



Committee Report

Planning Committee South - 23 February 2021

Application no DC/20/4198/OUT

Location

Blackstock Cottage
Blackstock Crossing Road
Campsea Ashe
Woodbridge
Suffolk
IP13 0QL

Expiry date 29 December 2020
Application type Outline Application
Applicant East Suffolk Council

Parish Campsea Ashe

Proposal Outline Application (All Matters Reserved) - Demolition of existing dwelling and erection of replacement dwelling and additional cart lodge.

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1. Summary

- 1.1. This application is before the Planning Committee as the site is owned by East Suffolk Council, who have made the application.
- 1.2. The site is located at Blackstock Cottage, Blackstock Crossing Road, Campsea Ashe - located on the junction of the railway track and Station Road, with an overall site area of approximately 750 sq. metres.
- 1.3. The site at Blackstock Cottage is a single storey redundant Gate-Keeper's cottage of buff brick under black pan-tiles.
- 1.4. This is an outline application with all matters reserved for the demolition of the existing dwelling, Blackstock Cottage

- 1.5. Blackstock Crossing Road, Campsea Ashe; and erection of replacement dwelling and additional cart lodge.
- 1.6. This outline application seeks to secure the principle of redevelopment for a replacement dwelling on this site. The application has been considered in accordance with local policy SCLP5_3. The proposals accord with policy where there are no objections from statutory consultees. As such the application is recommended for approval.

2. Site description

- 2.1. The site is located at Blackstock Cottage, Blackstock Crossing Road, Campsea Ashe - located on the junction of the railway track and Station Road, with an overall site area of approximately 750 sq. metres.
- 2.2. The site at Blackstock Cottage is a single storey redundant Gate-Keeper's cottage of buff brick under black pan-tiles.
- 2.3. The site is accessed via a track and surrounded by countryside, there are no other dwellings in the vicinity. The site is well screened from public rights of way, with extensive woodland to the east on the opposite side of the train track.
- 2.4. The site lies within the countryside.

3. Proposal

- 3.1. This is an outline application with all matters reserved for the demolition of the existing dwelling, Blackstock Cottage.
- 3.2. This application seeks to demolish Blackstock Crossing Road, Campsea Ashe, and to then erect a replacement dwelling and additional cart lodge. The application seeks to establish the principle of a replacement residential property on this site.

4. Consultations/comments

- 4.1. No third party objections have been received.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Campsea Ashe Parish Council	4 November 2020	23 November 2020
<p>“Campsea Ashe PC notes that no detailed plans have been submitted. The PC has in principle no objections to renovation or rebuilt of the current building, The current house is of solid brick build, in traditional yellow/white Suffolk brick and situated in a picturesque rural setting. However, as the building is outside the village boundaries, the footprint of the original building should be adhered to.”</p>		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk Fire And Rescue Service	N/A	12 November 2020
Summary of comments: Standard advice given including information on sprinklers.		

Consultee	Date consulted	Date reply received
Suffolk County Council - Highways Department	4 November 2020	23 November 2020
Summary of comments: No Objections raised, requesting conditions on the layout of the access to meet existing guidance.		

Consultee	Date consulted	Date reply received
Head of Environmental Services	4 November 2020	5 November 2020
Summary of comments: The railway does not currently cause a problem and there are no changes in the area that could cause a noise problem to the future residents, however - there will be a significant increase in rail noise during the construction and operation of Sizewell C including noise all through the night. A noise survey was requested to mitigate against future noise concerns. This property is served by a Private Water Supply. It is unclear whether the development will involve a connection to the mains, or the existing private water supply. If the development involves connecting to an existing private water supply, or the creation of a new private water supply advice should be sought from the Environmental Protection Team prior to commencing works. All works undertaken must comply with the Private Water Supplies Regulations 2016 (as amended).		

6. Publicity

6.1. None

7. Site notices

General Site Notice

Reason for site notice: New Dwelling

Date posted: 5 November 2020

Expiry date: 26 November 2020

8. Planning policy

8.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “where *in making any determination under the planning Acts, if regard is to be had to the*

development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise”.

- 8.2. National Planning Policy Framework (NPPF) (2019)
- 8.3. National Planning Policy Guidance (NPPG)
- 8.4. The East Suffolk Council – Suffolk Coastal Local Plan was adopted on 23 September 2020 and the following policies are considered relevant:

SCLP3.2 - Settlement Hierarchy

SCLP3.3 - Settlement Boundaries

SCLP5.3 - Housing Development in the Countryside

SCLP10.1 - Biodiversity and Geodiversity

SCLP11.1 - Design Quality

SCLP11.2 - Residential Amenity

9. Planning considerations

- 9.1. This application seeks permission for the principle of development where all matters are reserved.

Principle

- 9.2. The application site lies outside the settlement boundary for Campsea Ashe as such is classified as countryside where Policy SCLP5.3: Housing Development in the Countryside allows for certain types of residential properties to be built under point 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 will be acceptable.
- 9.3. Whilst it is acknowledged that this dwelling is currently not occupied, the use of the site as a C3 residential property is established and the property could effectively be refurbished and occupied again without the need for planning permission. As such the principle of development in this instance to replace the existing building is established under SCLP5.3, providing matters on Design, Amenity and Landscape are addressed accordingly.

Landscape

- 9.4. Under the previous Local Plan, the site was located within a special landscape area, however these designations were not carried through to the adoption of the new Local Plan as such the site is not within a specially designated land.
- 9.5. The design and access statement includes an indicative scheme for planting, which would include the 4 metres buffer between the house and the railway line and a front and rear garden. Given the nature of the site, a landscaping scheme should be submitted as part of

the reserved matters to ensure adequate planting and also help mitigate against noise from the railway line which is likely to increase in use in the coming years.

Design and visual amenity

- 9.6. Matters of design and potential impacts to visual and residential amenity cannot be fully considered at this stage and will be considered at reserved matters.
- 9.7. Good design is concerned not only with how development looks but how it feels and functions. Incorporating both the enhancement of local character and distinctiveness. Policy SCLP11.1 Design Quality sets out East Suffolk's design principles, where scale, form and massing are key considerations. The existing building is single storey and small in scale, the proposal does not include details on design however a block plan showing a suggested house footprint of 100sqm and a detached cartlodge of 45sqm, this would be a 50% increase in the footprint from the original dwelling, given the small scale of the existing building the increase is considered suitable where the site can accommodate that scale of dwelling without it having an adverse impact on the surrounding area.
- 9.8. The existing eaves for the bungalow are just over three metres and the existing ridge is just under six metres high. This gives scope for the potential of a 1.5 storey house to replace it. At this stage it is considered that a maximum ridge height of 7.5 metres should be the maximum accomplished on site.

Residential Amenity

- 9.9. Due to the location of the property it is considered that the development would have little impact on the amenity of the surrounding users. However, due to the close proximity of the dwelling in relation to the railway line, this would need to be taken into consideration when finalising the detail of the proposed dwelling.
- 9.10. The design and access states that a 4 metre buffer is to be applied by repositing the building away from the railway line, officers consider this a sensible approach and allows for the erection of sound reducing fencing which can be considered at the reserved matters stage.
- 9.11. A noise survey has been submitted on advice on the Environmental Protection team given the sites close proximity to the railway line.

Network Rail

- 9.12. Any restrictions on building next to the railway line are mostly included in a property's title deed, and these restrictions are usually to keep occupants safe - for example, due to the dangers of working near buried cables, electrified tracks or high-voltage overhead cables.
- 9.13. It is important to note that occupiers of the site have no legal right of access to enter the railway, although Network Rail might be able to consent to access as long as railway services and worker safety is not compromised, doing so without consent is a criminal act.
- 9.14. This needs to be considered as part of the construction management plan, where access is gained to the site without the need to cross the railway it is important that these points are highlighted to contractors to ensure their safety.

Flood risk

- 9.15. The subject site is located within Flood Risk 1 zone, which the Environment Agency defines as having a low probability of flooding. Due to the associated low risk, no further assessment is required.
- 9.16. Surface water drainage best practice should be taken into account in the required landscape planting scheme.

Highway Safety

- 9.17. The design and access statement notes that vehicular access to the site is on the southern boundary 5m from the south western corner. Matters of access are to be considered at reserved matters stage. There is an existing access down Station Road into the site. Given there is no intensification of use officers see no reason to restrict permission based on access requirements.
- 9.18. The Local Highway Authority has not objected to the principle of development but have requested a number of conditions to ensure the correct and proper parking and access requirements are met.

Ecology

- 9.19. The site lies within the recreational disturbance Zone of Influence for the following Habitats Sites (European Sites) in East Suffolk, as set out in the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), however given this is a replacement dwelling one for one, there is no increase on recreational disturbance on Habitats Sites.

CIL

- 9.20. This application seeks Proposed demolition of existing single storey dwelling and erection of detached one and a half storey dwelling and if approved, will be liable for CIL for the whole of the permitted Gross Internal Area (GIA), chargeable at the High rate. Rates can be found at <http://www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/>
- 9.21. The GIA of any existing buildings that have been in lawful use for a continuous period of 6 months in the 3 years preceding the day planning permission first permits development may be deductible where they are to be re-used, demolished or where the use is a use that can lawfully continue without a further planning permission.
- 9.22. The owner must ensure CIL Form 2: Assumption of Liability and CIL Form 6: Commencement Notice are submitted and acknowledged at least one day prior to commencement in order to benefit from the Council's instalment policy and avoid potential surcharges. If the owner intends to apply for relief or exemption, it must be granted prior to commencement of the development. Forms can be found at www.planningportal.co.uk/cil

10. Conclusion

- 10.1. This outline application seeks to secure the principle of redevelopment for a replacement dwelling on this site. The application has been considered in accordance with local policy SCLP5.3, and the other relevant policies of the Local Plan. It is therefore recommended for approval subject to appropriate conditions.

11. Recommendation

- 11.1. Approve subject to the following conditions:

Conditions:

1. Details relating to the layout, scale, appearance, access and landscaping of the site (the "reserved matters"), shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason: To comply with Sections 91 and 92 of the 1990 Act.

2. a) Application for approval of any reserved matters must be made within three years of the date of this outline permission and then

b) The development hereby permitted must be begun within either three years from the date of this outline permission or within two years from the final approval of the reserved matters, whichever is the later date.

Reason: To comply with section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun on or before the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such reserved matter to be approved.

Reason: This condition is imposed in accordance with Section 92 of the Town and Country Planning Act 1990 (as amended).

4. The development hereby permitted shall be completed in all respects strictly in accordance with 6123-001 Site Plan and Statement of Design Parameters received 3rd November 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.

5. Before the access is first used visibility splays shall be provided in accordance with details previously approved in writing by the Local Planning Authority and thereafter shall be retained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

6. Before the development is occupied details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles in accordance with Suffolk Guidance for Parking (2015) where on-street parking and manoeuvring would be detrimental to highway safety.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of 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.

8. Within 3 month(s) of commencement of development, precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks, driveway construction, parking areas patios, hard surfaces etc, and other operations as appropriate) at a scale not less than 1:200 shall be 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.

9. The approved landscaping scheme shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

10. Commensurate with the first reserved matters application, an Ecological Impact Assessment (EclA) shall be submitted to and approved by the Local Planning Authority. The EclA will include up to date ecological surveys of the site, assessment of the likely impacts of the proposed development on biodiversity, details of any mitigation and/or compensation measures necessary to address these impacts, and details of ecological enhancement measures to be incorporated into the development. The works shall be

carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure that ecological receptors are adequately protected as part of the development.

11. Commensurate with the first reserved matters application full and specific details of measures to minimise water and energy consumption and to provide for recycling waste shall be submitted to and approved by the Local Planning Authority. Thereafter the approved measures shall be incorporated in to the hereby approved development in their entirety and be in place prior to the first occupation of the hereby approved dwelling.

Reason: To ensure appropriate sustainable construction measures are incorporated in to the scheme in the interests of mitigating against further climate change.

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@eastsoffolk.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. Our records indicate that this property is served by a Private Water Supply. It is unclear whether the development will involve a connection to the mains, or the existing private water supply. If the development involves connecting to an existing private water supply, or

the creation of a new private water supply advice should be sought from the Environmental Protection Team prior to commencing works.

All works undertaken must comply with the Private Water Supplies Regulations 2016 (as amended).

4. Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2019 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.

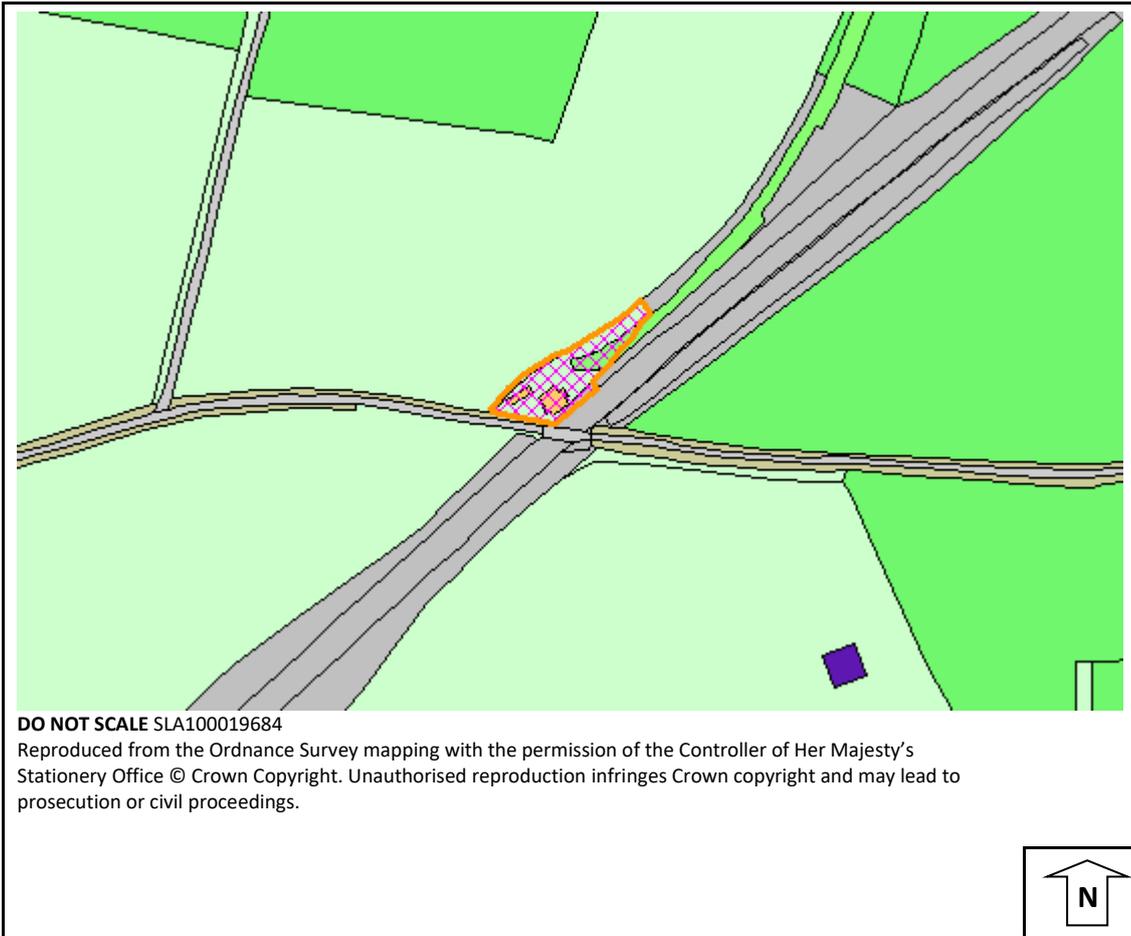
Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2019 Edition, incorporating 2010 and 2013 amendments.

5. Suffolk Fire and Rescue Service records show that the nearest fire hydrant in this location is over 900m from the proposed build site and we therefore recommend 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.
6. Protected species may be present at the site (bats, slow worms, newts). It is an offence to deliberately capture, injure or kill any such creature or to damage or destroy a breeding or resting place. A licence may need to be obtained from Natural England before any work is commenced, including demolition work, site clearance, timber treatment etc.
7. All bats are protected by the Wildlife & Countryside Act 1981 & the European Community Habitats Directive. It is an offence to disturb a bat when roosting or damage or destroy breeding sites or resting places.

Background information

See application reference DC/20/4198/OUT on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support