



Committee Report

Planning Committee - 25 February 2020

Application no DC/19/4766/VOC

Location

Home Farm
Wickham Market Road
Easton
Suffolk
IP13 0ET

Expiry date 4 February 2020

Application type Variation of Conditions

Applicant Mex Homes

Parish Easton

Proposal Variation of Condition Nos. 2 and 3 of DC/18/1506/FUL - Conversion of 5no. agricultural buildings to form 7no. residential dwellings, including change of use of land, new car ports, landscaping and driveways - Revised drawings

Case Officer Natalie Webb
01394 444275
natalie.webb@east Suffolk.gov.uk

1. Summary

- 1.1. The application seeks the variation of condition nos. 2 and 3 of DC/18/1506/FUL conversion of 5no. agricultural buildings to form seven residential dwellings, including change of use of land, new car ports, landscaping and driveways at Home Farm, Wickham Market Road, Easton, IP13 0ET.
- 1.2. The application was presented to the referral panel on 4th February 2020 as Officer's were minded to refuse the application, contrary to the support received from the Parish Council. It was determined that the application could be determined under delegated powers as there were insufficient material planning considerations raised by consultees to justify taking the application to committee.

- 1.3. Following the meeting, amended plans were received which overcame the Officer's reason for refusal (the subdivision of plot 7 to create an additional unit; contrary to the approved development). The referral panel were notified of the change in Officer's recommendation and subsequently requested that the application was presented to committee for determination.
- 1.4. Amended plans have overcome the officers concerns with the application and the recommendation is one of approval subject to appropriate conditions.

2. Site description

- 2.1. The proposal site is located within a Special Landscape Area, to the east of the site is Glevering House which is a Grade II Listed Building, there is open countryside to the south and west of the site. The main access is from Wickham Market Road, which is to the north. The site contains six detached farm buildings, there is an area of hard standing to the front of the site and then leads to the buildings.

Relevant Planning History

- 2.2. Barn A, B, C and D - A planning application (C05/1388) was granted for the change of use of barns A, B, C and D to office use. A subsequent application (DC/14/3863/PN3) was then granted for the change of use of the barns to residential use. This decision expired on 19th January 2020.
- 2.3. Barn A and D - An application (DC/17/2596/FUL) has been granted for the change of use of the barns into 3 dwellings, two in Barn A and one in Barn D, this was taken before Planning Committee on the 16th November 2017, this planning permission is extant to the 16th November 2020.
- 2.4. Barn B and C - An application (DC/17/1342/FUL) has been granted for the change of use of the barns into 2 dwellings, one in Barn B and one in Barn C, this was taken before Planning Committee on the 16th November 2017, this planning permission is extant to the 16th November 2020.
- 2.5. Big Barn 1 and 2 - A Planning application (DC/15/3680/PN3) was granted for the prior approval of Big Barn 1 and 2 into two dwellings. This was superseded with a further planning application (DC/16/0183/FUL) that permitted the same development with some minor elevation changes. This application expired on 7th March 2019.

3. Proposal

- 3.1. The application seeks the variation of condition nos. 2 and 3 of DC/18/1506/FUL conversion of 5no. agricultural buildings to form 7no. residential dwellings, including change of use of land, new car ports, landscaping and driveways. The relevant conditions are worded:

- Condition 2:

"The development hereby permitted shall be constructed in all respects strictly in accordance with drawing PW680_PL402, PW680_PL403, PW680_PL404, PW680_PL405, PW680_PL406, PW680_PL408, PW680_PL407, PW680_PL409, PW680_PL410, PW680_PL410, PW680_PL411, and PW680_PL413 received 10th April 2018, and PW680_PL412 (A) received 2nd July 2018 for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To secure a properly planned development."

- Condition 3:

"Before any building operations above ground level hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To prevent the building being constructed in inappropriate materials."

4. Consultations/comments

- 4.1. One third-party representation was received, which materially objects to the application on the grounds of:

- Plot 7 was a single dwelling and is now shown to be plots 7 & 8; changes to access and parking layouts.

- 4.2. Full copies of representations can be seen on the Council's website.

Consultees
Parish/Town Council

Consultee	Date consulted	Date reply received
Easton Parish Council	11 December 2019	14 January 2020
<p>Summary of comments:</p> <p>The Parish Council wishes to inform you that their response to the above Planning Application, is one of Approval, providing the following condition is met:</p> <p>Barns 7 and 8</p> <p>In accordance with DM13 a) to ensure integration of character and setting and DM23 -Residential Amenity a) d) e) f) and g); the de-lination boundary form should be of sympathetic and aesthetic materials that accord with Grade II listed buildings, ie brick/flint 1.8 meter wall (from the end of dwelling 8 across to the rear boundary of the Grade II listed farmhouse and along the rear boundary of the Grade II listed farmhouse to the end of the curtilage) This would also help to reduce noise disturbance.</p> <p>The Parish Council considers it very important that the de-lination is in place for the above reasons also to prevent accessing the barn complex over land that is not owned by the applicant.</p>		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	11 December 2019	Recommends conditions (as previously included)
<p>Summary of comments:</p> <p>No representation received.</p>		

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	11 December 2019	12 December 2019
<p>Summary of comments:</p> <p>No comments.</p>		

Non statutory consultees

Consultee	Date consulted	Date reply received
National Amenity Societies	11 December 2019	No response
Summary of comments: No representation received.		

Consultee	Date consulted	Date reply received
Design And Conservation (Internal)	11 December 2019	No response
Summary of comments: No representation received.		

Publicity

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

Category	Published	Expiry	Publication
Affects Setting of Listed Building	19 December 2019	14 January 2020	East Anglian Daily Times

Site notices

General Site Notice	Reason for site notice: Affects Setting of Listed Building Contrary to Development Plan Date posted: 11 December 2019 Expiry date: 6 January 2020
---------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------

5. Planning policy

- 5.1. On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council - therefore any policy documents listed below referring to "Suffolk Coastal District Council" continue to apply to East Suffolk Council until such time that a new document is published.
- 5.2. 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.

5.3. 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 Allocations and Site Specific Policies Development Plan Document (Adopted January 2017); and
- The 'Saved' Policies of the Suffolk Coastal Local Plan incorporating the first and second alterations.

5.4. The relevant policies of the Suffolk Coastal District Local Plan – Core Strategy and Development Management Development Plan Document (Adopted July 2013) are:

- DM13 - Conversion and Re-Use of Redundant Buildings in 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))
- DM23 - Residential Amenity (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- SP19 - Settlement Hierarchy (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))

5.5. The new Local Plan (covering the former Suffolk Coastal area) was submitted to the Planning Inspectorate (PINS) for examination on Friday 29 March 2019, the examination took place between 20th August and the 20th September 2019. Full details of the submission to PINS can be found through this link:
www.eastsuffolk.gov.uk/localplanexamination.

5.6. Presently, only those emerging policies which have received little objection (or no representations) can be given more weight in decision making if required, as outlined under Paragraph 48 of the National Planning Policy Framework (2019). There are no policies of that nature relevant to the consideration of this application.

6. Planning considerations

- 6.1. The principle of development was established under DC/18/1506/FUL which was approved by Planning Committee on 21st June 2018. Amended plans were received on the 3rd and 4th of February. The main changes to the development are indicated within the submitted material schedule and include revised references to each plot as follows:

Plot 1 (originally Big Barn Unit 1)

- 6.2. Drawing number PW680 - 403 to be replaced with drawing 302e: changes to the materials, minor internal alterations, cladding details & retention of part roof. Elevational drawing PW680 - 404 to be replaced with drawing 303d.
- 6.3. The changes are considered relatively minor, with the roof overhang being the most noticeable change to the building. Alterations to the fenestration and balcony are broadly acceptable. The details for materials seek to discharge condition 3, although the information provided is lacking in confirmation in finishes, particularly in relation to the rough sawn treated SE boarding and the colour of the exposed external frame. The amended plans show a further minor internal change and substitution of sinusoidal sheet steel with zinc on the top section of the walls - that will be the same finish as the proposed roof and would run down in one material.

Plot 2 (originally Big Barn Unit 2)

- 6.4. Drawing number PW680 - 403 to be replaced with drawing 311b: changes to the materials, minor internal alterations, cladding details & mezzanine added. Elevational drawing PW680 - 404 to be replaced with drawing 312d.
- 6.5. The alterations to plot two primarily relate to the addition of a mezzanine floor to create a master-suite and storage. Again, the changes are relatively minor, although there is a lack of information in respect of the type of red brick to be used and finish of boarding.

Plot 3 (originally Barn A Unit 1) and Plot 4 (originally Barn A Unit 2)

- 6.6. Drawing number PW680 - 406 to be replaced with drawings 321a and 322b: changes to the materials, minor internal alterations and cladding details.
- 6.7. Alterations are very minor and broadly acceptable, loss of port hole window on south elevation does remove some character from the building, but this feature does not exist on the existing building so cannot be retained.

Plot 5 (originally Barn B)

- 6.8. Drawing number PW680 - 408 to be replaced with drawings 331a and 332c: changes to materials, minor internal alterations and cladding details.
- 6.9. Again, the alterations are minor and broadly acceptable.

Plot 6 (originally Barn C)

- 6.10. Drawing number PW680 - 408 to be replaced with drawings 331a and 332c: changes to materials, minor internal alterations, cladding details and replacement roof.
- 6.11. The alterations are acceptable, however no justification has been submitted for the requirement to replace the roof. On balance the replacement roof would be presented with red clay pantiles to match those on plots three and four and is therefore considered acceptable in accordance with DM21.

Plot 7 (originally Barn D)

- 6.12. Drawing numbers PW680 - 410 and PW680 - 411 to be replaced with drawing 341g and 342c: minor material amendments
- 6.13. Earlier plans illustrated the creation of an additional unit (plot 8) is contrary to the description of the proposed development for 7 no. dwellings. An additional dwelling cannot be sought by means of variation, additionally it would require a change of description, which cannot be done as a variation. It is appreciated that the site is large and provides vast accommodation for one unit, however the subdivision of the unit cannot be done via a variation of condition application. This has since been adapted and is now proposing a single unit as approved; there will be seven new dwellings approved on site.
- 6.14. Amendments are also shown to the proposed cartlodes (drawing PW680 - 409 to be replaced with the plans for each plot). The block plan has also been updated to reflect the alterations to the scheme.

7. Conclusion

- 7.1. Following the receipt of amended plans, the development is considered to be acceptable, in accordance with the above policies.

8. Recommendation

- 8.1. Approve planning permission, subject to conditions.

9. Conditions:

- 1. This permission is an amendment to the Full Planning Permission, reference DC/18/1506/FUL. The development hereby permitted shall be begun not later than the expiration of three years from the date of 4th July 2018.

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 constructed in all respects strictly in accordance with drawings 311b, 321a, 322b, 331a, 332c received 10/12/19; 302e, 303d and 312d received 03/04/2020 and 300f, 342c and 341g received 04/02/2020.

Reason: To secure a properly planned development.

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 landscape details shall be implemented as approved by DC/19/0652/DRC on 11th March 2019 unless otherwise submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.

5. No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with Drawing Number 300f. Thereafter the access shall be retained in the specified form.

Reason: To improve visibility at the existing access. Works to be carried out prior to commencement so that the construction phase will benefit from the improvements in highway safety due to increased visibility.

6. The areas to be provided for storage of Refuse/Recycling bins shall be implemented as approved by DC/19/0585/DRC on 11th March 2019 unless otherwise submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

7. The use shall not commence until the area(s) within the site shown on Drawing Number 300f for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles 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 in order 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.

8. The areas to be provided for cycle storage shall be implemented as approved by DC/19/0585/DRC on 11th March 2019 unless otherwise submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the storage cycles (garages/car ports need to be of a size suitable to accommodate both cycles and cars - dimensions yet to be provided by the applicant- else other cycle storage areas, additional fixed enclosed storage of minimum size 3m², will be required).

9. The development shall be implemented with the site investigation as approved by DC/19/0585/DRC on 23rd March 2019 unless otherwise submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. The development shall be implemented with the remediation method statement as approved by DC/19/0585/DRC on 23rd March 2019 unless otherwise submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

13. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

14. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification) no development within the following Classes of Schedule 2 of the Order shall take place.

Part 1

Class A - enlargement, improvement or other alteration to the dwelling

Class B - enlargement consisting of an addition to the roof
Class C - alteration to the roof
Class D - erection of a porch
Class E - provision of any building or enclosure
Class F - any hard surface
Class G - provision of a chimney, flue, soil or vent pipe
Class H - installation, alteration or replacement of an antenna

Part 2

Class A - erection, construction, maintenance or alteration of a gate, fence, wall or other means of enclosure

No development of any of the above classes shall be constructed or placed on any part of the land subject of this permission.

Reason: To ensure adequate planning control over further development having regard to the limitations of the site and neighbouring properties and in the interests of the visual amenities of the site and the area in general.

15. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity. The lighting shall be installed in accordance with the approved details before the use commences.

Reason: In the interests of visual amenity and biodiversity

10. 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.
2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@eastsuffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

3. Note: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

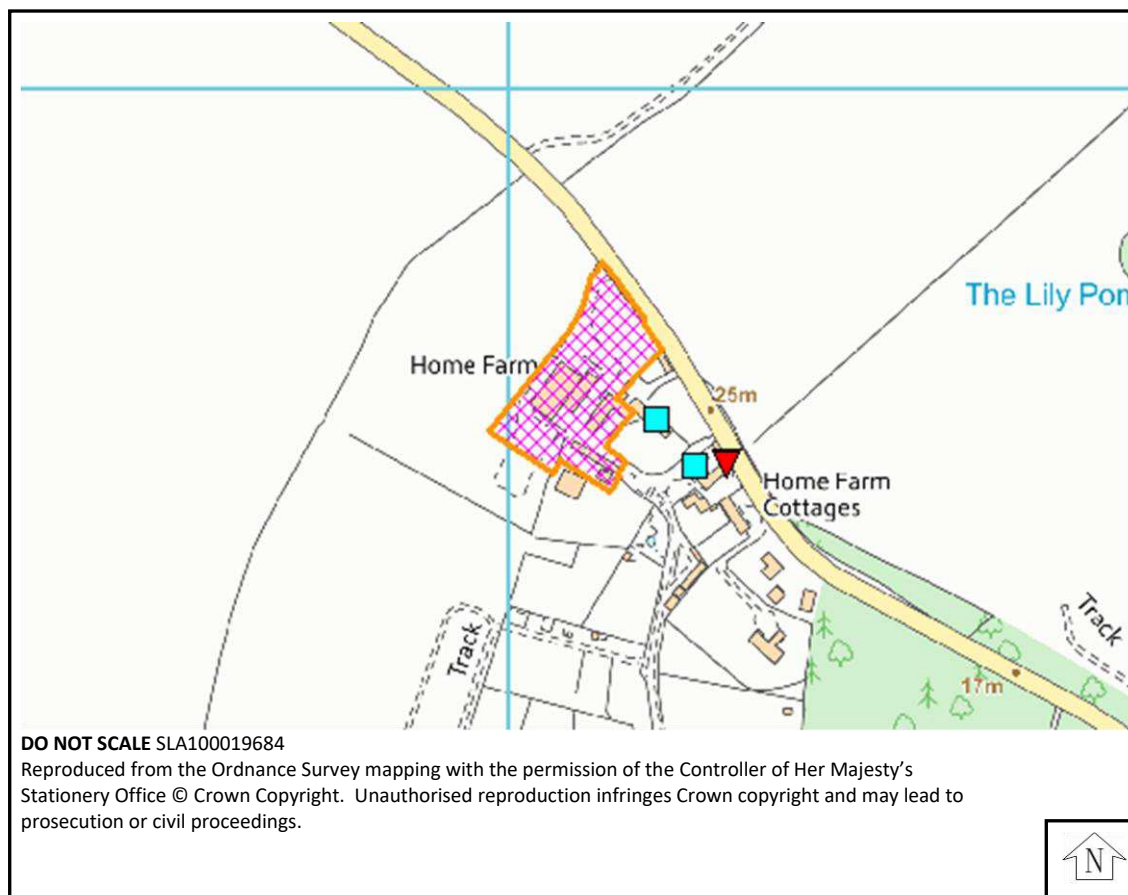
The County Council's East Area Manager must be contacted on Telephone: 01728 652400. Further information can be found at: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Background information

See application reference DC/19/4766/VOC at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q2AE08QXGHW00>

Map



Key



Notified, no comments received



Objection



Representation



Support