



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/17/10

Development Control Committee 2 February 2017

Planning Application DC/16/2562/FUL and Listed Building Consent DC/16/2563/LB Shardelows Farm, New England Lane, Cowlinge

Date: 18 November **Expiry Date:** 13 January 2017
Registered: 2016 Extended with
agreement to 9
February 2016

Case Officer: Penny Mills **Recommendation:** DC/16/2562/FUL –
Grant permission

DC/16/2563/LB –
Grant consent

Parish: Cowlinge **Ward:** Withersfield

Proposal: Planning Application and Application for Listed Building Consent-
(i) change of use, conversion and extension of existing barns to residential use, creating 4no.dwellings (following demolition of existing modern steel portal framed buildings and grain silos); (ii) re-instatement of existing access to farmhouse; and (iii) 3no. garages

Site: Shardelows Farm, New England Lane, Cowlinge CB8 9HP

Applicant: David Midwood trading as Midwood Farms

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 planning permission and listed building consent be granted subject to the recommended conditions.

CONTACT CASE OFFICER:

Email: penelope.mills@westsuffolk.gov.uk

Telephone: 01284 757367

BACKGROUND:

These applications have been referred to the Committee as the applicant is married to Councillor Jane Midwood

Both applications are recommended for conditional approval.

PROPOSALS:

Planning Application:

1. The applications seek planning permission for change of use, conversion and extension of existing barns to residential use, following the demolition of existing modern steel portal framed buildings and silos. Permission is also sought for the construction of associated garaging and the reinstatement of vehicle access to Farmhouse, Shardelows Farm. There is a Listed Building Consent application alongside the planning application for the associated works to the listed buildings.
2. The conversion would result in the creation of four residential units served by the existing vehicular access to Shardelows Farm currently serving the barns and farmhouse. A vehicular access serving solely Shardelows farm would be reinstated as part of this application.
3. A centralised bin store and collection point is provided within the existing buildings at the site entrance to remove refuse bins from in front of properties and out of gardens. The roof space above the bin store is also utilised as a Bat box.

APPLICATION SUPPORTING MATERIAL:

4. The applications are accompanied by the following documents:
 - i. Application Form
 - ii. Existing and proposed plans
 - iii. Ecological Report;
 - iv. Flood Risk Assessment and Drainage Strategy;
 - v. Structural Survey;
 - vi. Arboricultural Survey;
 - vii. Contamination Report;
 - viii. Heritage Report.

SITE DETAILS:

5. The site is located in a rural location within the sparsely populated village of Cowlinge, approximately 10km south-east of the town of Newmarket.

6. The site contains a farmhouse and a range of agricultural and commercial buildings which are Listed Grade II as a good example of a model farm.
7. The site includes a complex of six barns and six silos with concrete hard standing access tracks. A two storey house with a garden setting and areas of improved grassland are also located on the site. The site is surrounded by intensively farmed arable fields, a small paddock, neighbouring farm buildings and dwellings, and small blocks of woodland. The site is accessed from New England Lane to the south of the site.
8. The farm buildings have a mixture of building types and uses, but originally they were all constructed as agricultural farm buildings. The modern steel portal framed building and lean-to, along with the large historic brick barn have an established use as B8 (storage). The remaining historic range of brick built farm buildings remains as agricultural with a small element of B1 (office).
9. There are no statutory protected sites within 2km of the site and one County Wildlife Site (CWS) is located 1.7km of the site.

PLANNING HISTORY:

10. **SE/06/1293** Planning Application - Erection of building for document storage (B8) and associated landscaping - Application **Refused** - 06.04.2006
11. **E/93/3040/P** Planning Application - Continued siting of mobile home for occasional occupation **Application Granted** 11.02.1994
12. **E/88/2979/P** Section 32 Application - Continued siting of mobile home for occasional occupation **Application Granted** 31.08.1988
13. **E/85/2402/P** Siting of mobile home for occasional occupation as supported by letter dated 24th July 1985 **Application Granted** 01.08.19
14. **85E/85/1802/P** Change of use of farm building to wholesale store **Application Granted** 28.05.1985
15. **E/82/2126/LB** Listed Building Application - Re-roofing of brick barn range with interlocking Redland concrete tiles (in lieu of slate) Application **Withdrawn** 28.07.1982

CONSULTATIONS:

Members of the public and statutory consultees were consulted in respect of the scheme as submitted. The following is a summary of comments received at the time of writing this report. Full responses are available to view on the Council's website.

16. Historic England - Advised that the applications should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.
17. Natural England - Confirmed they have no comments to make on this application.

18. West Suffolk Tree Landscape and Ecology Officer – Recommends the use of conditions to secure mitigation in respect of biodiversity and landscape.
19. West Suffolk Conservation Officer – No objections, subject to conditions
“The proposed plans are sympathetic to the surviving historic fabric and form of the buildings. The removal of various elements would enhance their setting and better reveal the significance of the main barn in particular. I therefore have no objection to these applications subject to conditions”.
20. West Suffolk Public Health and Housing – No objections
21. West Suffolk Environment Team - No objection.
The Service agrees with the conclusions of the submitted report that intrusive investigations should be undertaken and therefore recommend that this is secured by conditions.
22. Suffolk County Council Highways
The County Council as Highway Authority has recommended that any permission which that Planning Authority may give should include conditions relating to the following: surfacing of the access; drainage of the access; gates; parking and turning; and, visibility.

REPRESENTATIONS:

23. Parish Council – No comments received
24. Public Representations: Two nearby addresses notified and site notice posted. One representation was received from Caters Farm New England Lane. The following is a summary of the points raised:
 - Principal concerns with regard to this development are two: first, to conserve, with the minimum of alteration, the listed barns of Shardelows Farm; and second, to preserve as far as possible the quiet rural nature of New England Lane, still enjoyed by most its residents.
 - The proposed application is the least bad option of the various possibilities outlined in the accompanying documents. Fortunately, neither increased industrial activity, nor use as a public events venue, is financially viable. Allowing the barns to deteriorate beyond repair, as has happened to a contemporary agricultural building on a neighbouring farm, would be a serious loss to our local environment.
 - Conversion on the barns for residential use, while carrying some risk to us of increased traffic and domestic noise, is a reasonable price to pay for their conservation, so I support the application.
 - Requested that constraints are placed on external lighting.

DEVELOPMENT PLAN POLICIES:

25. The following policies of the Joint Development Management Policies Document (2015), the Bury St Edmunds Vision 2031 (2014) and the St Edmundsbury Core Strategy (2010) have been taken into account in the consideration of this application:

Joint Development Management Policies Document (2015):

- Policy DM1 – Presumption in Favour of Sustainable Development.
- Policy DM2 – Creating Places – Development Principles and Local Distinctiveness.
- Policy DM7 – Sustainable Design and Construction.
- Policy DM10 – Impact of Development on Sites of Biodiversity and Geodiversity Importance.
- Policy DM11 – Protected Species.
- Policy DM12 – Mitigation, Enhancement, Management and Monitoring of Biodiversity.
- Policy DM14 – Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards.
- Policy DM15 – Listed Buildings.
- Policy DM16 – Local Heritage Assets.
- Policy DM18 New uses for historic buildings
- Policy DM20 – Archaeology.
- Policy DM22 – Residential Design.
- Policy DM28 – Residential use of Redundant Buildings in the Countryside
- Policy DM30 – Appropriate Employment Uses and Protection of Employment Land and Existing Businesses.
- Policy DM33
- Policy DM46 – Parking Standards.

Bury St Edmunds Rural Vision 2031 (2014)

- Policy RV1 – Presumption in Favour of Sustainable Development.

St Edmundsbury Core Strategy December (2010).

- Policy CS1 - Spatial Strategy.
- Policy CS2 - Sustainable Development.
- Policy CS3 - Design and Local Distinctiveness.
- Policy CS4 - Settlement Hierarchy and Identity.
- Policy CS7 - Sustainable Transport.
- Policy CS13 - Rural Areas.

OTHER PLANNING POLICIES

26. The National Planning Policy Framework 2012
27. The National Planning Practice Guidance (NPPG) assists with interpretation about various planning issues and advises on best practice and planning process.

OFFICER COMMENT

Principle of Development

28. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications must be determined in accordance with the plan unless material considerations indicate otherwise. Within this plan-led system, at the heart of the National Planning Policy Framework (NPPF), there is a presumption in

favour of sustainable development. Whilst this does not change the statutory status of the development plan as the starting point for decision making, it is an important material consideration that carries significant weight in the planning balance.

29. The application site falls outside any designated settlement boundary and is therefore considered to be countryside in planning policy terms. Whilst Development Plan Policies seek to protect such locations from unsustainable development, Policy DM33 of the Joint Development Management Policies Document 2015 does allow for the re-use, conversion and alteration of buildings in the countryside, including residential uses subject to Policy DM28.
30. Policy DM28 states that proposals for the conversion of redundant or disused barns or other buildings in the countryside into dwellings will be permitted where:
 - a) *alternative uses for employment/economic development, tourist accommodation, recreation and community facilities, in accordance with Policy DM33, have been fully explored to the satisfaction of the local planning authority and can be discounted;*
 - b) *the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction;*
 - c) *The proposal is a high quality design and the method of conversion retains the character and historic interest of the building. In the case of barns the single open volume should be retained with minimal change to the external appearance;*
 - d) *The proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.*
31. In terms of the structural integrity of the buildings, a structural survey has been submitted with the application which demonstrates that the buildings are capable of conversion, thereby satisfying criteria (b) of policy DM28.
32. Criteria (a) of policy DM28 relates to the need to fully explore and discount alternative uses for employment/economic development, tourist accommodation, recreation and community facilities. This aspect of the policy is intended to support the vitality of rural communities as outlined further in the Council's Rural Vision 2031 and is an approach that has recently been held up by the Planning Inspectorate at Appeal.
33. The applicant has set out in the accompanying Planning Statement that Shardelows farm is not sufficient in size for it to be commercially viable as an agricultural enterprise and the majority of the farm buildings are listed, of their time, and no longer suitable for modern agricultural use.
34. The farm has attempted to diversify, with planning permission sought and granted to change the use of some of the buildings to commercial use.

However, the location of the site and the nature of the buildings on offer places considerable limit the options for commercial use. The possibility of a wedding venue was one possible option explored by the applicant, but the nature of New England Lane was found to be a problem when considering the number of vehicle movements the use would be likely to generate.

35. Whilst detailed figures have not been received in respect of viability, the planning statement argues that the listed nature of the buildings means that the cost of improvement, maintenance or conversion works is higher than usual given the materials to be used. Therefore, they state that finding a commercial, tourist or recreational use which generates the income to pay for the conversion of the buildings is difficult, given the constrained nature of the site and its geographical location. Maintaining redundant listed buildings is also stated as currently being a significant financial burden.
36. Whilst the policy does not explicitly state what must be done by the applicant in terms of exploring alternative uses, the supporting text sets out that proposals for conversion to market housing must include appropriate evidence of the efforts made to secure alternative use including marketing of the building at a realistic price for at least a 12 month period. In this case, detailed evidence has not been provided and as such there will inevitably be a degree of policy conflict with policy DM28, which must attract weight against the proposal in the planning balance. The loss of the existing employment uses would also result in some conflict with policy DM30 which seeks to retain these and this too would attract weight against the proposal in the planning balance.
37. As with all decisions this conflict must be weighed against all other matters in the final planning balance. In this case the main considerations are: heritage impacts, visual amenity and countryside character; ecology and biodiversity and, highways impacts.

Heritage Impacts

38. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving the building or its setting when considering applications (paragraph 66.1).
39. The NPPF also highlights the protection and enhancement of the historic environment as an important element of sustainable development and the conservation of heritage assets is identified as a core principle of the planning system (paragraph 17). Furthermore, paragraph 137 states that proposals which preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably.
40. Shardelows Farmhouse and its range of farm buildings are grade II listed and are therefore considered to be 'designated heritage assets'. The model farm group of buildings form an attractive group in themselves and together with the adjacent farmhouse. However, there are currently unsympathetic, modern elements on the site which detract from the listed buildings and their setting.
41. The Conservation Officer considers the proposed conversion plans to be sympathetic to the historic form and fabric of the buildings, with careful

detailing which retains their prominent character and appearance as distinctive agricultural buildings. The removal of various elements would also enhance their setting and better reveal the significance of the main barn in particular, resulting in a significant visual improvement to the group of listed buildings

42. The Conservation Officer has advised that the proposed extension to the rear of the stables is acceptable in terms of its heritage impacts as it would 'relieve' the pressure on the historic stable building, which is long and narrow in plan. The provision of the extension, which is designed to be simple and lightweight, frees-up the space within the stable without the need to insert several new openings for windows. The extension thereby minimises the physical and visual impacts on the historic fabric without compromising the external appearance of the building. The new garages would also complement the setting of the farm buildings and would not affect the setting of the farmhouse.
43. In light of the above it is considered that the proposed development would be in accordance with the requirements of policy DM15 and DM28 of the Joint Development Management Policies Document 2015 in respect of the heritage impacts. It would also meet the key planning principle set out in the NPPF to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (paragraph 17). Furthermore, it is considered that the significant improvement in the visual appearance and setting of the listed buildings as a result of the application is an important material consideration, attracting considerable weight in favour of the development in the planning balance.

Visual Amenity and Countryside Character

44. The farmhouse and the associated barns are a prominent feature in the local landscape and securing their future through an appropriate new use would help to ensure the current character of the area is retained. In this respect, the details within the proposal that ensure that the special character of the listed barns and their setting is enhanced, would also have a positive impact on visual amenity more widely.
45. The conversion would retain the original appearance of the listed buildings with no newly created openings being visible from the highway and new roof lights concentrated within the courtyard elevations. It is also proposed that the buildings will be repaired sensitively with identical traditional materials such as soft red bricks, lime mortar, natural slate roof tiles and painted timber windows and doors.
46. The new extension to the west elevation would be clad in pre-patinated standing seam zinc cladding and powder coated aluminium windows to contrast with the listed buildings. The original buildings brickwork will be visible above the extension as well as through the large glazed windows so the original buildings form and materials can be easily identified and appreciated.
47. Given the sensitive design of the conversion to retain the character of the buildings and prevent over domesticating their appearance, it is considered that it would be appropriate to ensure the external spaces do not detract from the setting of the buildings and the wider rural character. This could be achieved through the use of conditions securing appropriate soft landscaping and

boundary treatments and restricting external lighting. Due to their listed status the new dwelling would not benefit from permitted development rights in terms of buildings or fencing within the curtilage and as such a condition restricting this would not be necessary.

48. Subject to the use of appropriate conditions relating to landscaping and lighting, it is considered that the development would improve visual amenity and preserve the character of the wider area through the sympathetic conversion of the buildings. As such, the development is considered to be in accordance with policies DM2 and DM28 of the Joint Development Management Policies Document 2015 in terms of the impact on the character of the area. Furthermore, the positive impact on visual amenity would itself attract some weight in favour of the development as a material consideration in the planning balance.

Ecology and Biodiversity

49. The National Planning Policy Framework 2012 states that 'the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible' (paragraph 109)
50. In this case, there are no statutory protected sites within 2km of the site and one County Wildlife Site (CWS) is located 1.7km of the site. However, the CWS is designated for its habitat (ancient woodland) and it is considered too distant to be affected by the proposed development, which will have limited impacts beyond the area of works.
51. Due to the rural location and the nature of the buildings on site, a preliminary ecological appraisal and programme of bat activity surveys were carried out and an associated report submitted with the application. The ecology report states that the habitats on the site are of low to moderate ecological value, and that there are no significant ecological constraints that would prevent residential development of the site. However, a European Protected Species mitigation bat licence from Natural England and appropriate mitigation measures will be required in order to proceed with the proposed works.
52. The report recommends appropriate biodiversity mitigation and enhancements for bats, birds and amphibians, which if undertaken, would provide a net gain for biodiversity, as encouraged by the National Planning Policy Framework.
53. The Trees and Ecology Officer has reviewed the submitted reports and has recommended appropriate conditions to secure the mitigation and enhancement measures.
54. In light of the above it is considered that the development is acceptable in terms of impacts on ecology, biodiversity and trees in accordance with policies DM10, DM11, and DM12 of the Joint Development Management Policies Document 2015.

Highways Impacts

55. The proposed development would use the existing access which currently serves both the farmhouse and the barns. Following the conversion the farmhouse would be served by an existing access from the highway which would be reinstated.
56. Suffolk County Highways has confirmed that they have no objections on highway safety grounds and have recommended the use of a number of conditions relating to the surfacing of the access, drainage of the access, gates, parking and turning and visibility.
57. The NPPF and Development Plan policies seek to reduce reliance on private vehicles in the interests of sustainability. In this case, due to the rural location, occupants of the dwelling would be reliant on their cars and opportunities for other more sustainable transport options would be limited. However, the use proposed would be likely to result in fewer overall vehicle movements than many other alternative commercial uses.
58. On balance it is considered that the development would not lead to unacceptable levels of traffic that would harm the rural character of the roads in the area, or result in problems of road safety or amenity. There is also sufficient parking proposed to serve the development. As such, the development is considered to be in accordance with policies DM2 and DM33 of the Joint Development Management Policies Document 2015 in terms of the highways impacts.

Residential Amenity

59. The proposed conversion would allow for the creation of suitable outdoor amenity space for future occupants and would not introduce any unacceptable overlooking either between properties within the conversion or to neighbouring dwellings. It is considered that the proposal would be in accordance with policy DM2 of the Joint Development Management Policies Document in terms of impacts on residential amenity.

Contamination

60. The application is supported by a Phase 1 Geo-Environmental Desk Study Report which identifies the site as having a long history of agricultural use and identifies a number of potential sources of contamination. The report recommends intrusive investigations to further assess the risks associated with the potential sources of contamination. The Environment Officer has confirmed that they agree with the conclusions of the report that intrusive investigations should be undertaken and recommends that this be secured through the use of an appropriate planning condition.

Flood risk and Drainage

61. The site lies in Flood Zone 1 on the Environment Agency Flood Map and is considered to be at a low risk of flooding by any means. Therefore, no specific flood resistant or resilient construction methods are required.

62. The application is accompanied by a Flood Risk Assessment and Drainage Strategy relating to flood risk and drainage issues associated with the proposed development. The Sustainable Drainage Strategy successfully demonstrates that there is a workable solution for managing surface water in accordance with applicable SuDS guidance, the detail of which could be secured by condition.

Other Matters

63. There are a number of other benefits associated with the development that must be considered in the planning balance. The development would increase housing supply and choice, but with only four dwellings proposed, this is only a limited social benefit.
64. The scheme would facilitate some economic benefits to the construction industry, including jobs, but these would be for a limited time. There would also be some benefits to the local economy from the circulation of funds from future occupants but this is unlikely to be significant given the modest scale of the development.
65. The applicant has highlighted the fact that recent changes in planning policy would normally allow for the change of use of agricultural buildings and offices to residential. They state that the southern single storey and 2 storey ranges would qualify under this policy for residential change of use, should the buildings not have a protected status and therefore argue that some weight should be given to this policy when considering the application.
66. It is not considered that the prior approval position would specifically attract weight in favour of the proposal in this case. However, it does provide useful context, particularly in terms of the scale of residential development that may be deemed sustainable in the countryside. Furthermore, it could be argued that the removal of listed buildings from the prior approval process reflects the need to protect their historic fabric and setting through the formal planning process rather than an inherent unsuitability for residential use. Indeed, a residential reuse may in some circumstances be the most viable and therefore most likely to secure the future of the buildings. In light of this it is considered that the degree of weight to be attributed to the conflict with DM28 in terms of alternative uses should be lessened.

Conclusions and Planning Balance

67. The development proposal has been considered against Development Plan Policies and the objectives of the National Planning Policy Framework and the government's agenda for growth.
68. Development Plan Policy (DM28) allows for the conversion of redundant or disused barns or other buildings in the countryside into dwellings where certain criteria are met. In this case, all aspects of the policy would be satisfied other than the need to fully explore alternative uses. This policy conflict attracts weight against the proposal.
69. Whilst the applicant has set out a clear argument regarding the unsuitability of alternative uses, in the absence of detailed marketing evidence there is an

inevitable degree of policy conflict which will attract weight against the proposal in the planning balance. There would also be a degree of conflict with policy DM30 in terms of the loss of current employment use, which would also weigh against the proposals. However, this weight is lessened to some extent by the mitigating and explanatory factors relating to the location of the site and the nature of the buildings on offer and to a lesser extent the presence of a prior approval regime that would have applied had the buildings not had listed status.

70. There are some economic and environmental benefits which would carry weight in favour of the development. There would also be a considerable enhancement of the listed buildings and their setting, through the sensitive conversion and removal of unsympathetic elements. It is considered that this significant improvement in visual appearance and setting of the listed buildings attracts considerable weight in favour of the development in the planning balance.
71. The development would raise no adverse effects in terms of highway safety, visual amenity, residential amenity, ecology and biodiversity, contamination and drainage that could not be adequately addressed through the use of conditions.
72. On balance, it is considered that the policy conflict identified in this case, would be outweighed by the clear heritage benefits, particularly when taking into account the presumption in favour of sustainable development, of which enhancing the historic environment is a key tenant.

RECOMMENDATION

73. That planning permission and listed building consent be granted subject to conditions to secure the following:
 1. The development hereby permitted shall be begun not later than 3 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.

Reason: To define the scope and extent of this permission.
 3. The site demolition, preparation and construction works shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:30 Saturdays and at no time on Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.

Reason: To protect the amenity of the area.
 4. No development approved by this planning permission shall commence until the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

- i) A site investigation scheme (based on the approved Preliminary Risk Assessment (PRA) within the approved Desk Study), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- ii) The results of a site investigation based on i) and a detailed risk assessment, including a revised Conceptual Site Model (CSM).
- iii) Based on the risk assessment in ii), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.

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 line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121, Environment Agency Groundwater Protection: Principles and Practice (GP3), Policy CS2 (Sustainable Development) of the Core Strategy and Policy DM14 of the Joint Development Management Policy. This condition requires matters to be agreed prior to commencement since it relates to consideration of below ground matters that require resolution prior to further development taking place, to ensure any contaminated material is satisfactorily dealt with.

5. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy agreed in respect of part iii) of condition 4 above is submitted and approved, in writing, by the Local Planning Authority. The long term monitoring and maintenance plan agreed in respect of part iii) of condition 4 above shall be updated and 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 line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121, Environment Agency Groundwater Protection: Principles and Practice (GP3), Policy CS2 (Sustainable Development) of the Core Strategy and Policy DM14 of the Joint Development Management Policy.

6. 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 line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121,

Environment Agency Groundwater Protection: Principles and Practice (GP3), Policy CS2 (Sustainable Development) of the Core Strategy and Policy DM14 of the Joint Development Management Policy. This condition requires matters to be agreed prior to commencement since it relates to consideration of below ground matters that require resolution prior to further development taking place, to ensure any contaminated material is satisfactorily dealt with.

7. Before any work is commenced details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority.
 - (i) Samples of external materials and surface finishes
 - (ii) Specification for upgrading works in respect of insulation, noise and fire separation
 - (iii) Fully detailed Schedule of Works including a specification for repairs to the historic fabric
 - (iv) Details of new boundary structures in the form of elevations at 1:10 and vertical cross-sections at 1:2

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 and architectural interest and integrity of the building in accordance with the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. Before any work is commenced 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 and replacement windows to be used (including details of glazing bars, sills, heads and methods of opening and glazing) shall be 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 and architectural interest and integrity of the building in accordance with the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Before any work is commenced 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 internal doors and surrounds to be used (including details of panels and glazing where relevant) shall be 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 and architectural interest and integrity of the building in accordance with the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Before any work is commenced 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 and replacement external doors and surrounds to be used (including details of panels and methods of glazing where relevant) shall be 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 and architectural interest and integrity of the building in accordance with the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. 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 and architectural interest and integrity of the building in accordance with the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12. The works hereby permitted shall be carried out in accordance with the approved plans and specifications and in such a manner as to retain existing features of architectural or historic interest within the building including those that may be exposed during implementation of the approved works.

Reason: To maintain the character of the building and to protect the special character and architectural interest and integrity of the building in accordance with the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

13. Before any new services are installed or any existing services are relocated (in each case including communications and telecommunications services) details thereof (including any related fixtures, associated visible ducts or other means of concealment) shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in complete accordance with the approved specification.

Reason: To protect the special character and architectural interest and integrity of the building in accordance with the requirements of Section 16 of

the Planning (Listed Buildings and Conservation Areas) Act 1990.

14. 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 and architectural interest and integrity of the building in accordance with the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

15. Before the access is first used visibility splays shall be provided as shown on Drawing No. 1121 - 11 . Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

16. Gates shall be set back a minimum distance of 5 metres from the edge of the carriageway and shall open only into the site and not over any area of the highway.

Reason: In the interests of road safety.

17. Before any above ground construction is commenced details shall be 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.

18. The use shall not commence until the area(s) within the site shown on Drawing no s 1139 -08 / Drawing no 1139-09 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

19. Prior to the development hereby permitted being first occupied, the improved westerly access onto the highway shall be properly surfaced with a bound material for a minimum distance of five 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 vehicular access in the interests of highway safety.

20. The works required for the conversion of buildings 2, 3 and 4 and associated activity likely to cause harm to bats and as identified in the Preliminary Ecological Appraisal shall not in any circumstances commence unless the local planning authority has been provided with either:
- a) a licence issued by nature England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010(as amended) authorizing the specified activity/development to go ahead; or
 - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To ensure adequate mitigation for protected species in accordance with policy DM11 of the Joint Development Management Policies Document 2015.

21. All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal for Shardelows Farm, Cowlinge dated September 2016 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that appropriate mitigation and enhancements with regards to biodiversity and protected species are secured in accordance with policies DM11 and DM12 of the Joint Development Management Policies Document 2015.

22. No above ground construction shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for the site drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans showing the location of native trees, shrubs and hedgerows to the boundaries of the site; 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 removed, dying or becoming seriously damaged or diseased within five years of planting 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.
- Reason: To help assimilate the development into its surroundings and enhance the biodiversity of the site in accordance with policies DM2 and DM12 of the Joint Development Management Policies Document 2015.

23. No external lighting shall be provided on the application site unless details thereof have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent unacceptable levels of light pollution that would be harmful to the rural character of the area and to prevent adverse effects on protected bats.

24. The trees shown on the approved landscaping scheme to be retained shall be protected in the manner shown on the submitted plans or shall be fenced as described below, (and the Local Planning Authority shall be advised in writing that the protective measures/fencing have been provided) before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the

period of construction and until all equipment, machinery and surplus materials have been removed from the site.

Where possible the fencing shall be erected outside the 'Root Protection Area' (RPA) 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 and shall consist of robust wooden stakes connected by robust wooden cross members to a height of not less than 1.2 metres. Where fencing can not be erected outside the RPA an arboricultural method statement shall be submitted and approved in writing in accordance with the relevant condition. Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

Reason: To ensure that the most important and vulnerable trees are adequately protected during the period of construction.

25.No above ground construction shall take place until a detailed drainage scheme that accords with the provisions of the submitted Drainage Strategy agreed approved under this application, has been submitted to the local planning authority and agreed in writing. All work shall be carried out in accordance with the agreed details.

Reason: To reduce the risks of off-site flooding and manage surface water in a sustainable manner.

26.No individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.

Reason: In the interests of sustainability in accordance with policy DM7 of the Joint Development Management Policies Document 2015

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

DC/16/2562/FUL

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OGSCZVPDKXZ00>

DC/16/2563/LB

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OGSCZXPDKY000>

Case Officer: Penny Mills

Tel. No:01284 757367