



St Edmundsbury
BOROUGH COUNCIL

Development Control Committee

7th June 2018

Late Papers

Item 4 – DC/17/2648/FUL – Shadowbush Farm, Stansfield Road, Poslingford

1. Members will note that following the receipt of amended plans during the consideration of this proposal the previous proposal to remove the boundary walls has been amended so that these elements are now no longer proposed for removal.
2. References remain to this proposed removal in the report and should be disregarded therefore. In particular, the following sections -
 - Paragraphs 40, 44, 45 and 46 should be disregarded in their entirety.
 - Reference to the removal of the walls in the third proposed reason for refusal should also be disregarded.
3. As a consequence, the third reason for refusal is as follows –

Policy DM15 states that development affecting the setting of a Listed Building will be permitted where they demonstrate a clear understanding of the significance of the building, contribute to the preservation of the building and respect the setting of Listed Building, including inward and outward views.

The proposed development is adjacent to a complex of historic barns, which are curtilage listed. Little change to the arrangement with regard to the historic barns appears to have taken place over the years, which remain centred around a courtyard benefitting from a rural setting. The more modern agricultural buildings to the north are generally seen as a more temporary addition and not necessarily out of character with its rural setting being of a typical modern appearance. Whilst all of the historic barns have since been converted they largely maintain their character in terms of their arrangement confining the permanency of residential development to the courtyard. It is not considered that the proposal will be in keeping with the surroundings which to date and historically have either been undeveloped or agricultural more in keeping with the historic character of the site.

As such, it is considered that the proposed development fails respect the significance of the listed buildings as to adversely affect their setting. It is considered the public benefit does not outweigh the substantial harm arising from the proposed development, as to be contrary to Policy DM15 and paragraphs 131-173 of the National Planning Policy Framework (NPPF).