



Planning Committee South

Application no DC/20/4179/VOC

Location

Alston Barns
Grimston Lane
Trimley St Martin
Suffolk
IP11 OSD

Expiry date 3 January 2021 (extension of time previously agreed)

Application type Variation of Conditions

Applicant Labelcraft Signs Ltd

Parish Trimley St Martin

Proposal Variation of Condition 2 of DC/19/1967/COU (Change of use of Alston Barns from agriculture to B1(c) use): Alteration to previously approved drawings.

Case Officer Rachel Lambert
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1. Summary

Proposal

- 1.1. This application seeks to vary Condition 2 of DC/19/1967/COU (change of use of Alston Barns from agriculture to B1(c) use). Changes include the alteration to previously approved drawings - including variation in positioning of fenestrations, a raised platform addition, installation of air-conditioning units, repositioning of bin storage area and installation of screening.
- 1.2. This is a part retrospective application. All of the works proposed have been implemented with the exception of the proposed raised platform along the north western elevation.

Determination

- 1.3. This application could be determined at officer level in accordance with the scheme of delegation, as none of the committee referral triggers have been met. The application accords with planning policy, the applicant is not an elected member or member of staff or close relative, the land is not owned by the district council, Trimley St Martin Parish Council raised no comment, the ward member(s) have not commented, and there have been no objections from statutory consultees.
- 1.4. However, the application was called to the Planning Referral Panel meeting (held on Tuesday 3 August) by the Chair of the South Planning Committee due to the ongoing concerns raised by the neighbour (a former East Suffolk Council Councillor) and the short time that there has been from the member leaving. The outcome of the meeting was for the application to be determined by the planning committee due to the history of the site and concerns raised by the neighbour. The adjacent application (DC/20/4916/VOC) was also noted and was subsequently included within such request to allow the proposed/retrospectives works to be assessed as one 'masterplan' – this item is addressed separately.

Recommendation

- 1.5. Recommended for approval subject to conditions.

2. Site description

- 2.1. The subject site is located at Alston Barns, Grimston Lane, Trimley St Martin and comprises a former agricultural stable building. Located within Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB), the surrounding environment is predominately agricultural in nature, with a residential dwelling located adjacent to the subject site.
- 2.2. The change of use of Alston Barns from agriculture to B1(c) use was granted planning permission (subject to conditions) on 09 August 2019 (DC/19/1967/COU) – Trinity College are the landowners and Labelcraft Signs Ltd are the current tenants.

3. Proposal

- 3.1. This application seeks to vary Condition 2 of DC/19/1967/COU (change of use of Alston Barns from agriculture to B1(c) use). The condition currently states:

The development hereby permitted shall not be carried out other than in complete accordance with the following drawings:

- Site location plan (4580-0101-P04) - received on 10 July 2019;
- Floor plan as proposed (4580-SK02-Rev A) - received on 05 July 2019; and
- Elevations proposed (4580-SK04-Rev B) - received on 07 July 2019.

Reason: For avoidance of doubt as to what has been considered and approved.

- 3.2. The implemented/proposed alterations to the development include the following:

North east elevation

- Retention of two ground mounted air conditioning units;

- Omission of three windows and an external door; and
- Retention of hazel fencing along the northern boundary.

South east elevation

- Retention of a relocated and enlarged window.

North west elevation

- Retention of a change in scale of windows; and
- Construction of a raised access.

South west elevation

- Retention of a new door and additional window;
- Retention of repositioned door; and
- Retention of two ground mounted air conditioning units.

Overall layout

- Retention of hazel fencing (6ft) along the northern boundary;
- Retention of the relocated bin storage area to the north western corner; and
- Reorientation of internal layout.

3.3. All of the works that vary from the previously consented plans are retrospective apart from the installation of the proposed raised platform/access.

4. Consultations/comments

4.1. One third party representation was received, which raised the following matters:

- Privacy/overlooking;
- Outlook;
- Noise and disturbance;
- The resulting physical relationship with neighbouring property;
- Unacceptable adverse effect and impact on the living conditions to residential amenity; and
- Materially harms the living conditions of local residents.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Trimley St Martin Parish Council	11 November 2020	2 December 2020
"Trimley St Martin Parish Council considered this application at their meeting on 1 December and have no comment to make."		

Statutory consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	11 November 2020	18 November 2020
Summary of comments: No objection.		

Non statutory consultees

Consultee	Date consulted	Date reply received
SCC Rights Of Way	11 November 2020	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	11 November 2020	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	11 November 2020	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	11 November 2020	24 November 2020
Summary of comments: No objection. Internal consultee - comments included within reporting.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	11 November 2020	23 November 2020
Summary of comments: No objection. Internal consultee - comments included within reporting.		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	11 November 2020	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	11 November 2020	No response
Summary of comments: No response received.		

Publicity

None

Site notices

General Site Notice

Reason for site notice: Change of Use

Date posted: 19 November 2020

Expiry date: 10 December 2020

5. Planning policy

National Planning Policy Framework 2021

SCLP10.3 - Environmental Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

6. Planning considerations

6.1. The principle of development for the change of use of Alston Barns from agriculture to B1(c) use has already been established through the extant permission (DC/19/1967/COU). As such, the consideration and determination of the current application is limited to the physical changes that have been made to the building and its curtilage, which are sought to be retained through this application.

North eastern elevation

6.2. The removal of windows and one of the existing doors on the north eastern elevation does not result in adverse residential amenity impacts and removes any potential for overlooking

or loss of privacy to the adjacent residential property from these openings that were previously consented.

South eastern elevation

- 6.3. A small window, which previously served the plant store, has been removed and a new window has been installed to serve the office/reception. The ground floor window does not directly face the neighbouring property and is suitably screened by both willow fencing and a line of trees.

South western elevation

- 6.4. Changes to the south western elevation include the installation of an additional door, which serves the kitchen, a repositioned door that serves the reception, along with an additional window. Due to the orientation of this elevation, these changes do not cause adverse residential impacts and the no concerns regarding wider visual amenity effects have been raised.

North western elevation

- 6.5. Alterations to the north western elevation include the change in window profile on the cladded elevation aspect - the reduction in scale does not result in any adverse impacts.
- 6.6. Other design changes include the removal of the large double doors and the installation of a raised access. The applicant has advised that the need for the raised access is due to the internal floor level changes, which were not accounted for in the original submission. Further detail was sought with regard to the need and frequency of its use, the applicant advised that the delivery door is used approximately twice a month and is used for larger sheets of material. The need for a raised elevation has resulted in neighbour concerns regarding loss of privacy/overlooking into their outside amenity space. A number of possible design variations have been explored to mitigate any impact - including the addition of an enclosed porch. However, such proposed design changes have not progressed and the submitted elevational drawings still stand - comprising a raised access sloping away from the residential amenity space and double entrance doors.
- 6.7. The proximity of the raised opening to the residential property has already been established as having minimal impact (as approved under the original application) - located opposite the end of the residential garden and set back by approximately 12 metres. There is a direct line of sight from the raised platform to the outbuilding that serves Alston Hall, however, it comprises ancillary residential uses (as restricted by its permission C/12/2017) and is separated by a sufficient distance (approximately 27 metres).
- 6.8. Concerns raised by the neighbour have been acknowledged - however, considering the distance from the rear section of garden and the proposed infrequent use of the entrance there is limited weight to refuse the application on such basis.
- 6.9. A condition restricting the hours of use will be transferred from the original permission, which ensures that activities are limited to Monday to Friday (07h00 - 17h00) and Saturday (08h00 - 17h00). This provides certainty that the raised access will not be used outside of these hours, which provides further mitigation to any potential amenity impacts.

- 6.10. The original submission included 12ft high willow fencing, however this was considered visually intrusive within the wider setting, restricted views towards the river and appeared structurally unstable - it has since been replaced with 6ft double layer panels.
- 6.11. The black timber windows and doors do not impact the overall aesthetic of the building.

Bin storage

- 6.12. Matters relating the proposed relocation and positioning of the bin storage have been previously addressed under Condition 8 of the original permission (DC/20/4177/DRC) - as such, there are no additional concerns relating to this aspect of the application.

Fencing

- 6.13. The 6ft hazel panels and wooden posts are considered acceptable. The extend of the fencing is to be retained as per drawing number A.50.935a, which ensures a double row of panels along the north/north-western boundary to minimise overlooking onto the neighbouring residential amenity space, as well as a row that extents along the north-eastern elevation to screen the proposed air conditioning units from the adjacent dwelling.

Air conditioning units

- 6.14. The applicant has advised within their submitted planning statement that the air conditioning units have been installed to replace the oil heating system. There are a total of four air conditioning units, two are located on the north-east elevation and two on the south west elevation.
- 6.15. An Environmental Noise Assessment (by Sound Acoustics, dated 26 June 2020) was submitted with the application, which concludes that a BS4142 assessment calculates a rating value marginally above background noise levels. A further addendum was received that responded to concerns initially raised, which subsequently increased the confidence of the East Suffolk Council environmental protection team that there should not be any nuisance caused by the fans. The noise impact is deemed to be 'low', and indeed negligible - the units are not audible from the boundary of the adjacent property so will therefore have zero impact on amenity.
- 6.16. The external plant has been screened with willow fencing as a means of retaining visual amenity and achieving an improvement to below background noise levels.

7. Conclusion

- 7.1. Overall, subject to the conditions as outlined above and as transferred from the original permission (DC/19/1967/COU), the alterations do not cause an unacceptable loss of amenity to the neighbouring property, both in terms of loss of privacy or impact from noise pollution. The removal of the windows along the dwelling facing elevation is welcomed and the respective air conditioning units are suitable screened to ensure minimal visual amenity impacts.
- 7.2. Aesthetically, the design changes are acceptable and do not pose any resulting impacts to the wider landscape setting.

- 7.3. As such, the proposal is deemed in accordance with Policy SCLP11.2 (Residential Amenity), Policy SCLP10.3 (Environmental Quality) and Policy SCLP10.4 (Landscape Character) of the East Suffolk Council - Suffolk Coastal Local Plan (2020).

8. Recommendation

- 8.1. Recommended for approval subject to conditions.

Conditions:

1. The development hereby permitted shall begin no later than three years from the date of the original permission DC/19/1967/COU (9 August 2019).

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 not be carried out other than in complete accordance with the following drawings:

- Site location plan (drawing number 4580-0101 Rev. P04);
- Block plan (plan number TQRQM19065151430088);
- Proposed floorplan (refer to elevations for fenestration materials);
- Proposed elevations; and
- Fencing plan (drawing number A.50.935a).

Reason: For 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 by the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity.

4. The external lighting scheme (including position and height of mounting features, height and angle of lights including aiming points, light fixing type, size and appearance, and the luminance levels) shall implemented as per the approved details under DC/19/3855/DRC. The scheme shall thereafter be implemented and no additional external lighting shall be installed.

Reason: In the interests of amenity, and protection of the local rural environment, including the ecological environment.

5. The development shall be carried out in accordance with the mitigation measures outlined in the Preliminary Ecological Appraisal Report (by Denny Ecology - dated 27 June 2019), previously approved by DC/19/1967/COU and shall be implemented in their entirety.

Reason: To safeguard biodiversity and protected species in accordance with Policy SP14 and Policy DM27 of the Suffolk Coastal District Local Plan - Core Strategy and Development

Management Development Plan Document (2013) and the National Planning Policy Framework (2019).

6. The building shall remain soundproofed in accordance with the approved scheme under DC/19/3855/DRC.

Reason: In the interests of amenity and the protection of the local environment

7. No activities (including operation of external plant and deliveries) shall be carried out on the site other than between the following hours, unless otherwise agreed in writing with the local planning authority:

- Monday to Friday (07h00 - 17h00);
- Saturday (08h00 - 17h00); and
- Sunday/Bank Holiday (no use).

Reason: In the interests of amenity and the protection of the local environment.

8. Arrangements for the storage and collection of refuse shall fully accord with the scheme approved under DC/20/4177/DRC.

Reason: In the interests of amenity and the protection of the local environment.

9. The approved construction statement under DC/19/3855/DRC shall be adhered to throughout the construction of the development.

Reason: To reduce the potential impacts of noise pollution and additional vehicular movements during the construction phase of the development.

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 (2019) and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence. Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.
3. Suffolk Fire and Rescue Service recommends that fire hydrants be installed within this development on a suitable route for laying hose (i.e. avoiding obstructions). However, it is

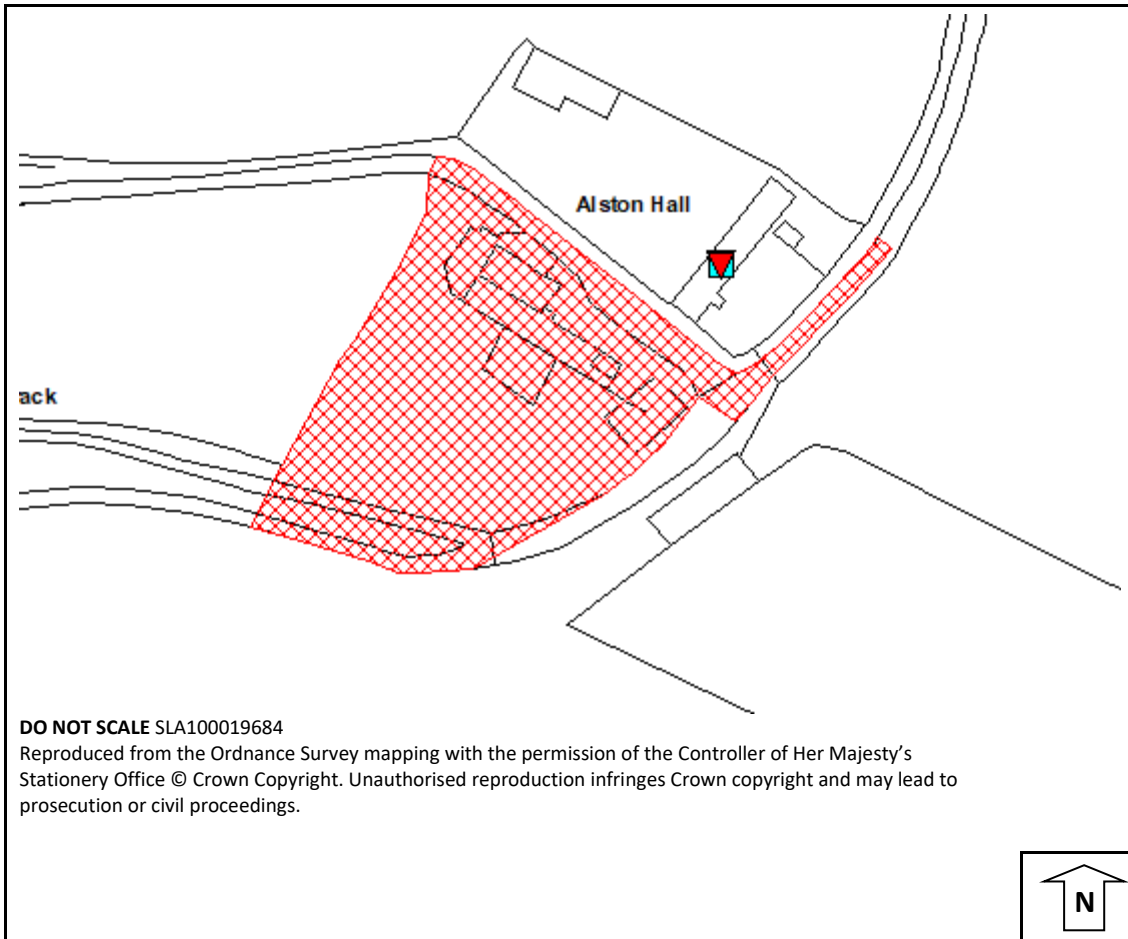
not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

4. Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter). Consultation should be made with the Water Authorities to determine flow rates in all cases. Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX.
5. The applicant is advised that the proposed development will require approval under Building Regulations (2010). Any amendments to the hereby permitted scheme that may be necessary to comply with Building Regulations (2010) must also be approved in writing by the local planning authority in order that any planning implications arising from those amendments may be properly considered.

Background information

See application reference DC/20/4179/VOC on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support