



Committee Report

Planning Committee - 25 August 2020

Application no DC/20/1418/FUL

Location

Iken Hall
Tunstall Road
Iken
Suffolk
IP12 2EP

Expiry date	1 June 2020
Application type	Full Application
Applicant	Mr & Mrs A Hutson
Parish	Iken
Proposal	Machinery storage building.
Case Officer	Rachel Smith 01394 444628 rachel.smith@eastsuffolk.gov.uk

1. Summary

- 1.1. The application site is located in the countryside within the parish of Iken. It also lies within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The proposal involves the erection of a building to house equipment for the maintenance of a meadow to the north and west of Iken Hall.
- 1.2. The application was presented to the Referral Panel on 14th July 2020 as the Parish Council objected to the proposal which is being recommended for approval. The Referral Panel considered that given the previous refusals for storage buildings on the site, the application should be determined by Planning Committee.

2. Site description

- 2.1. The application site comprises an area of approximately 5 Hectares to the north of Tunstall Road, in the countryside, within the Parish of Iken. To the north of the site is the River Alde.

Along the southern boundary adjacent to the highway is a hedge line and there is a small area of trees to the east of the site access. A public footpath gives access through the site to the river. The proposed building would be situated to the west of the access to the north of the boundary hedge.

3. Proposal

- 3.1. The application proposal seeks the erection of a storage building required to keep equipment for maintenance purposes in relation to the wider site (approx. 5 Hectares).
- 3.2. The building would be 11 metres wide and 5 metres deep with a maximum height of 6 metres. It would be finished in black stained timber boarding on a brick plinth with a tiled roof.

4. Consultations/comments

- 4.1. No third-party comments received.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Iken Parish Council	9 April 2020	19 April 2020
<p>Summary of comments:</p> <p>Customer objects to the Planning Application</p> <ul style="list-style-type: none"> - Loss of open space - Loss of outlook - Loss of view - Other reason <ol style="list-style-type: none"> 1. The plans (of the curtilage) as shown on the previous application were those that local knowledge could support. This plan of the curtilage has included part of a field which has not been part of the curtilage but which was used as a car park for an illegal camping enterprise. 2. There is an area on the plans which touches the new site to the west of the garden area and may be put forward as suggested curtilage of Iken Hall. Any area to the west of the line of trees or even including the trees is far too remote to qualify as curtilage. 3. The new site is positioned in an open field which is an AONB and no development should take place there. In 2006 SCDC refused plans for the same applicant to build a barn/storage building under similar circumstances. 4. There are wooden bases and small wooden sheds dotted around this field which are the remains of a campsite erected without planning permission and subsequently closed by SCDC. These constructions should have been removed. 5. The building would be best kept within the vast curtilage of the main house. <p>The visual impact on the SSSI in Iken parish is key, particularly for Iken PC. Large numbers walk from Snape to Iken beach every year and the site is clearly visible from the river path and the path through the field. The coastal path will make this area more important for tourists. The statement from Nicholas Newton that the PROW is not greatly used is simply not true. And again, this will</p>		

become more important as the Coastal Path gets busier.

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Archaeological Unit	9 April 2020	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
Suffolk County - Rights Of Way	9 June 2020	No response
Summary of comments: None received		

Non statutory consultees

Consultee	Date consulted	Date reply received
Landscape Team (Internal)	9 April 2020	16 April 2020
Summary of comments: Comments included in report		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	9 April 2020	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
Suffolk Fire And Rescue Service	N/A	18 May 2020
Summary of comments: Suffolk Fire and Rescue Service records show that the nearest fire hydrant in this location is over 180m from the proposed build site and we therefore recommend that consideration is given to providing extra water for firefighting purposes		

Consultee	Date consulted	Date reply received
Alde And Ore Association	N/A	2 July 2020
Summary of comments: Object		

Consultee	Date consulted	Date reply received
Suffolk Coasts And Heaths Project	N/A	1 May 2020
Summary of comments: Objects		

Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Tree Preservation Order	18 June 2020	9 July 2020	East Anglian Daily Times

Category	Published	Expiry	Publication
Tree Preservation Order	16 April 2020	8 May 2020	East Anglian Daily Times

Site notices

General Site Notice	Reason for site notice: Tree Preservation Order In the Vicinity of Public Right of Way Date posted: Expiry date:
---------------------	---

5. Planning policy

5.1. In addition to considering applications in accordance with the National Planning Policy Framework (NPPF 2019) and the National Planning Policy Guidance (NPPG), Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Local Planning Authority's 'Development Plan', unless material considerations indicate otherwise.

5.2. East Suffolk Council's Development Plan, as relevant to this proposal, consists of:

- East Suffolk Council - Suffolk Coastal District Local Plan – Core Strategy and Development Management Development Plan Document (Adopted July 2013);
- East Suffolk Council – Suffolk Coastal District Local Plan – Site Allocation and Area Specific Policies Development Plan Document (Adopted January 2017) and;

- The 'Saved' Policies of the Suffolk Coastal Local Plan incorporating the first and second alterations.

5.3. The relevant policies of the Suffolk Coastal District Local Plan – Core Strategy and Development Management Development Plan Document (Adopted July 2013) and Suffolk Coastal District Local Plan – Site Allocation and Area Specific Policies Development Plan Document (Adopted January 2017) are:

- SP1 - Sustainable Development (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- SP1a - Presumption in Favour of Sustainable Development (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- SP15 - Landscape and Townscape (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- SP29 - The Countryside (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- DM21 - Design: Aesthetics (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- DM15 - Agricultural Buildings and Structures (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

5.4. The new Local Plan (covering the former Suffolk Coastal area) was submitted to the Planning Inspectorate for examination on Friday 29th March 2019. PINS confirmed the submission and the examinations were held in August/September 2019. The Inspectors letter of 31st January 2020 states "Overall, I consider that, subject to main modifications, the Plan is likely to be capable of being found legally compliant and sound."

5.5. The consultation on the Main Modifications has been completed (finished 10 July 2020). A copy of the updated Local Plan including the Main Modifications and details of the consultation can be found on the Council's website at:
<https://suffolkcoastallocalplan.inconsult.uk/consult.ti/mainmodifications2020/>.

5.6. In relation to the current weight that can be attributed to the policies in the emerging Suffolk Coastal Local Plan, paragraph 48a) of the 2019 NPPF sets out that the more advanced the emerging plan is in the plan making process, the greater the weight that may be afforded to the policies within it.

5.7. The relevant Policies within the emerging Suffolk Coastal Local Plan are:

- SCLP3.3 – Settlement Boundaries
- SCLP10.4 – Landscape Character

6. Planning considerations

- 6.1. The site is located in a sensitive landscape within the nationally recognised landscape designation, the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The proposed building would be relatively modest in size and scale and constructed in a traditional design which is considered to be acceptable in design terms.
- 6.2. The application was originally entitled a 'garden machinery store' however the application was made on full planning permission forms, included the planning application fee relating to an agricultural building and is located outside of the residential curtilage of Iken Hall. It was later confirmed that the building would be used for machinery storage in association with the existing agricultural land and the application description has been amended to reflect this.
- 6.3. The site is located in the countryside and development in such areas is generally limited to that which has to be located there because of necessity. As the land on which the building would be located has an agricultural use and extends to approximately 5 Hectares, it is considered reasonable that a storage building is located on the site. Whilst the land is not currently farmed, it would still require some maintenance and the applicant has also set out their plans for planting lavender on the field. The principle of the storage building which is relatively modest in size and proportionate to the land that the applicant has control over is considered to be acceptable and in accordance with Policy DM15 which requires that agricultural buildings would have no adverse impact on landscape, particularly in designated areas and that there would be no highways impact of the development.
- 6.4. The location of the proposed building behind the hedge makes the building less visible from the road, but it is in a more open position in the landscape as a whole. The receptor field is relatively level for around half its width towards the river, before it drops down to the water's edge. Visibility from the popular Snape Maltings to Iken church path is therefore limited with only one location where the top of the building may be visible and where it would be viewed against a backdrop of vegetation. The view from this footpath would therefore not be significantly adversely affected. There will be far greater visibility from the PROW that is adjacent to the site and which runs between the road and riverbank, although this is likely to be a lesser used footpath. Maps showing the location of the PROW show it to be located in close proximity to the location of the proposed building however in reality, it appears to be located further west, on the opposite side of a hedged field boundary, again, providing screening. One existing pine tree towards the east of the site is required to be removed to accommodate the proposed access track however there are no objections to this as the trees would seem to be in need of thinning anyway. Overall, the open position of the barn is not wholly desirable, but it is considered that there are insufficient grounds for objection for reasons concerning landscape and visual impact.
- 6.5. It should be noted that two previous applications have been refused for an agricultural storage building on the site due to the adverse impact on the landscape. One in 2006 (C06/1012) and a second in 2010 (C10/2632). The earlier of these applications proposed a larger building however the latter had a slightly larger footprint however was of a smaller scale than that now being considered. Although the application site was the same as the current application, the Council's records do not show the precise location of the building on

the land for either of these earlier applications. Without knowing the location of the building as previously proposed it is difficult to compare applications however this application was also ten years ago and therefore planting on and around the site could have changed somewhat since then. The recommendation of this application is made based on the current proposal at the current time.

- 6.6. Whilst the concerns of the Parish Council, Alde and Ore Partnership and the AONB Unit are recognised, it is considered that this is the most appropriate location for such a building within the applicant's land. Closer to the river, the building would become more prominent in views from the river path and in its current location it would be screened from the highway by the existing boundary hedge. It is also noted that their comments are based on the description of the building being for garden maintenance which was later corrected.

7. Conclusion

- 7.1. The building is considered to be reasonably necessary for agricultural purposes that would permit the principle of such a development in the countryside and of an appropriate design and location such that it would not have a significantly detrimental impact on the wider countryside. It would therefore accord with the planning policy listed above.

8. Recommendation

- 8.1. Approve subject to the following conditions

Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.
Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be completed in all respects strictly in accordance with Site Plan and Block Plan received 21 May 2020 and drawing no. 2612/19/1 received 6 April 2020, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.
Reason: For the avoidance of doubt as to what has been considered and approved.
3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.
Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity
4. None of the existing trees or hedgerow on the southern site boundary shall be uprooted, felled, wilfully damaged or in any other way destroyed or removed without the prior written consent of the local planning authority. Any trees or hedgerow removed, dying, being severely damaged or becoming seriously diseased within five years of the completion of the development shall be replaced during the first available planting season with trees and/or

shrubs of a size and species which have previously been agreed in writing by the local planning authority.

Reason: To safeguard the visual amenity provided by the trees and hedgerows.

5. The building hereby approved shall be used for storage purposes only in association with the maintenance of the land on which it is situated and shall not be used for any purposes ancillary to a residential dwelling.

Reason: The building is located outside of any residential curtilage and therefore a building in this location would only be approved where it is reasonably necessary for purposes relating to agriculture.

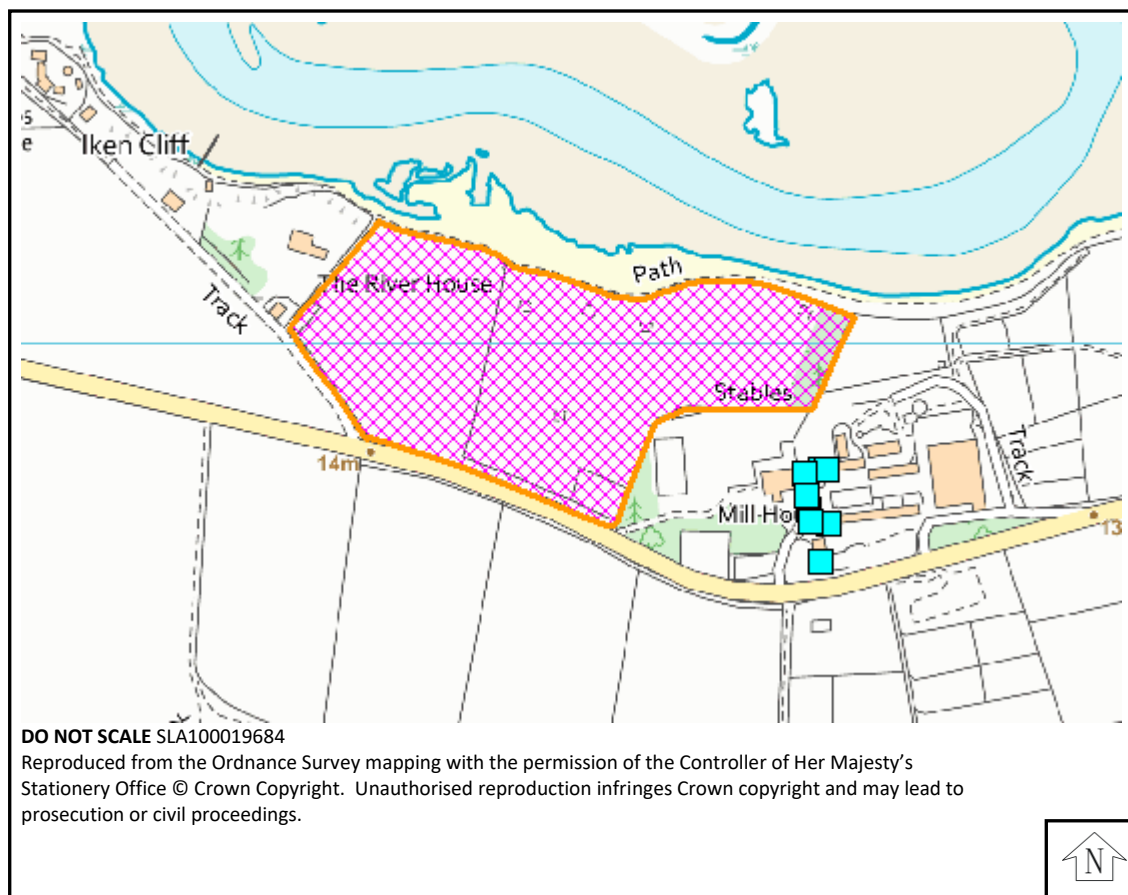
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.





9. Background Papers/information

See application reference DC/20/1418/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q8ERRHQX06000>

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support