

Item 6

DC/22/0573/OUT

Outline Application (Some Matters Reserved) -
Construction of up to two dwellings and access

Land to the north of 18 Mill Road, Newbourne



Trigger to Committee:

The application was presented to the referral panel on 09 August as officers are “minded to refuse” the planning application, contrary to Newbourne Parish Council’s support:

“Newbourne parish council supports the outline application.”

It was concluded that there are material planning considerations which warrant further discussion by the planning committee.

Ward Member:

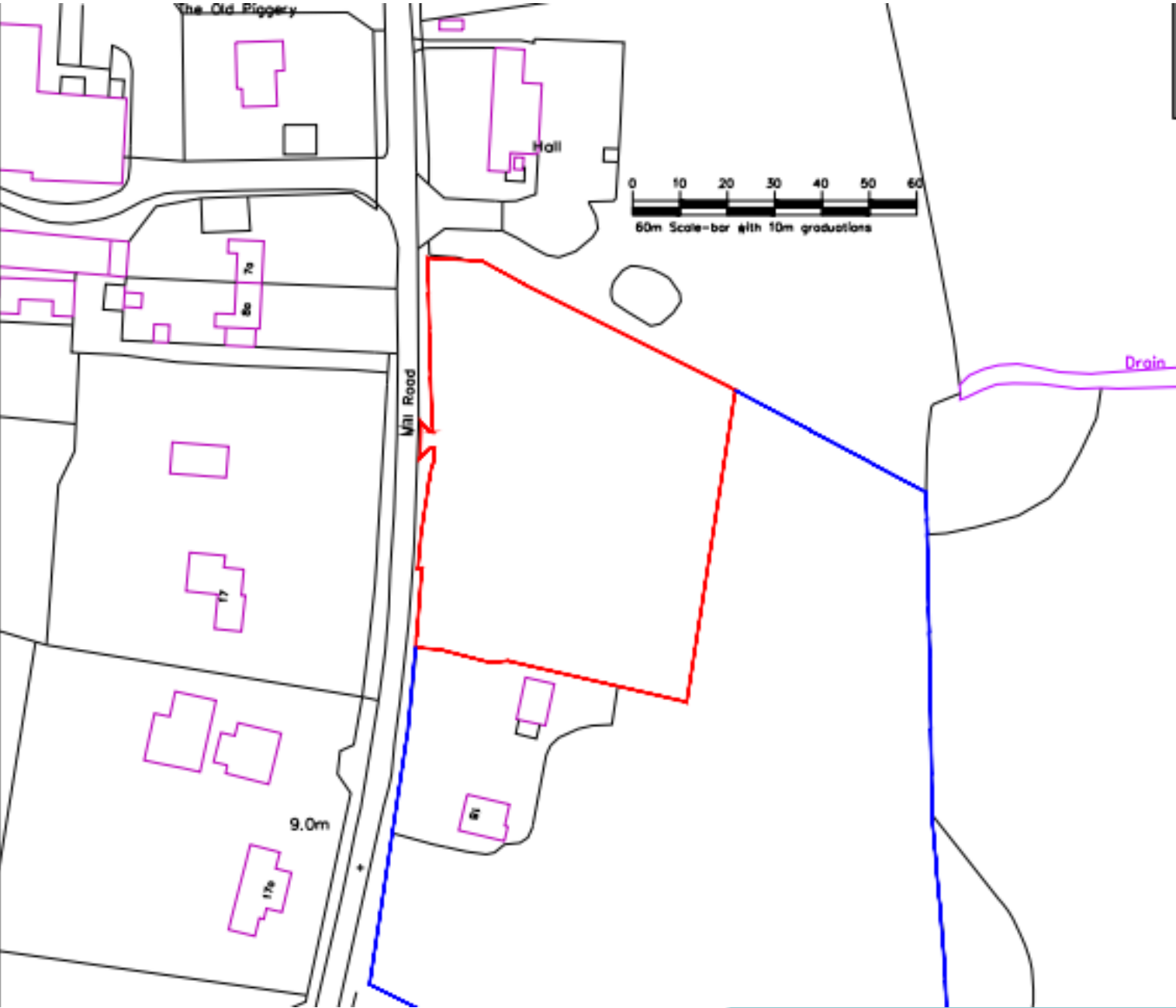
No comments received.

Statutory Consultees:

SCC as Local Highway Authority - No Objections, recommend conditions.



Site Location Plan



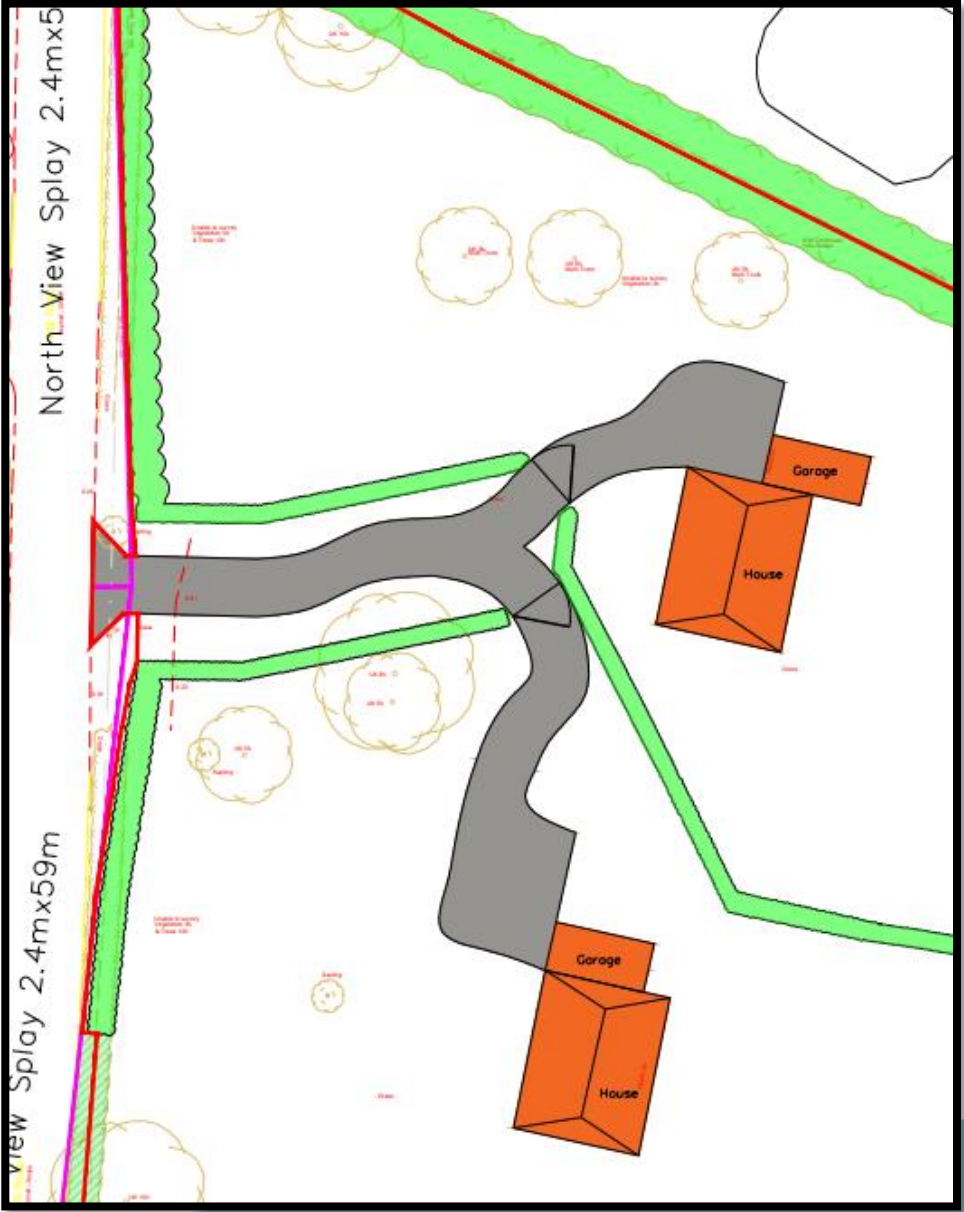
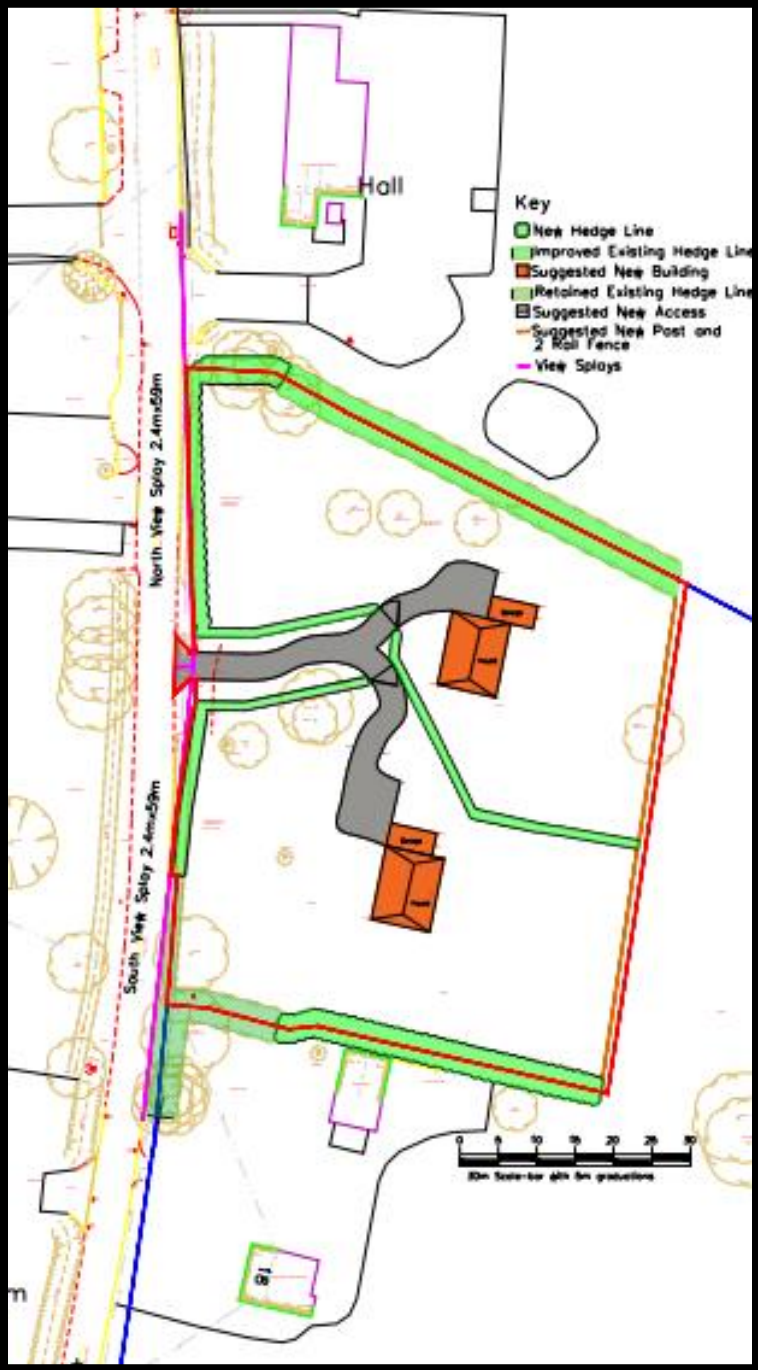
Aerial View of Site (Google ©)



Wider Aerial View of Site (Google ©)



Access Layout



Photographs



North on Mill Road



North east into the site

Photographs



South east into the site



Looking south towards Mill Road

Photographs



Trees and vegetation along the boundary with Mill Road

Photographs – Google Streetview ©



29 Mill Road – looking north towards site

SCLP5.3 – Housing Development in the Countryside

Outside of the defined Settlement Boundaries, new residential development will be limited to:

a) Affordable housing to meet identified local needs on exception sites adjacent to, or well related to, Settlement Boundaries or clusters of housing in the countryside (in accordance with Policy SCLP5.11 and Policy SCLP5.4);

b) Limited development within existing clusters (in accordance with Policy SCLP5.4);

c) Replacement dwellings on a one to one basis where these are no more visually intrusive in the countryside than the building to be replaced;

d) Subdivision of an existing larger dwelling;

e) Conversion of an existing building (in accordance with Policy SCLP5.5);

f) Rural workers dwellings, where there is an essential need for a rural worker to live permanently at or near their place of work (in accordance with Policy SCLP5.6);

g) Other residential development consistent with policy on residential development in the countryside contained in the National Planning Policy Framework.

SCLP5.4 – Housing in Clusters in the Countryside

Proposals for new dwellings within ‘clusters’ in the countryside will be supported where:

a) The proposal is for up to three dwellings within a cluster of five or more dwellings;

Or

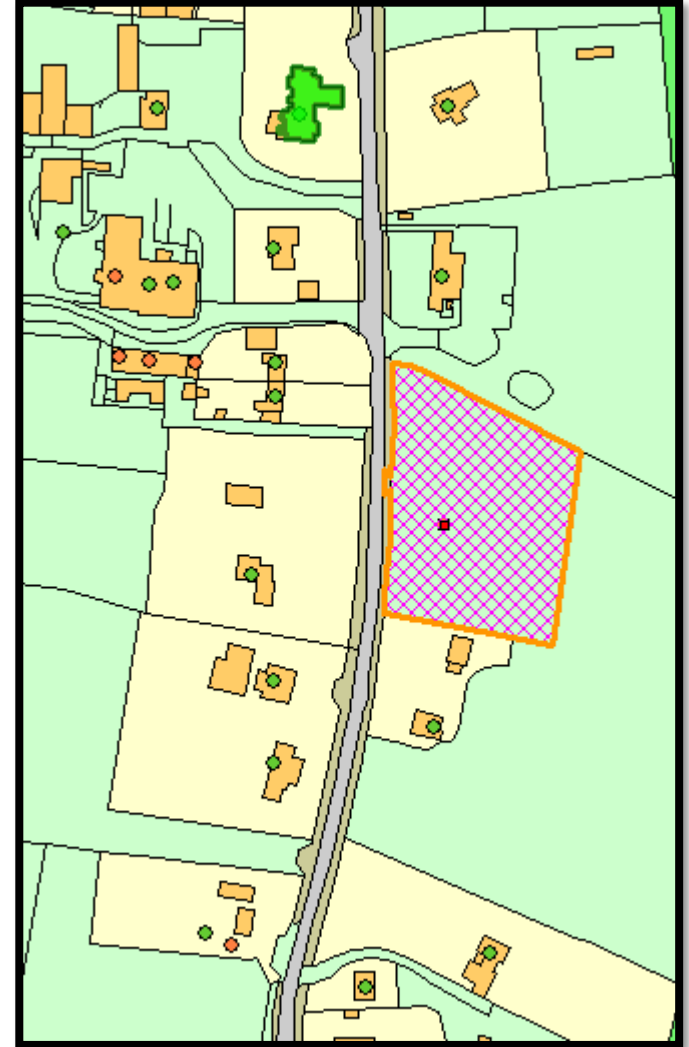
The proposal is for up to five dwellings within a cluster of at least ten existing dwellings which is well related to a Major Centre, Town, Large Village or Small Village;

And

b) The development consists of infilling within a continuous built up frontage, is in a clearly identifiable gap within an existing cluster, or is otherwise located adjacent to existing development on two sides;

c) The development does not represent an extension of the built up area into the surrounding countryside beyond the existing extent of the built up area surrounding, or adjacent to, the site; and

d) It would not cause undue harm to the character and appearance of the cluster or, result in any harmful visual intrusion into the surrounding landscape.



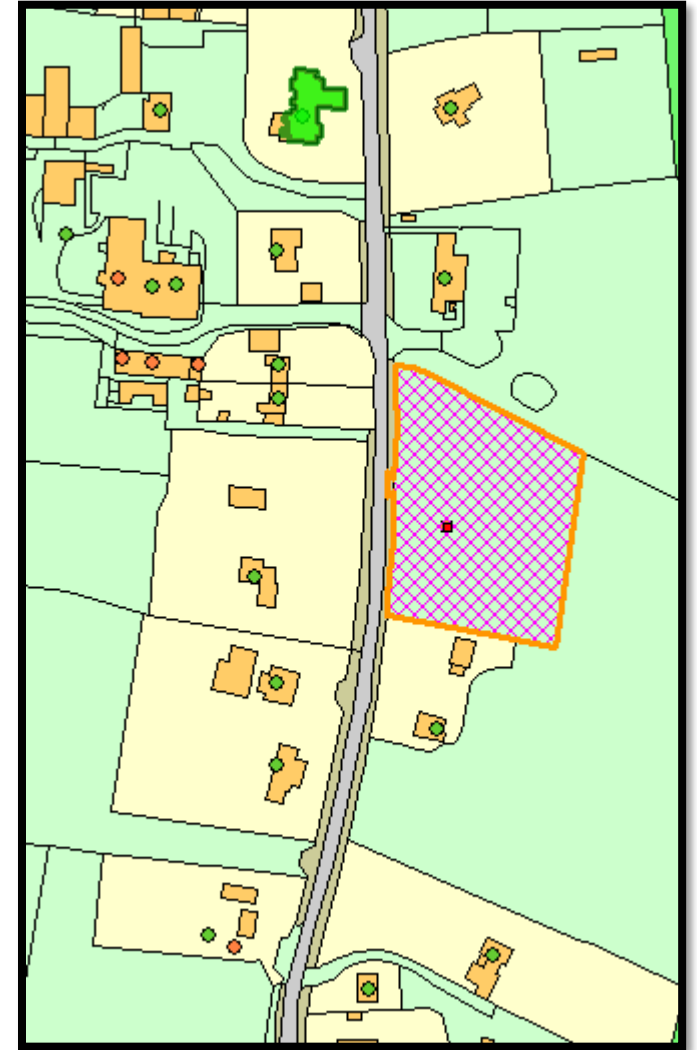
SCLP5.4 – Housing in Clusters in the Countryside

Particular care will be exercised in sensitive locations such as within or in the setting of Conservation Areas and the Area of Outstanding Natural Beauty. **Consideration will also need to be given to the features of Landscape Character Areas in accordance with Policy SCLP10.4.**

The **cumulative impact** of proposals will be a consideration in relation to the criteria above.

A 'cluster' in the context of this policy:

- Consists of a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway; and
- Contains 5 or more dwellings.



SCLP10.4 – Landscape Character (B10 Mill River Valley)

Proposals for development should be informed by, and sympathetic to, the special qualities and features as described in the Suffolk Coastal Landscape Character Assessment (2018), the Settlement Sensitivity Assessment (2018), or successor and updated landscape evidence.

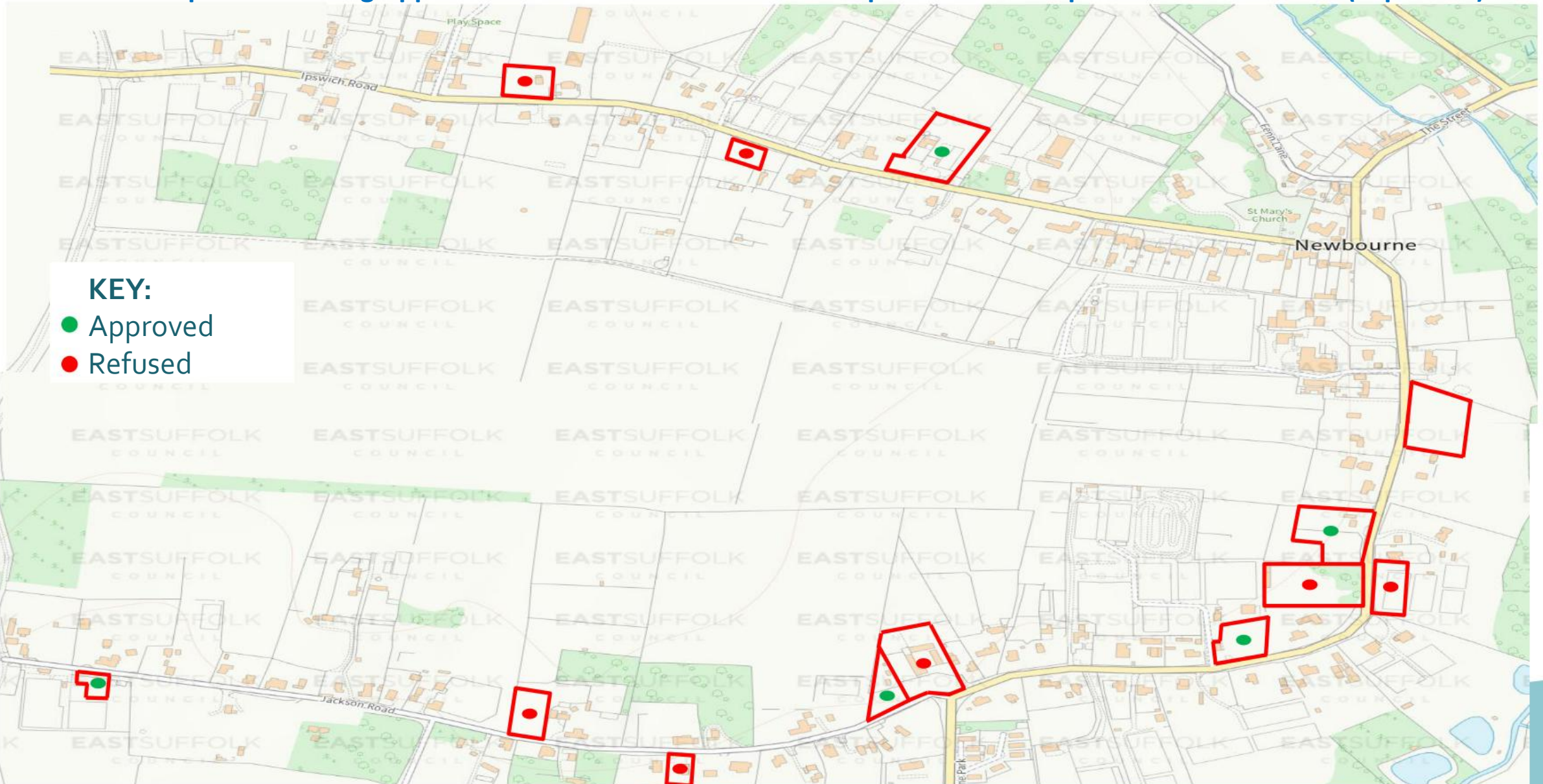
Development proposals will be expected to demonstrate their location, scale, form, design and materials will protect and enhance:

- a) The special qualities and features of the area;
- b) The visual relationship and environment around settlements and their landscape settings;
- c) Distinctive landscape elements including but not limited to watercourses, commons, woodland trees, hedgerows and field boundaries, and their function as ecological corridors;
- d) Visually sensitive skylines, seascapes, river valleys and significant views towards key landscapes and cultural features; and
- e) The growing network of green infrastructure supporting health, wellbeing and social interaction.

Development will not be permitted where it will have a significant adverse impact on rural river valleys, historic park and gardens, coastal, estuary, heathland and other very sensitive landscapes.

SCLP5.4 – Housing in Clusters in the Countryside

Cumulative Impact – Planning Applications for New Residential Development since adoption of the Local Plan (Sept 2020)



SCLP11.9: Newbourne – Former Land Settlement Association Holdings

The Council will encourage the retention of suitable buildings in horticultural or agricultural use of those parts of the former Land Settlement Association Holdings shown on the Policies Map, not currently used or required in connection with the residential curtilages, taking account of any physical features which currently mark garden limits.

The erection of new or replacement dwellings, or extensions to existing dwellings or ancillary residential development will be supported where:

- e) Their scale and design would not harm the character of the former Land Settlement Association Holdings area; and**
- f) In the case of new dwellings, it would represent infill development within the existing frontage and not result in backland development.**

Policy Map 42 – Newbourne

 *Former Land Settlement Association Holdings Area*



Summary of Main Considerations

- **Principle of Development & Landscape Impact**
 - *Compliance with SCLP5.3, SCLP5.4 , SCLP10.4 and SCLP11.9*
- **Design**
 - *Details of appearance, landscaping, layout and scale subject to reserved matters*
- **Access onto Mill Road**
 - *No objection from statutory consultees*
- **Residential Amenity**
 - *It's likely that a proposal could accord with SCLP11.2 at reserved matters stage*
- **Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)**
 - *The required contribution has been received*

Recommendation

Refuse Planning Permission:

This application seeks outline planning permission with some matters reserved for the construction of up to two dwelling and access on and to the north of 18 Mill Road, Newbourne.

The proposed development would not meet any of the exemptions for new residential development in the countryside outlined by East Suffolk Council - Suffolk Coastal Local Plan (September 2020) Policy SCLP5.3, with specific regard to SCLP5.4 (Housing in Clusters in the Countryside). Furthermore, it is considered that the development would result in harm to the character of the former Land Settlement Association Holdings area identified by Local Plan Policy SCLP11.9 and Policy SCLP10.4 with regard to the impact on local landscape character as identified in The Suffolk Coastal Landscape Character Assessment.

Therefore, the development would be contrary to Local Plan Policies SCLP3.2, SCLP3.3, SCLP5.3, SCLP5.4 SCLP10.4 and SCLP11.9 which seek to ensure that new development understands and enhances local character, responds to local context and that layouts fit in with the character of their surroundings.

