

Development Control Committee

5 April 2023

Planning Application DC/22/2034/FUL – Porters Farm, Queens Lane, Chedburgh

Date registered:	7 December 2022	Expiry date:	7 April 2023
Case officer:	Charlotte Waugh	Recommendation:	Approve application
Parish:	Chedburgh	Ward:	Chedburgh and Chevington
Proposal:	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		
Site:	Porters Farm, Queens Lane, Chedburgh		
Applicant:	Mr and Mrs Jon and Laura Cardy		

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:

The application has been referred to Development Control Committee by the Delegation Panel following a call-in request by Councillor Mike Chester (Ward Member for Chedburgh and Chevington).

The application is recommended for APPROVAL and the Parish Council raise no objection.

A site visit is due to take place on Monday 3 April 2023.

Proposal:

1. The application proposes the change of use of the rear garden of Porters Farm to a well-being centre focusing on the needs of National Health Service (NHS) workers. The centre would comprise a central hub building with associated buildings in the curtilage to serve as a therapy suite, pets as therapy building as well as replacement stores and animal enclosure. The buildings would be supplemented by a sensory garden and pedestrian walkways.
2. The existing dwelling Porters Farm would be retained in residential use and a replacement garage is proposed in association with this.
3. A driveway would be installed through the site leading to a 16 bay car parking area with cycle parking proposed to the front of the site. Four domes are proposed at the rear of the site to be used as holiday lets.

Application supporting material:

4.
 - Existing and proposed site plan
 - Existing and proposed floor plans and elevations
 - Design and Heritage statement
 - Planning Statement
 - Preliminary Ecological Appraisal
 - Tree survey
 - Arboricultural Impact Assessment
 - Noise Impact Assessment
 - Transport Statement
 - Land Contamination Assessment
 - Lighting schematic
 - Flood risk Assessment

Site details:

5. Porters Farm is a thatched and rendered grade II listed cottage that sits within a spacious plot of approximately 1 hectare. The dwelling is located within the Housing Settlement Boundary for Chedburgh and fronts the highway with the rear of the site stretching into the countryside. A double access point enters and exits onto Queens Lane. The southern boundary of the site bounds the rear gardens of dwellings on Chestnut Crescent up to the edge of the settlement boundary with Ash House and The Nook comprising the northern edge.
6. A disused swimming pool and tennis court are located to the rear of the dwelling. The boundaries comprise established trees and hedging.

Planning history:

7. Reference	Proposal	Status	Decision date
DC/22/2035/LB	Application for listed building consent - removal of the World War two Laing Hut	Application granted	March 2023

Consultations:

8. Full copies of consultation responses are available to view online through the Council's public access system using the link below:

[DC/22/2034/FUL | 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 | Porters Farm Queens Lane Chedburgh Suffolk IP29 4UT \(westsuffolk.gov.uk\)](#)

9. West Suffolk Conservation Officer

- The disused tennis court and existing dilapidated buildings which detract from the setting of the listed building would be removed.
- The existing trees enclose the private garden and screen longer views of the site beyond.
- The land rises from the house towards the east and there is no intervisibility between the house and its garden and the wider site.
- Although the new garage would be larger than the existing one, it would be located to the side of the house, in the same place as the existing garage and remains clearly subservient to the listed building.
- The concept for the centre includes using the benefits of the natural environment and the buildings are designed to be simple and unobtrusive within their surroundings. They would be single storey and use materials with natural muted tones to suit their serene and calming environment.
- Overall, the proposals would enhance the immediate setting of the listed building. No objection to this application subject to conditions in respect of materials and details.

10. West Suffolk Public Health and Housing

No objections subject to conditions in respect of the noise report. Recommends clarification is sought on the proposed times of use and whether a condition could be used restricting these, although its recognised this might not be possible. Consideration could be given to restricting times of access/egress to the site, times of deliveries/collections, and a complete restriction on the playing of amplified music and /or amplified voice on site.

11. West Suffolk Environment Team – contaminated land

Satisfied that the risk from contaminated land is low.

12. West Suffolk Environment Team – Air Quality

Recommends condition to ensure 15% of parking spaces are fitted with electric charge points.

13. West Suffolk Waste Team

Asked for bin collection point details – These have since been shown in the layout plan.

14. Place Services – Landscape

- Note the limitation of views and intimate enclosure of the site, but careful consideration must be made to create a harmonious balance between vegetative screening from outside receptors whilst maintaining open landscape views from users of the Site.
- No Public Rights of Way (PRoW) or visual receptors that would sustain major adverse effects, however, it is recommended that the application be supported by a Landscape and Visual Appraisal (LVA) including night time character.
- Concerns with regard to the nocturnal character of the site and the impact of lighting to the tranquillity of the locality.
- The site plan indicates that the 4no. glamping domes would be introduced at the eastern extent of the site. Nevertheless, the dispersed pattern of settlement is a defining character and quality of this landscape. Therefore, the landscape is vulnerable to infill development which reduces the gaps between buildings and alters the loose and organic settlement character.
- Welcome the reduction in hard landscaping from initial plans as this retains the rural character and dispersed nature of settlement between buildings.
- Clarification required on surfacing within site
- Recommend the use of the 'Forest Green' outer canvas for the domes
- Suggestions for appropriate planting within the site
- Every effort should be made to minimise the urbanising influences (i.e., kerbing, widening, domestic paraphernalia) to ensure that the proposals are sympathetic to the rural surroundings.
- Recommends conditions for hard and soft landscaping and a landscape management plan.

15. Place Services – Trees

- The provided Arboricultural Impact Assessment (AIA) has shown 30 trees, 19 groups of trees and 2 shrub groups on or adjacent to the site.
- One of the trees has been classed a category A, 8 Trees and 4 groups as category B, 19 trees and 15 groups as category C and 2 category U trees.
- The removal of six category C trees, six category C groups and two category U trees have been outlined.
- The removal of category C trees is not a material consideration in relation to planning and therefore no objection is raised.
- The category U trees are likely to be removed irrespective of this application.
- The pruning works described are in line with British Standard.
- Mitigation planting has been stated for the removed trees, with the planting of 14 or 15 trees having been suggested, this would mitigate the removal of the number of trees.

- The proposed development includes encroachment into the Root Protection Areas (RPAs) of the retained trees. Mitigation measures include tree protection measures, ground protection and the use of hand tools as such negative impacts are limited.
- No objection in relation to arboriculture to this application, however an Arboricultural Method Statement and Tree Protection Plan is required accompanied with a soft landscaping plan.

16.Place Services – Ecology

No objection subject to securing biodiversity mitigation and enhancement measures by condition. This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

17.SCC Highway Authority

No objection subject to conditions regarding the access, visibility, surfacing, parking provision including cycles and electric charge points, gradient, construction management strategy and bin storage.

18.SCC Archaeology

There would be no significant impact on known archaeological sites or areas with archaeological potential. No objection to the development and no archaeological mitigation is required.

19.Suffolk Fire and Rescue

No additional water supply for fire fighting purposes is required in respect of this planning application. Recommends the provision of automatic sprinkler systems.

20.Anglian Water

Confirmed that Chedburgh water recycling centre has sufficient capacity for these flows in respect of wastewater and the proposed connection is acceptable.

Representations:

21.Cllr Chester (Ward member for Chedburgh and Chevington)

I attended the public meeting regarding the above application January 3rd. Subsequently, given the local interest and concern and notwithstanding the Parish Council's 'No objections', as Ward Member I would like to call the application in.

22.Chedburgh Parish Council comment:

No objections to these two planning applications but wish the following comments to be considered by WSC Planning Committee as they make their decision:

1. The Parish Council has some concern over the excessive strain that will be added to the already inadequate sewage system that runs under Queen's Lane and collects most of the village's sewage and has historically flooded when the water table is full due to heavy rain. According to the Flood Risk Assessment report 3:12 build over agreement with Anglian Water at the time of building needs to be addressed with sewers being 3m below the road surface. The Parish Council ask that this is given due consideration during the build phase of this project.

2. The parking should have a total of 15% given to electric parking spaces and not the 12.5% mentioned in the plan.
3. There is some concern from parishioners of Chedburgh that wildlife will be affected during the build period. Could there be some sort of practical management approach placed into the scheme to help the wildlife during the build process?
4. There was some concern over light levels from the pods once the site is built and up and running. Could there be reassurance that these pods do not shine brightly at night disturbing wildlife and local neighbours?
5. Could there be re-instatement of the boundary fence between the gardens of Chestnut Crescent and where the animal huts/shelters are to be sited. Also, could the animal shelters have their rear walls (with no windows) placed along this boundary fence with the animals' open areas placed on the other side of the buildings, or for these buildings to be sited at the opposite side of the plot away from this boundary?
6. Chedburgh Parish Council would also like to see the business licence contain the information that all travel to and from the site should be from the south of Chedburgh off the A143 junction and NOT from the north side of the village via Chevington junction with the A143.
7. When considering the business licence could West Suffolk Council add conditions regarding the ongoing growth to the business and limit the number accommodation pods that can be added and also a condition that it is to remain a Wellness and Health Hub and not be sold on as a tourist business in the future.
8. Finally, with regard to the demolition of the WWII Laing hut, the Parish Council will not contest its demolition and all agreed that the systems to be used to mitigate the sound of the gravel drive and the system to install low level lighting throughout the site and the traffic restrictions prompting the use of golf buggies or wheelbarrows is seen as a positive solution to these problems.

23.18 letters of objection were received from local residents raising the following summarised concerns:

- Wrong location
- Will change character of the area
- Hub building is too large and too close to Listed building
- Overdevelopment – out of keeping with village
- Close to neighbouring dwellings
- Loss of amenity – activity, disturbance, overlooking, change view, loss of privacy, noise, impact on mental health of residents
- Noise – from activity, gravel driveway and animals – 24/7
- Light pollution
- Air pollution
- Will create traffic and parking issues - Queens Lane is a quiet lane
- Detrimental impact on wildlife
- Lack of boundary fence
- Loss of trees
- Will overwhelm drainage and sewerage system
- Poor transport links
- No facilities in village
- Should not include increase in animals on site, issue with rats
- Rainwater and surface water disposal?
- Shouldn't provide tourist accommodation
- Concerns over law and order. How will site be policed
- Concerns over future development

- Development will not benefit the village – should donate percentage of profits to Parish Council
- Will set a precedent for future development

24.5 letters of support have been received making the following summarised comments:

- Positive addition to the village
- Need for facilities
- Good plan
- Minimal effect on views and environment of residents
- Positive effect on economy and job creation / prosperity to the village
- Concerns over sewage system should be raised with Anglian water and not the applicant
- Might encourage other small businesses possibly a local shop

Policy:

25. 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.

26. 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:

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 DM15 Listed Buildings

Policy DM34 Tourism Development

Policy DM41 Community Facilities and Services

Policy DM46 Parking Standards

Vision Policy RV1 - Presumption in favour of Sustainable Development

Vision Policy RV17 - Chedburgh

Core Strategy Policy CS3 - Design and Local Distinctiveness

Other planning policy:

National Planning Policy Framework (NPPF)

27. 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:

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

- Principle of Development
- Visual Amenity
- Impact on Listed Building
- Impact on Residential Amenity
- Highway Safety
- Trees
- Ecology
- Other Issues

Principle of Development

29. 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 Development Plan comprises the policies set out in the Joint Development Management Policies Document (2015), the Core Strategy Development Plan Document (2010) and the Rural Vision (2014). National planning policies set out in the National Planning Policy Framework 2021 are also a key material consideration.

30. Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For decision taking, development proposals that accord with an up-to-date development plan should be approved without delay. Conversely therefore, development not in accordance with the development plan should be refused unless material considerations indicate otherwise.

31. Chedburgh is classified a local service centre within the Core Strategy. The Rural Vision 2031 describes these centres as villages which have some services and facilities to meet the needs of their communities and may be

suitable for a small amount of additional growth. RV17 sets out the services available within the village (village hall, church, employment sites) and confirms its good transport links to the A143.

32. The applicants have offered mental health support informally for the last 4 years and this project seeks to formalise this use with a development specifically designed to promote well-being, largely, but not exclusively to healthcare workers. It is intended that dedicated mental health and wellbeing workshops (with a maximum of 12) take place 3 days a week at their peak. As well as the consultation and supportive care envisaged, the centre would offer opportunities to engage with nature and interact with the applicant's animals.
33. Policy DM41 refers to community facilities and services (including healthcare facilities) providing a vital role in terms of health and wellbeing, social, recreational and cultural needs of a community. Whilst this policy is generally applied to facilities used almost exclusively by the surrounding community, such as village shops, the centre proposed is focused largely (albeit not exclusively) on healthcare workers and will therefore also be accessed by those outside of the direct community. It is understood that several local groups have expressed an interest in using the site and as such, there is potential for local community benefit.
34. Policy DM5 is applicable as whilst the dwelling sits within the village and Housing Settlement Boundary for Chedburgh, due to the extent of garden, the rear of the site sits outside of this envelope and is classified as countryside. This policy seeks to protect the countryside from unsustainable development, albeit allows economic growth and enterprise that recognises the intrinsic character and beauty of the countryside where:
- It will not result in irreversible loss of best and most versatile agricultural land;
 - There will be no significant detrimental impact on the historic environment, character and visual amenity of the landscape or nature conservation and biodiversity; and
 - There will be no significant adverse impact on the local highway network.
35. In this case, the facility proposed encompasses a large single storey hub building with smaller detached buildings to house an individual therapy suite, pets as therapy building and replacement store and animal shelter.
36. The site has historically been residential garden (as opposed to agricultural land) and consequently, we are not considering loss of agricultural land. In respect of the other considerations these will be discussed further within the report.
37. Additionally, the proposed pods will provide self-sufficient short stay accommodation within the site. Whilst they may be used by those accessing the wellbeing centre they could also be booked independently. Policy DM34 seeks to direct overnight visitor accommodation to sites that relate well to the main urban areas and defined settlements and can be made readily accessible to adequate public transport, cycling and walking links. In addition, in rural areas it must also have no significant adverse

impact on nature conservation, biodiversity or the character and appearance of the landscape and be of an appropriate scale.

38. These considerations largely mirror those required under DM5 and consequently will be discussed further below.
39. The Rural Vision 2031 acknowledges that health services have limited resources and community groups and individuals need to take an increasing responsibility, particularly in rural areas. Aspiration 22 aims for villages that are vibrant hubs of activity with health services and activities wherever possible and practical.
40. National Planning policy increasingly refers to the link between good planning and positive impacts on mental health and wellbeing, particularly access to green space. The NPPF at chapter 8 promotes healthy and safe communities which states that planning decisions should *enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs*. Everyone is aware of the challenges which face the NHS at present and the impact that it has in its staff. This proposal has the potential to offer support to that crisis and assist West Suffolk in achieving their aspirations for locally based facilities. Whilst this must be seen as weighing in favour of the application, the development proposed must comply with the local plan and consequently, whilst the wellbeing centre and the tourism use could be acceptable in principle, this is subject to meeting the policy requirements outlined above.

Visual Amenity

41. The NPPF stresses the importance the Government attaches to the design of the built environment, confirming good design as a key aspect of sustainable development, indivisible from good planning. The Framework goes on to reinforce these statements by confirming that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
42. These design aspirations are reflected in policies CS3 and DM2, which state that proposals for all development should create a sense of place and/or local character, recognising key features and special qualities of an area.
43. The garden of Porters Farm is naturally divided into distinct parcels by existing trees and landscaping and the proposal seeks to make use of this natural division. Positioning the Hub building within the central clearing prevents views from the front of the site as well as the host dwelling. The Eastern clearing extends to the rear of the site where the domes are proposed. The central car park is sited to the East of the dividing line of trees screening its view from the rest of the site.
44. Place Services have suggested a landscape visual assessment is submitted to support the application. These studies are useful in determining wider landscape impact of projects in the countryside. In this case, the boundaries of the site comprise established and mature tree planting. To the rear of the site, agricultural land bounds with no public right of way or public highway nearby. Given this, whilst views into the site are not achievable from the countryside, if they were they would be apparent only

to those working on the land as opposed to publicly available vantage points.

45. Concerns regarding the nocturnal character of the site are justified and in response a lighting schematic has been submitted detailing low level lighting throughout the site, albeit full details would be required by condition. The glamping pods would also be fitted with a curtain to prevent unnecessary light pollution.
46. The buildings themselves have been sensitively designed in single storey with pitched roofs and timber cladding. Their simple form and high quality appearance respect the rural nature of the site. Similarly, whilst it is necessary to provide a driveway and associated parking these are specified as a mesh gravel retaining system which is suitable to carry the necessary load required by building regulations and the fire service as well as reducing its appearance as far as possible. Utilising the various clearings in the site to locate buildings and parking areas where they will have least impact ensures a development which will be relatively unobtrusive. Furthermore, removal of the existing store and animal shelter as well as the disused tennis court are likely to improve the overall appearance of the site.
47. The setting is inherently rural and undoubtedly the buildings and associated infrastructure will have a somewhat urbanising effect on the site. Whilst a busy scene is created behind the dwelling with the disused swimming pool, tennis court and outbuildings, the rear of the plot appears tranquil and largely undisturbed. Notwithstanding this, beyond the frontage views of the site are almost entirely obscured by mature landscaping which conditions will ensure is retained. Further conditions will ensure a sensitive lighting scheme is achieved as well as low impact hard landscaping. Any harm in regard to the wider landscape must therefore be considered limited.
48. Therefore, in respect of policies 5 and DM34 the proposal is not considered to have a significant adverse impact on the character and visual amenity of the landscape.

Impact on Listed Building

49. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the Local Planning Authority to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. This requirement for the safeguarding of heritage assets and their settings is echoed in local policy DM15.
50. The simple design, minimal scale and use of natural coloured materials appear sensitive to the host building. Prevailing landscape within the site ensures that there is no intervisibility between Porters Farm and the Hub building or longer views. The Conservation Officer acknowledges the benefits to removing existing dilapidated development which detract from the setting of the listed building and raises no objection to the overall development. The proposals would enhance the immediate setting of the listed building and consequently, the proposals are considered to comply with the provisions of policy DM15 and the NPPF.

Impact on residential Amenity

51. Policy DM2 seeks to protect against loss of amenity by reason of noise, light pollution, disturbance, overlooking and traffic as well as residential amenity.
52. A noise impact assessment has been submitted within the application. This has measured the existing background noise level and then taken into account any predicted sound to be made on site and its impact on the nearest receptors. This includes noise from the two proposed air source heat pumps, two air conditioning units, as well as noise from human activity, vehicles idling and car doors slamming. The report concludes that the predicted resultant noise levels from the proposed activities and plant are expected to meet appropriate and reasonable guidance and the relevant noise criteria.
53. At present the applicants have several farm yard animals (ducks, geese, pig, rabbits) which have been rescued over time. The proposal seeks to allow visitors to interact with these animals as a way of informal therapy. The intention is not to increase the number of animals on site which has been raised as a potential for further noise. The plans propose a new animal shelter which has been designed to improve the acoustic separation between adjacent dwellings and the animals.
54. Nearby residents have raised a number of other concerns largely in respect of the impact of the use of residential amenity. It is anticipated that vehicle movements will be limited to set arrival and departure times and it is likely that those immediately adjacent the site frontage will notice this activity.
55. There is the potential for the glamping domes to be rented separately to the wellbeing centre use and if full this could provide 16 additional people on site. The location of these domes on the Eastern boundary provides a separation distance of approximately 190 metres from the nearest dwelling. Intervening landscaping should also assist in dampening any sound emitted.
56. It is acknowledged that some views from direct neighbours may be possible but given the separation distance and single storey nature of the buildings they are unlikely to result in any overlooking or loss of privacy. During the course of the application the proposed store building has been amended to remove windows on the facing elevation which would have provided views into neighbouring gardens.
57. Concerns have been raised regarding ongoing growth of the site and whether a licence could restrict development. Planning permission would be required for any additional glamping domes or buildings as well as any proposal to change the use of the site and buildings within. Any subsequent planning application would be subject to the usual public consultation. Furthermore, concerns have been raised in terms of this development setting a precedent within the village. All applications are considered on their own merits.
58. A condition is recommended to secure a site management plan prior to first use of the centre or pods. This would set out the general timetable of events on site, specify parking and provide contact details for any issues

on site. It will also include 'site rules' for those visiting the site and outline how noise and activity will be controlled so it doesn't cause a disturbance.

59. Overall, whilst it is acknowledged that there will be considerable change to the amount of activity taking place on the application site, given the proposed use which is inherently quiet and mindful, combined with the location of buildings and landscape buffers, the proposal is not considered to result in a significant loss of amenity to local residents.

Highway Safety

60. The NPPF promotes all forms of sustainable transport, advising that development should provide for high quality walking and cycling networks. It goes on to advise that development should not be prevented or refused on transport grounds, unless there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development would be severe.
61. Policy DM2 of the Joint Development Management Policies Document also requires that new development should produce designs that accord with standards and maintain or enhance the safety of the highway network and policy DM46 confirms that the authority will seek to reduce over-reliance on the car and promote more sustainable forms of transport. DM46 states that all development shall comply with Suffolk Highway Authority parking standards.
62. In terms of highway impact, at present the site is purely residential and the development proposed will undoubtedly increase traffic to the site. Chedburgh is approximately 5 miles from Bury St. Edmunds and does benefit from a direct link to the A143 and a bus service. However, it's realistic to assume that most visitors accessing the facility will travel by car, given the unique use proposed there is an assumption that some of the users will be travelling from further afield. The site is however accessible on foot with a lit pavement on Queens Lane for those locally to use as well as secure cycle storage provided.
63. Existing accesses at the site will be formalised with dropped kerbs providing an in and out arrangement to the existing gravelled frontage which contains 7 parking spaces. A new driveway will wind through the site consisting of a meshed gravel driveway which leads to a 16 space car park. The accompanying transport statement sets out how the number of spaces was achieved. The central car park would serve the workshop attendees and any external therapists. The front car park would accommodate those in the glamping domes. Given the days envisaged for glamping to take place, users would access the central car park for drop off and pick up, but would not be travelling through the site on workshop days.
64. There are no external areas of hard standing to accommodate additional vehicles so this amount of parking, whilst generous, is thought acceptable and no objections are raised by the Highway Authority.
65. In respect of policy DM5 the Highway Authority are satisfied that there will be no significant adverse impact on the local highway network and due to the location within a defined settlement and with access to public transport

and the main road, as well as a lit and paved footway the proposal complies with the provisions of DM34.

66.The proposals are therefore considered to comply with the provisions of the NPPF, DM2, DM5, DM34 and DM46

Trees

67.DM13 is the primary policy when considering the impact of proposals on landscape features, such as trees and planting, as well as landscape character. Whilst the site is not within an area of particular landscape sensitivity it is crucial that the development respects the rural setting of the locality.

68.The application is supported by a tree survey and arboricultural impact assessment. The report states that several trees will be removed and these are categorised as C or U. As such, no objection is raised to their removal. 14 replacement trees have been suggested to ensure there is no loss to tree cover. All works proposed to retained trees is in line with British standards. Furthermore, whilst there is some encroachment into root protection areas the mitigation measures outlined are considered appropriate.

69.Consequently, the application accords with DM13 in that all tree removals and works thereon are considered acceptable and will ensure no adverse impact to the well treed character of the site.

Ecology

70.When determining applications, the Local Planning Authority has a statutory duty to consider biodiversity under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006. The NPPF within section 15, para 180 seeks to conserve and enhance biodiversity and suggests that opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity.

71.At a local level, this is exhibited through policies DM11 and DM12. The NPPF as well as DM12 seek to ensure that all developments provide ecological enhancements.

72.There are no sites of international or national importance within or directly adjacent to the site. However, there are habitats within the application site including hedgerows and trees which contribute to the biodiversity of the site and have the potential to support protected species.

73.A preliminary Ecological Appraisal has been submitted which confirms that the proposed development will not directly impact or cause the loss of habitats suitable for use by protected species. Mitigation measures during construction have been outlined and will be captured within a condition.

74.On this basis, the application is considered to result in a biodiversity net gain with a condition recommended to secure the delivery of these enhancements in accordance with policies DM11, DM12 and the NPPF.

Other Issues

75. The site is located in flood zone 1 which is at the least risk of flooding. However local residents have raised concerns in respect of surface water flooding and foul drainage. The drainage hierarchy states that sewerage should be connected to the mains if it is available. Given that this connection is available and Anglian Water have confirmed there is capacity to accommodate it, this is the correct drainage method. In terms of surface water drainage this is provided on site to manage the additional flow.
76. Paragraph 107 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 112 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.
77. 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).
78. 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.
79. Electric vehicle charge points are shown on the proposed layout, totalling 15% of the spaces onsite and it is recommended that prior to first use these spaces are provided with charge points.

Conclusion:

80. The development proposed involves some urbanisation of the site which at present is predominantly laid to grass. The infrastructure associated with the development requires a considerable length of driveway and parking areas in addition to the buildings themselves. Furthermore, this indicates the amount of traffic likely to access the site. Only 5 miles from Bury St. Edmunds, the site has an innately rural character which would be subject to considerable change as a result of this development. As such, the recommendation has to be a balanced one.
81. The site is almost entirely enclosed by established trees and hedging, such that views into the site are severely limited. As a consequence, there is extremely limited harm to the wider landscape character. The buildings have been designed to be high quality and sensitive to their location within the grounds of a heritage asset. Their simple discreet form and positioning within the clearings of the site ensure they remain unobtrusive. Consultees have not raised objections to the application, albeit a number of finer details are required and secured by condition. The proposal is considered to enhance the setting of the listed building, preserve the internal landscape features of the site, protect ecology and not have an adverse

impact on highway safety. It is acknowledged that those residents close to the site will experience change as a result of activity within the site. Given the limitation of visibility from these dwellings, combined with the nature of the proposed use any loss of residential amenity is considered to be marginal.

82.The proposal to provide a non-medical wellbeing facility to those working for the national health service is a unique offering. It meets the aspirations within the Local Plan to provide healthcare facilities within villages and by individuals as opposed to relying on the currently struggling system. Indeed, it is the tranquil setting and rural character which is so integral to this particular development. Therefore, whilst acknowledging the dis-benefits discussed within this report and giving them adequate weight in the balance of considerations, the benefits are considered to outweigh these.

83.Having regard to the local plan and national planning policy, the application is considered to be in compliance with policies DM1, DM2, DM5, DM11, DM12, DM13, DM15, DM34, DM46, CS3, RV1 and the NPPF and recommended for approval.

Recommendation:

84.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:

Reference number	Plan type	Date received
TP075- 1000 REV 5	Existing site plan	22.11.22
TP075- 1110 REV 1	Existing plans	22.11.22
TPO75-1050 REV 11	Proposed site plan	26.1.23
TPO75-1051 REV 9	Proposed site plan	26.1.23
TP075- 1100 REV 1	Proposed plans	22.11.22
TP075- 1105 REV 1	Proposed plans	22.11.22
TP075- 1115 REV 2	Proposed plans	26.1.23
TP075- 1120 REV 2	Existing and proposed plans	26.1.23
F40	Proposed plans	26.1.23
F50	Proposed plans	26.1.23

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

- 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.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. This is a pre-commencement condition because an approved Management Strategy must be in place at the outset of the development.

- 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.

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.

- 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.

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.

- 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.

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.

- 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.

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).

- 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.

Reason: To 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)

- 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.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species).

- 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.

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.

- 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).

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.

- 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.

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.

- 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.

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. This needs to be a pre-commencement condition because access for general construction traffic is not otherwise achievable safely.

- 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.

Reason: To avoid unacceptable safety risk from skidding vehicles and provide for pedestrian and cycling access.

- 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.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safe including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

- 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.

Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.

- 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.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained 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 and promote sustainable modes of travel.

- 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.

Reason: To ensure that sufficient areas for secure cycle storage are provided in accordance with Suffolk Guidance for Parking (2019) to promote sustainable travel.

- 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.

Reason: To protect the amenities of occupiers of properties in the locality, in accordance with policies DM2 and DM14 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.

- 21 Deliveries to the site shall only take place between the hours of 07:00 and 19:00 Mondays to Saturdays with any deliveries outside of these times unloading at the front of the site at Porters Farm.

Reason: To protect the amenities of occupiers of properties in the locality, 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.

- 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.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM34 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 6 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 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.

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.

- 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.

The development shall be implemented and operated in accordance with the site management plan with any changes approved in writing by the local authority.

Reason: To protect the amenity of the area, 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.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/22/2034/FUL](#)