developers to demonstrate water efficiency measures (and one of the options is 110 litres water use per person, per day), therefore, it is considered reasonable to require the more stringent water efficiency measures set out in the Building Regulations be applied to this development, through the use of a condition.

85. Comments were received from the Environmental Health Officer during the course of the application and raised no objection to the proposal, subject to conditions requiring restricted construction and demolition times to ensure the proposal has no adverse impact upon residential amenity. Officers consider the condition recommended by the Environmental Health Officer to be reasonable and necessary.

86. Policies DM1, CS2 and RV1 seek to secure sustainable development for all proposals. This proposal is for the conversion and reuse of an existing structure within the housing settlement boundary of Honington to a dwellinghouse. Existing materials of the building would be retained, repaired, and restored where possible, which is welcomed in the sense that the building would not be entirely made from new materials, reducing the carbon footprint of the development. The proposal is therefore considered to comply with the sustainable development policies.

## **Conclusion**

87. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with the relevant development plan policies and the National Planning Policy Framework (2021).

## **Officer comment:**

### **Listed Building Consent**

88. The issues to be considered in the determination of the listed building consent application are:

- Principle of Development
- Impact on Listed Building

89. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving or enhancing a listed building or its setting or any features of special architecture or historical interest which it possesses.

90. Paragraph 199 of the NPPF states that when considering the impact of a proposed development upon the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater that weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

91. Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

92. Policy DM15 of the Joint Development Management Policies Document states that proposals to alter, extend or change the use of a listed building or development affecting its setting will be permitted where they are of an appropriate scale, form, height, massing and design which respects the existing building and its setting.

93. In this case the curtilage listed outbuilding is within the historic curtilage of the Grade II listed buildings to the north (Malting Cottages) and it contributes to their setting, and forms part of the larger plot of garden land to the south.
94. As previously detailed within the officer comments for the full planning application, the conversion and repair of the outbuilding to create a new dwelling is considered to be acceptable from a heritage perspective, with the Conservation Officer raising no objection to the proposal. However, the Conservation Officer requested that six conditions be placed upon the listed building consent, if granted, requiring:
- a. the submission of a fully detailed specification for the restoration work,
  - b. that all new external and internal works and finishes and works of making good to the retained fabric shall match the existing historic work adjacent,
  - c. the submission of details for any mechanical and electrical extract fans, ventilation grilles, security lights, alarms, cameras, and external plumbing, including soil and vent pipe prior to installation,
  - d. the submission of details for new external doors and windows, and
  - e. the submission of details for internal joinery. The conditions have been shared with the agent for the application and have been agreed.
95. Therefore, the proposal is deemed to comply with both local and national policy in terms of its impact upon the listed buildings to the north and their setting, as well as the curtilage listed outbuilding itself, subject to compliance with the conditions detailed above.

## Conclusion

96. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with the relevant development plan policies and the National Planning Policy Framework (2021).

## Recommendation:

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

- 1 The development hereby permitted shall be begun not later than three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Reason: To define the scope and extent of this permission.

Reference number	Plan type	Date received
------------------	-----------	---------------

03	Existing Plans	30 November 2022
04	Proposed Plans	30 November 2022
00 A	Location Plan	18 April 2023
01 A	Existing and Proposed Block Plan	18 April 2023
02 A	Existing Site Plan	18 April 2023
06 B	Proposed Site Plan	18 April 2023
	Design and Access Statement	30 November 2022
	Preliminary Ecological Appraisal	30 November 2022
	Land Contamination Questionnaire	8 December 2022
	Land Contamination Report	8 December 2022
	Structural Assessment	3 April 2023
	Application Form	30 November 2022

- 3 No other part of the development hereby permitted shall be occupied until the existing vehicular access has been improved, laid out and completed in all respects in accordance with Suffolk County Council's standard access drawing DM03, with a minimum entrance width of 4.5 metres for a shared access and made available for use. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the layout of the existing access is improved to an appropriate specification at an appropriate time in the interests of the safety of persons using the access and users of the highway, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 4 Prior to first use of the development hereby permitted, the existing access onto the site shall be properly surfaced with a bound impervious material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason: To secure appropriate improvements to the existing vehicular access and to prevent hazards caused by loose materials being carried out into the highway, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 5 Prior to first use of the development hereby permitted, the area(s) within the site shown on drawing No. 06 B for the purpose of loading, unloading, manoeuvring and parking of vehicles shall be provided. Thereafter the area(s) shall be retained and used for no other purpose.

Reason: To ensure that sufficient space for the on-site parking of

vehicles is provided, in accordance with policy DM2 and DM46 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 6 Before the development is commenced, details of secure, lit and covered cycle storage and electric vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To encourage the use of sustainable forms of transport and reduce dependence on the private motor vehicle, by ensuring the provision at an appropriate time and long term maintenance of adequate on-site areas and infrastructure for the storage of cycles and charging of electrically assisted cycles in accordance with Suffolk Guidance for Parking (2019), policy DM2 and DM45 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 7 No development above ground shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway, in accordance with policy DM2 and DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 9 and 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 8 Before the development is occupied details of the areas to be provided for the presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway, in accordance with policy DM2 and DM45 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 9 No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include accurate indications of

the position, species, girth, canopy spread and height of all existing trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. Any retained trees removed, dying or becoming seriously damaged or diseased within five years of commencement shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation. The works shall be completed in accordance with the approved plans and in accordance with a timetable to be agreed with the Local Planning Authority.

Reason: To enhance the appearance of the development and to ensure that the most vulnerable trees are adequately protected during the periods of construction, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 10 No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example furniture, play equipment, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features); retained historic landscape features and proposals for restoration where relevant. The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

Reason: To assimilate the development into its surroundings and protect the character and appearance of the area, in accordance with policies DM2 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 11 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Greenlight, 29 November 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g., an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in

accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environment Act 2021 and to ensure that the land is used in such a manner as to improve its ecological and nature conservation value, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 12 Prior to occupation details of biodiversity enhancement measures to be installed at the site, including details of the timescale for installation, shall be submitted to and approved in writing by the Local Planning Authority. Any such measures as may be agreed shall be installed in accordance with the agreed timescales and thereafter retained as so installed. There shall be no occupation unless and until details of the biodiversity enhancement measures to be installed have been agreed in writing by the Local Planning Authority.

Reason: To secure biodiversity enhancements commensurate with the scale of the development, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 13 Prior to occupation a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

- 14 Demolition or construction works shall not take place outside 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays and at no time on Sundays, public holidays or bank holidays.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.



- 15 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in accordance with policy DM14 of the West Suffolk Joint Development Management Policies Document 2015, paragraphs 170,178 and 179 of the National Planning Policy Framework (NPPF), Environment Agency Groundwater Protection: Principles and Practice (GP3) and all relevant Core Strategy Policies.

- 16 The dwelling(s) hereby approved shall not be occupied until the requirement for water consumption (110 litres use per person per day) in part G of the Building Regulations has been complied with and evidence of compliance has been obtained.

Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with policy DM7 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The higher standards for implementation of water efficiency measures set out in the Building Regulations are only activated if they are also a requirement of a planning condition attached to a planning permission.

- 17 Prior to first occupation, all dwellings with off street parking shall be provided with an operational electric vehicle charge point at reasonably and practicably accessible locations, with an electric supply to the charge point capable of providing a 7kW charge.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 105 and 110 of the National Planning Policy Framework paragraphs 105 and 110 and the Suffolk Parking Standards.

98. It is **recommended** that listed building consent be **granted** subject to the following conditions:

- 1 The works to which this consent relates must be begun not later than three years from the date of this notice.

Reason: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following

approved plans and documents, unless otherwise stated below:

Reason: To define the scope and extent of this permission.

<b>Reference number</b>	<b>Plan type</b>	<b>Date received</b>
03	Existing Plans	30 November 2022
04	Proposed Plans	30 November 2022
00 A	Location Plan	18 April 2023
01 A	Existing and Proposed Block Plan	18 April 2023
02 A	Existing Site Plan	18 April 2023
06 B	Proposed Site Plan	18 April 2023
	Design and Access Statement	30 November 2022
	Preliminary Ecological Appraisal	30 November 2022
	Land Contamination Questionnaire	8 December 2022
	Land Contamination Report	8 December 2022
	Structural Assessment	3 April 2023
	Application Form	30 November 2022

- 3 The relevant works shall not take place/no development above ground level shall take place until details in respect of the following have been submitted to and approved in writing by the Local Planning Authority.

a. Fully detailed specification for the restoration work

The works shall be carried out in full accordance with the approved details unless otherwise subsequently approved in writing by the Local Planning Authority.

Reason: To protect the special character, architectural interest and integrity of the building, in accordance with policy DM15 and DM16 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant Core Strategy Policies.

- 4 All new external and internal works and finishes and works of making good to the retained fabric shall match the existing historic work adjacent in respect of materials, methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the special character, architectural interest and integrity of the building, in accordance with policy DM15 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act

1990 and all relevant Core Strategy Policies.

- 5 No mechanical and electrical extract fans, ventilation grilles, security lights, alarms, cameras, and external plumbing, including soil and vent pipe shall be provided on the exterior of the building until details of their location, size, colour and finish have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the special character, architectural interest and integrity of the building, in accordance with policy DM15 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant Core Strategy Policies.

- 6 No works involving new/replacement windows shall take place until elevation(s) to a scale of not less than 1:10 and horizontal and vertical cross-section drawings to a scale of 1:2 fully detailing the new/ replacement windows to be used (including details of glazing bars, sills, heads and methods of opening and glazing) have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority all glazing shall be face puttied. The works shall be carried out in complete accordance with the approved details.

Reason: To protect the special character, architectural interest and integrity of the building, in accordance with policies DM15 and DM17 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant Core Strategy Policies.

- 7 No works involving new/replacement doors shall take place until elevation(s) to a scale of not less than 1:10 and horizontal and vertical cross-section drawings to a scale of 1:2 fully detailing the new/ replacement internal/external doors and surrounds to be used (including details of panels and glazing where relevant) have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority all glazing shall be face puttied. The works shall be carried out in complete accordance with the approved details.

Reason: To protect the special character, architectural interest and integrity of the building, in accordance with policies DM15 and DM17 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant Core Strategy Policies.

- 8 No works involving external joinery shall take place until the details of the type and colour(s) of the following have been submitted to and approved in writing by the Local Planning Authority:

- a. Protective finish to be used on all external joinery
- b. Paint to be used on external softwood joinery
- c. Stain to be used on any external hardwood joinery
- d. Lime-wash to be used on any external joinery.

The works shall be carried out in complete accordance with the approved details unless the prior written consent of the Local Planning Authority is obtained for any variation.

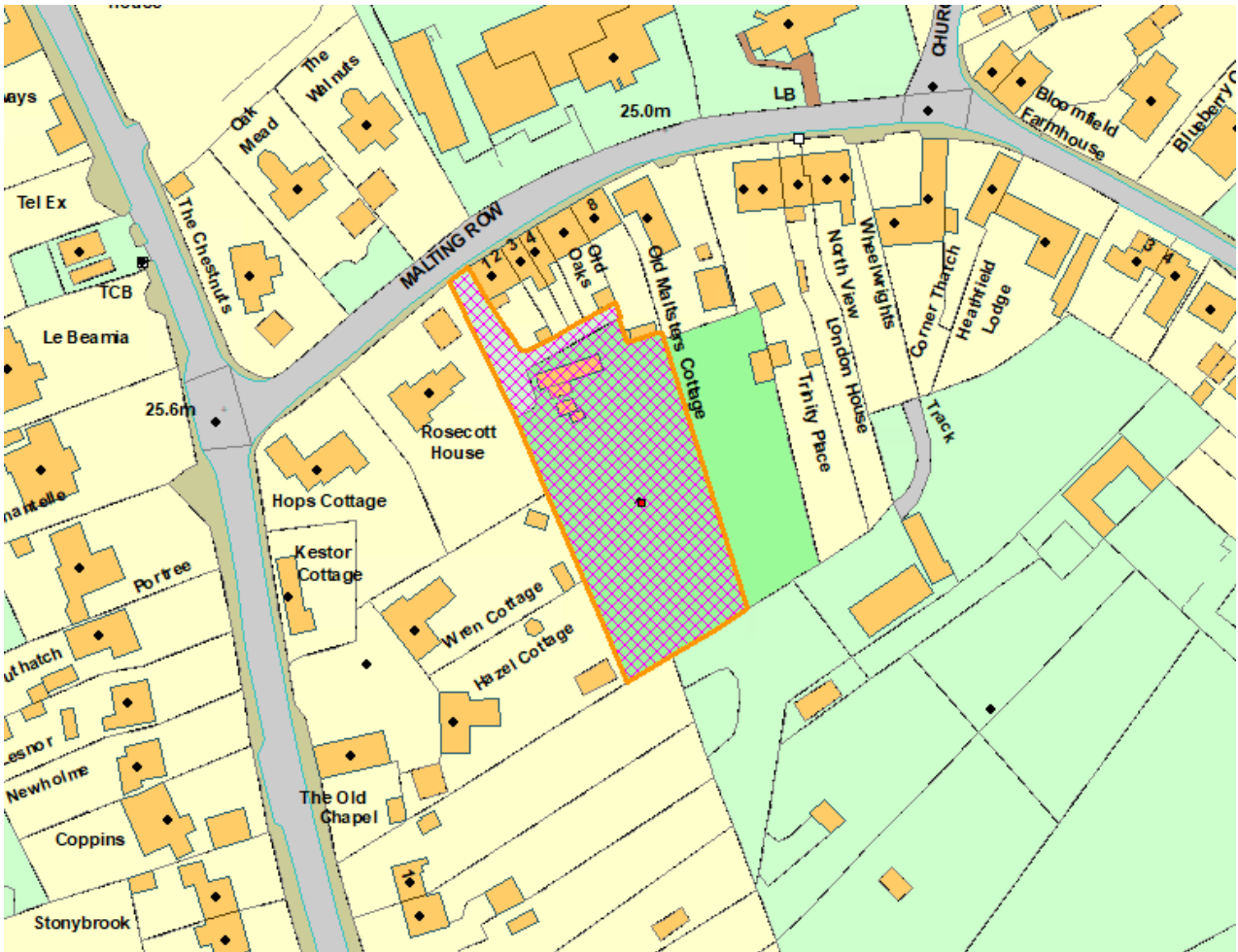
Reason: To protect the special character, architectural interest and integrity of the building, in accordance with policies DM15 and DM17 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant Core Strategy Policies.

**Documents:**

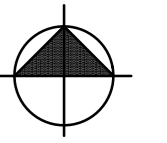
99. All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/22/2078/FUL](#) and [DC/22/2079/LB](#)



DC/22/2078/FUL and DC/22/2079/LB  
Land At  
Malting Row  
Honington



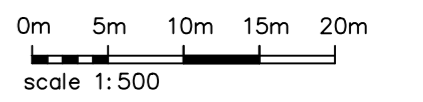
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Existing Block Plan



Proposed Block Plan



revision	description	date

Client:		
Mr J Lumley		
Job Title:		
Land to the South of Malting Row, Honington		
Drawing Title:		
Block Plan		
Scale:	Drawn By:	Date:
1:500	A2 LS	Jan 2022
Job Number:	Drawing Number:	Status:
6718	01/A	Planning

**whitworth**

Chartered Architects & Chartered Building Surveyors  
 Unit 12 Park Farm, Fornham St Genevieve, Bury St Edmunds, IP28 6TS  
 01284 760421 info@whitworth.co.uk www.whitworth.co.uk

NOTE:  
 Do not scale from this drawing except for the purposes of planning. Confirm all dimensions on site. Refer any discrepancies to the Architect before work is put in hand. Read this drawing in conjunction with the relevant sections of the specification, schedule of works and other drawings.

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