

## **Development Control Committee 28 April 2021**

### **Planning Application DC/21/0325/FUL – The Retreat, Plough Hill, Stansfield**

<b>Date registered:</b>	3 March 2021	<b>Expiry date:</b>	28 April 2021
<b>Case officer:</b>	Alice Maguire	<b>Recommendation:</b>	Approve application
<b>Parish:</b>	Stansfield	<b>Ward:</b>	Whepstead and Wickhambrook
<b>Proposal:</b>	Planning application - one dwelling with outbuilding		
<b>Site:</b>	The Retreat, Plough Hill, Stansfield		
<b>Applicant:</b>	Mr and Mrs Grant		

**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:

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## **Background:**

**This application has received no objections from the Parish Council, however, as the proposal is a departure from the Development Plan, the application must be determined by the Development Control Committee.**

## **Proposal:**

1. Planning permission is sought for the construction of one dwelling, with an ancillary outbuilding in the curtilage. The proposed dwelling will be 2 storeys, with a total of 4 bedrooms. The outbuilding will be single storey, and provide a double garage, storage, and a home office.
2. The proposed dwelling will measure 170m<sup>2</sup> at ground floor and 140m<sup>2</sup> at first floor (310m<sup>2</sup> in total). The height will measure 5.400 metres to the eaves, and 9.300 metres to the ridge.
3. There will also be a large parking area for 4 vehicles created off the established access, which will be laid to cobbles/setts at the entrance and first few metres of the driveway, and thereafter set gravel.

## **Application supporting material:**

4.
  - Location Plan
  - Location of Trees
  - Land Survey
  - Conceptual Sketch
  - Tree Survey
  - Biodiversity Checklist
  - Design and Access Statement
  - Land Contamination Questionnaire
  - Land Contamination Report
  - Proposed Materials
  - Proposed Site Layout
  - Proposed Ground Floor Plans
  - Proposed First Floor Plans
  - Proposed Roof Plan
  - Proposed Elevations
  - Proposed Outbuilding floor and roof Plans
  - Proposed Outbuilding Elevations
  - Proposed Landscaping Plan

## **Site details:**

5. The site is located within a small group of dwellings to the north of the main settlement of Stansfield. The site is currently vacant grassland where a former dwelling has been demolished. The site is bounded to the north by existing dwellings, to the west by a road, to the south by a small woodland area and to the east by open countryside. Dwellings in this area are generally characterised as being of traditional appearance and of substantial scale and form, within large plots.

6. Access to the site is existing. The site is outside of the settlement boundary (within designated countryside) and is not within a Conservation Area. There are some listed buildings to the north of the site (Church Cottage, Churchgate House, The Old Rectory and All Saints Church), however the application proposal is not considered to affect their setting.

**Planning history:**

7.

<b>Reference</b>	<b>Proposal</b>	<b>Status</b>	<b>Decision date</b>
DC/16/0217/FUL	Planning Application - (i) Dwelling with new access and (ii) 2 bay cartlodge with storage	Application Granted	5 May 2016
DCON(A)/16/0217	Application to Discharge Condition 5 (Archaeological investigation) and 8 (Details of access) of DC/16/0217/FUL	Application Granted	8 December 2017
DC/20/1026/VAR	Planning Application - Variation of Condition 3 (approved drawings) of application DC/16/0217/FUL to enable the relocation of dwelling and cart lodge as per drawing no. 4089-01-C	Application Granted	17 August 2020
DC/20/2226/FUL	Planning application - a. One dwelling with new access; b. garage with office and garden store	Application Withdrawn	25 January 2021
E/81/1050/P	Change use from sub post office to sub post office & general store	Application Granted	20 February 1981
E/80/3045/P	Change of use to sub post office	Application Granted	16 October 1980

**Consultations:**

**8. Stansfield Parish Council**

No objections to this application.

**9. Local Ward Member**

No comments received.

**10. Public Health and Housing**

No comments received.

**11. Environment Team**

Do not object to the application but make recommendations in relation to contaminated land, air quality and electric vehicle charging points.

## 12. SCC Highways Authority

Comments received 26<sup>th</sup> March:

*"Notice is hereby given that the County Council as Highways Authority recommends that permission be refused for the following reasons: The application has not evidenced that a safe access onto the highway would be established. The development is contrary to the NPPF s108b. The principle of this development is acceptable, but plans show the construction of a traditional entrance which extends over highway to the edge of the carriageway, see my red lines in the plan below. This is not acceptable for highway safety and maintenance reasons. The applicant should ascertain the boundary of the highway maintainable at public expense and ensure that no part of the entrance, other than the actual crossover, are located on highway. It is noted that a visibility splay plan has not been submitted but also noted that the access location was approved in an earlier grant, DC/16/0217/FUL. The wings of the access would also be in the access visibility splays but we are satisfied that if the access was redesigned, that a safe access onto the highway can be achieved at this location.*

*We recommend that a presentation area for waste and recycling collection is indicated. It should not be within the access visibility splays.*

*Parking and cycle storage are in accordance with Suffolk Guidance for Parking 2019 standards. Below I have provided an extract of our maintainable highway records. It evidences by way of green shading the land that is recorded as highway. No part of the access wall structure will be acceptable on highway land because the Highway Authority would be responsible for future maintenance liability".*

Note- The LPA is currently awaiting further comments from the Highways Authority following the submission of amended plans dated 2<sup>nd</sup> and 7<sup>th</sup> April 2021. These comments will be included in a late paper.

## 13. Tree Officer

No objections for the following reason:

*"I can confirm that there are no arboricultural matters that would give rise to grounds for an objection. The line of trees along the western boundary is comprised of unremarkable specimens which are to be retained, other than the Cherry marked T006. The trees are considered to be of low/modest public amenity value in the context of the current site use, with an abundance of trees on the opposite side of the road. However, if the proposal were to be granted consent, these would provide valuable screening to the built form which is current open views of the countryside. The indicative planting to the south of the access will, in time, provide further screening although it will require many years of growth before the benefits of which are received. In purely arboricultural terms, the proposal presents the opportunity for a net increase in canopy cover and the many benefits which are associated with which (e.g. eco-system services and carbon sequestration)".*

## 14. Landscape Officer:

Comments not yet received but are expected, these will be included in the late paper.

## **Representations:**

15. None received.

## **Policy:**

16. 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.

17. The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy 2010 & Vision 2031 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 DM5 Development in the Countryside
- Policy DM13 Landscape Features
- Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity
- Policy DM22 Residential Design
- Policy DM46 Parking Standards

### **Core Strategy 2010:**

- Core Strategy Policy CS1 - St Edmundsbury Spatial Strategy
- Core Strategy Policy CS3 - Design and Local Distinctiveness

### **Rural Vision 2031:**

- Vision Policy RV1 - Presumption in favour of Sustainable Development
- Vision Policy RV3 - Housing Settlement Boundaries

## **Other planning policy:**

18. National Planning Policy Framework (NPPF)

The NPPF was revised in February 2019 and is a material consideration in decision making from the day of its publication. Paragraph 213 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 2019 NPPF that full weight can be attached to them in the decision making process.

**Officer comment:**

19. The issues to be considered in the determination of the application are:

- Principle of Development
- Impact on the character and appearance of the countryside
- Impact on residential amenity
- Highways considerations
- Contamination
- Biodiversity
- Other Matters

**Legal context**

20. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The West Suffolk Development Plan comprises the policies set out in the Joint Development Management Policies Document (adopted February 2015), the Core Strategy Development Plan Document (adopted May 2010) and the Rural Vision, as set out above.

21. National planning policies set out in the revised National Planning Policy Framework 2019 are also a key material consideration.

**The principle of Development**

22. As noted earlier in this report, the application site in question is located outside any defined settlement boundary and as such, the proposal technically comprises development in the countryside from a land use perspective.

23. The National Planning Policy Framework (2019) sets out clearly in paragraph 79 that Local Planning Authorities should avoid granting planning permission for residential development in the countryside unless material considerations indicate otherwise. This position is further reflected in local planning policies (CS1, CS4, DM5 and DM27), which state that planning permission for residential development in the countryside will typically not be supported unless there are valid and material reasons for doing so.

24. Proposals for residential development outside of defined settlement boundaries are ultimately more carefully considered as it is incumbent upon the Local Planning Authority (LPA) to ensure that areas which are designated as countryside are protected from unsustainable and inappropriate development. Accordingly, where material planning considerations indicate that proposals in the countryside are unacceptable due to conflict with the development plan, they should be refused.

25. Policy DM5 states that areas designated as countryside will be protected from unsustainable development. A new or extended building will be permitted, in accordance with other policies within the plan. Where it is for (inter alia) small scale residential development of a small undeveloped plot, in accordance with

policy DM27 or the replacement of an existing dwelling on a one for one basis in accordance with DM5, where it can be demonstrated that: i. the proposed replacement dwelling respects the scale and floor area of the existing dwelling, and, ii. the curtilage of the development is only greater than the curtilage of the existing dwelling where it can be justified with reference to Policy DM25.

26. In line with policy RV3 of the Rural Vision 2031, policy CS4 of the former SEBC Core Strategy confirms and clarifies that proposals for residential development should be directed towards the sustainable settlements and, where possible, away from the open countryside. This is further bolstered by policy CS1 which dictates that in villages and small settlements not identified for a specific level of growth in the Spatial Strategy, including the open countryside, residential development will only be permitted where:
- A. There are no suitable sites available inside the limits of a defined settlement boundary;
  - B. It is an affordable housing scheme for local needs in accordance with Policy CS9;
  - C. It involves the appropriate re-use of a rural building;
  - D. It provides a site for gypsy and travellers or travelling show people which complies with the Gypsies and Travellers policy in Policy CS8.
  - E. It is a replacement of an existing dwelling;
  - F. It is a dwelling required in association with existing rural enterprises which complies with the requirements of national guidance in relation to new dwelling houses in the countryside
27. In this instance, the proposal is for 1 dwelling and an outbuilding, beyond the settlement boundary. It is not considered to meet the requirements of any of the points above as the dwelling that was on site has since been demolished. However, there is an extant planning permission on this site for a replacement dwelling (DC/16/0217/FUL) and this application is considered to be a material consideration which justifies the setting aside of the relevant local plan policies referenced above.
28. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Act 1990 acknowledge that, the LPA may grant planning permission for development which does not strictly accord with the development plan, if material planning considerations indicate otherwise.
29. This is relevant in the context to this proposal, due to its location outside of the settlement boundary. The site's planning history is pertinent to this point, given the planning permission which was granted in 2016 along with the permission granted in 2020 (DC/20/1026/VAR) to vary condition 3 (approved plans) of DC/16/0217/FUL. This variation enabled the relocation of the dwelling and cartlodge. These permissions are extant (through the demolition of the former dwelling on site and the implementation of the access).
30. The extant 2016 permission was considered against policy DM5, whereby it was concluded in the officer delegated report that the proposed dwelling was

a scale more reflective of the other traditional properties in the area whilst still respecting the ground floor area of what was the existing dwelling and overall being in accordance with policy DM5. The officer's delegated report states that the existing dwelling was not in-keeping with other, more traditional properties in the area in terms of its scale and form. The proposed dwelling was of a scale that was more reflective of other traditional properties in the area and was considered to make better use of the plot. The overall floor space of the original dwelling (which was single storey) was 140 square metres and the floor space of the approved dwelling (which was two storey) in 2016 was 278 square metres. An increase in size to the original dwelling could also have been achieved through alterations and extensions done under permitted development which is a material consideration. The overall floor space for the proposed dwelling under this application is 310 square metres, which shows an increase from the last proposal. It is however considered that this increase does not lead to any significant material impacts and the majority of this increase is at ground floor. The overall height has increased by 0.333 metres which is still considered acceptable in the context of this site.

31. Whilst this proposal does not meet the requirements of Policy DM5 (given that it is no longer a replacement dwelling as the dwelling has already been demolished), nor policy DM27, there is a material fallback from the approved and extant 2016 application on the site. The principle of a dwelling on the site is therefore considered acceptable and can be justified in this case.

### **Impact on the character and appearance of the countryside**

32. Policy DM2 states that proposals for all development should recognise and address key features and characteristics, maintain or create a sense of place, not involve the loss of important open spaces, and produce designs which respect the character, scale, density and massing of the locality. This is bolstered by Policy DM22 which states that all residential development should employ designs specific to the scheme, which respond to and are based on an analysis of the existing area and utilise characteristics of the locality to create buildings that have a strong sense of place and distinctiveness, using appropriate materials.
33. The proposed dwelling is a two storey, oak framed dwelling. The dwelling is of a traditional appearance appropriate within the rural setting. The dwelling utilises a material palette of soft red brick plinth, render, black stained timber weatherboarding, and clay pantiles. The proposed outbuilding is also considered to be of an appropriate design and scale appearing respectful to the scale of the dwelling and wider area.
34. A submitted landscaping scheme (Drawing No. 6468 Rev B) shows how the proposals will be screened from the public realm, with extensive planting along the western boundary where views would be most prominent. There are already existing boundary treatments formed by a mature hedgerow, which will remain and be interplanted with native specimens to thicken them and promote biodiversity.
35. In comparison to the 2016 extant permission, the design of this earlier proposal was also traditional with a material palette of brick, timber panels and clay pantiles. The fenestration was simple vertical casements, with the building set back from the road behind existing vegetation. The landscaping details remain mostly unchanged and are acceptable.

36. Overall, the design and appearance of the dwelling and outbuilding now proposed is considered to be respectful of the setting of the area by utilising similar materials and retain a traditional appearance which would be considered suitable in the context of the rural setting, reflecting the character of the surrounding area. The proposal is therefore considered to accord with policies DM2 and DM22 in this respect.

### **Impact on neighbour amenity**

37. Policy DM2 states that proposals for all development should not adversely impact residential amenity, nor the amenities of the locality. It states that there should be no adverse impacts by virtue of loss of light, overlooking, overbearing, noise, smell, pollution, and other general disturbances.

38. There is an ample separation distance to the neighbouring dwelling to the north, and taking into account intervening landscape features and buildings, the proposal is not considered to adversely impact upon residential amenity.

39. In comparison to the 2016 extant permission, the design and layout has been amended. Given that the only residential property that could be impacted by the development is to the north of the site, this part of the assessment is focussed on the changes in design to the northern elevation of the dwelling. There will be more windows introduced on this elevation at first floor level to allow more light into the dwelling. These windows will serve the landing, an en-suite to bedroom 3, and a high level window to bedroom 3. It is considered that given the rooms that these windows will serve combined with the height of the window on the north-eastern side of the property, that adverse impacts from overlooking will not arise. There still remains a large separation distance and sufficient screening provided, therefore it is not considered that any additional impacts will arise as a result of the amendments. The proposal is therefore considered to accord with Policy DM2 in this regard.

### **Highways considerations**

40. Policy DM2 states that proposals for all development should produce designs that are in accordance with standards that maintain or enhance the safety of the highway network.

41. The 2016 application proposed a new access, and it was concluded that whilst the new access was sub-standard, it would provide a visibility of approximately 59 metres in both directions which was a significant improvement to the former situation, whereby the access was achieved to the north of the site. The Highways Authority had no objections to this new access subject to conditions which have since been discharged. The new access was then implemented in accordance with the approved details.

42. This application does not propose a new access and the principle of such has already been established and implemented on site. Concern has however been raised by the Highways Authority due to the plans showing the construction of a traditional entrance which extends beyond the crossover to the edge of the carriageway, and visibility splays have not been submitted with this application. The Highways Authority comments received on 26<sup>th</sup>

March 2021 also recommend that a presentation area for waste and recycling is indicated, as well as a revised access plan showing the visibility splays.

43. No concern is raised in relation to vehicular parking provision at the site, which is considered to meet the minimum requirements set out by the Suffolk Highways Authority guidance document. The proposal is considered to comply with policy DM46 in this respect.
44. The applicant has submitted additional supporting information to address the concerns raised which was received by the LPA on the 2 and 7 April 2021. The Highways Authority have been re-consulted and the LPA are awaiting additional comments. These will be reported in a late paper.

### **Contamination**

45. Based on the submitted information, it is considered that the risk from contaminated land at this site is low. The Environment Team have however provided advice notes for the applicant to follow if, during development, contamination is encountered which was not previously identified.

### **Ecology**

46. The Natural Environment and Rural Communities Act 2006 gives a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, for the purpose of conserving biodiversity. This proposal does not involve the demolition of any buildings but the construction of a dwelling and outbuilding on land which was formally of residential use.
47. Policy DM12 requires all new development to include enhancement for biodiversity commensurate with the scale of the development. The submitted biodiversity checklist states that no ecology issues were raised during the previous applications and that there has been no material changes to the site since the approved and extant scheme, and this status still remains. There is therefore no requirement for a biodiversity assessment. Biodiversity enhancements can be secured by condition. The proposal is therefore considered to comply with policy DM12.

### **Other Matters**

48. Paragraph 105 of the NPPF states that 'local parking standards for residential and non-residential development, policies should take into account e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.' Paragraph 110 of the NPPF states that 'applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. Air Quality Planning Policy Guidance lists mitigation measures for reducing the impact of air quality and includes the provision of "infrastructure to promote modes of transport with a low impact on air quality (such as electric vehicle charging points)."
49. St Edmundsbury Core Strategy Policy CS2, Sustainable Development, requires the conserving and, wherever possible, enhancing of natural resources including, air quality. Policy DM14 of the Joint Development Management Policies Document states that proposals for all new developments should minimise all emissions and ensure no deterioration to

either air or water quality. Section 3.4.2 of the Suffolk Parking Standards also has requirements for electrical vehicle charging infrastructure, including the installation of a suitable consumer unit capable of providing 7.4kW charge all in new dwellings. A condition is therefore recommended below which requests that an electric vehicle charging point is installed.

50. DM7 states (inter alia) proposals for new residential development will be required to demonstrate that appropriate water efficiency measures will be employed. No specific reference has been made in relation to water consumption. Therefore, a condition is recommended to ensure that either water consumption is no more than 110 litres per day (including external water use), or no water fittings exceeds the values set out in table 1 of policy DM7.

### **Conclusion and planning balance:**

51. In conclusion, the proposal does not comply with the relevant development plan policies of settlement restraint. This is because the proposed dwelling is in the countryside and no longer forms a replacement dwelling (the former dwelling on the site has already been demolished), nor is the dwelling within a cluster of 10 or more existing dwellings which form an infill adjacent to or fronting a highway. However, the weight to be attached to the policy conflict with policies CS1, CS4, DM5 and DM27 is considered to be significantly limited. This is due to the significant material consideration of the extant planning permission for a replacement dwelling, which, as a material fall back, is considered sufficient to justify a departure from the Development plan in this case.
52. Subject to Highways confirming the access details as amended are acceptable, the development is acceptable in all other respects. The proposed dwelling and outbuilding are considered to appear traditional in their design and in keeping with the verdant, rural appearance of the area, in accordance with policies DM2 and DM22. The scale has been moderately increased from that previously approved to allow more floorspace however this is still considered to respect the character of the area and the former dwelling on the site. The application is therefore recommended for approval.

### **Recommendation:**

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

#### **1. Time Limit – Detailed**

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. Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

- Proposed Elevations – LTD160.009 – 17.02.2021
- Proposed Elevations – LTD160.010 – 17.02.2021
- Location of trees – 8311-D-AIA - 17.02.2021
- Location Plan - LTD160.001 - 17.02.2021
- Proposed block plan – LTD160.014 – 17.02.2021
- Proposed Ground Floor Plan – LTD160.004 – 17.02.2021
- Proposed First Floor Plan – LTS160.005 – 17.02.2021
- Proposed Roof Plan – LTD160.006 – 17.02.2021
- Proposed Elevations – LTD160.008 – 17.02.2021
- Proposed Elevations – LTD160.007 – 17.02.2021
- Proposed Elevations – LTD160.012 – 17.02.2021
- Proposed Roof Plan – LTD160.006 – 17.02.2021
- Proposed Landscaping Plan with Visibility Splays – 6468 Rev C – 13.04.2021
- Proposed Site Layout Landscaping – LTD160.003 B – 13.04.2021

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

### **3. Materials detailed on plans**

The development hereby permitted shall be constructed entirely of the materials detailed on the submitted plans dated 17.02.2021.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

### **4. Construction Hours**

Demolition or construction works shall not take place outside 18:00 hours to 08:00; hours Mondays to Fridays and 13:00; hours to 08:00; hours 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.

### **5. Electric Vehicle Charging Point**

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.

### **6. Water Consumption**

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.

## **7. Biodiversity enhancements**

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.

## **8. Soft Landscaping – Minor**

All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the 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 enhance the appearance of the development and ensure a satisfactory environment, 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.

## **9. Boundary treatments**

No development above ground level shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of

hedging to be retained and / or planted together with a programme of implementation. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted. The works shall be completed prior to first use/occupation in accordance with the approved details.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy DM2 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. Arboricultural Method Statement**

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.

Reason: To ensure that the trees and hedges on site are adequately protected, to safeguard the character and visual amenity of the area, in accordance with policies DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground disturbance.

## **11. Landscape Management Plan**

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.

Reason: To ensure the longevity of the landscaping scheme and protect the visual amenity and character of the area, in accordance with policy 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.

**Note – Highways conditions to be confirmed within the late paper.**

**Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online: [DC/21/0325/FUL | Planning application - one dwelling with outbuilding | The Retreat Plough Hill Stansfield CO10 8LT \(westsuffolk.gov.uk\)](https://www.westsuffolk.gov.uk/DC/21/0325/FUL)