



EAST SUFFOLK COUNCIL

PLANNING ADVISORY PANEL SOUTH – 21 APRIL 2020

DECISIONS BY THE HEAD OF PLANNING AND COASTAL MANAGEMENT

The following decisions have been taken by the Head of Planning and Coastal Management under his delegated authority set out in Appendix 1 of Section E of Part 2 of the East Suffolk Council Constitution:

Application Number: DC/20/0160/FUL

Application Address: 201 Hamilton Road, Felixstowe, IP11 7DT

THIS APPLICATION WAS WITHDRAWN, PRIOR TO THE MEETING, AT THE REQUEST OF THE APPLICANT.

Application Number: DC/20/0295/FUL

Application Address: Red House Barn, The Street, Brandeston, Woodbridge, IP13 7AB

Advice provided by the Advisory Panel's Elected Members:

Members unanimously advised that they concurred with the recommendation to approve the application. One Member considered that the proposal would enhance the area.

Decision Made by the Head of Planning and Coastal Management:

That the application be **APPROVED** subject to appropriate conditions.

Reason for Decision:

It was considered that while a previous approval called for the total demolition of the existing agricultural building, its reduction and retention as an outbuilding would broadly meet the provisions of Policy DM13 which specifically relates to the conversion and re-use of redundant buildings in the countryside. The building had also been granted retention previously by a now lapsed consent, which was also considered to be material in the consideration of this application.

The improvements to the external appearance of the building and its resultant removal of pressure for other outbuildings connected with the host dwellinghouse and annexe were of benefit in planning terms. It was not considered that there would be any adverse

impact on the character and appearance of the Conservation Area nor that its location outside the existing physical limits boundary would act as a determining factor in accepting that the building can be reused and fulfil a useful purpose. This was in line with the NPPF as it would reduce the likelihood of additional buildings in the countryside in connection with the dwellinghouse.

Therefore the part retention of former agricultural building, involving alterations to provide for storage, stables, and swimming pool facilities, with inclusion of building and land as residential curtilage at Red House Barn, The Street, Brandeston was considered acceptable in accordance with the aforementioned policies.

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

None.

Any Dispensation Granted:

None.

Application Number: DC/20/0297/VOC

Application Address: Red House Barn, The Street, Brandeston, Woodbridge, IP13 7AB

Advice provided by the Advisory Panel's Elected Members:

Members unanimously advised that they concurred with the recommendation to approve the application.

Decision Made by the Head of Planning and Coastal Management:

That the application be **APPROVED** subject to appropriate conditions.

Reason for Decision:

It was considered that while a previous approval called for the total demolition of the existing agricultural building, its reduction and retention as an outbuilding would broadly meet the provisions of Policy DM13 which specifically relates to the conversion and re-use of redundant buildings in the countryside. The building had also been granted retention previously by a now lapsed variation of condition consent, which was also considered to be material in the consideration of this application.

The variation of the condition to allow for the barn to be partially retained, with works to partially demolish the barn to be undertaken within one year. The works to complete the conversion are to be commenced within three years as proposed by DC/20/0295/FUL.

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

None.

Any Dispensation Granted:

None.

Application Number: DC/20/0759/FUL

Application Address: Short Acre, Saxtead Road, Dennington, IP13 8AP

Advice provided by the Advisory Panel's Elected Members:

Members unanimously advised that they concurred with the recommendation to approve the application.

Decision Made by the Head of Planning and Coastal Management:

That the application be **APPROVED** subject to appropriate conditions.

Reason for Decision:

The proposal was considered to accord with the adopted policies in the Core Strategy, primarily DM8 which allows for the extension of residential curtilages, as the proposed development was not considered to result in harmful impact upon character, any historic environment or native hedgerows; the proposed new boundaries will be in keeping and seek to positively enhance both the setting and existing biodiversity.

The Head of Planning said that the site boundary would be confirmed prior to permission being granted. (see next item on this Panel)

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

None.

Any Dispensation Granted:

None.

Application Number: DC/20/0760/FUL

Application Address: Little Crimbles, Saxtead Road, Dennington, IP13 8AP

Advice provided by the Advisory Panel's Elected Members:

Members unanimously advised that they concurred with the recommendation to approve the application.

Decision Made by the Head of Planning and Coastal Management:

That the application be **APPROVED** subject to appropriate conditions.

Reason for Decision:

The proposal was considered to accord with the adopted policies in the Core Strategy, primarily DM8 which allows for the extension of residential curtilages, as the proposed development was not considered to result in harmful impact upon character, any historic environment or native hedgerows; the proposed new boundaries would be in keeping and seek to positively enhance both the setting and existing biodiversity.

The Head of Planning said that the site boundary would be confirmed prior to permission being granted. (see previous item on this Panel)

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

None.

Any Dispensation Granted:

None.

Application Number: DC/20/0766/FUL

Application Address: The Old School House, The Street, Kettleburgh, Woodbridge, IP13 7JZ

Advice provided by the Advisory Panel's Elected Members:

Two Members did not support the recommendation to refuse, citing the support of Kettleburgh Parish Council and the environmental benefits of the proposal. One Member considered that this type of application should be supported, given East Suffolk Council's declaration of a climate emergency.

Three Members supported the recommendation to refuse, expressing concerns regarding the extension into the countryside, the positioning of the panels and the number of panels proposed, and the visual impact this would cause. Members noted that this was the type of application that should be supported in principle, but considered that the development would not be appropriately screened and the number of panels proposed to be accepted.

Decision Made by the Head of Planning and Coastal Management:

That the application be **REFUSED** for the reasons detailed below.

Reason for Decision:

The proposed extension to the residential curtilage and stationing of 60 ground mounted solar panels, adjacent to The Old School House, The Street, Kettleburgh, is located within the countryside.

Whilst the potential benefits of the provision of solar panels providing green energy were recognised, the proposal would cause more harm than benefit to the local area and landscape. It would result in significant harm to the character of locality, through the formation of a residential curtilage which would be out of proportion with the host dwelling, and those within the vicinity, in terms of size, shape and location in relation to the dwellinghouse. In addition to the proposed ground mounted solar panel arrays there was significant potential for additional residential paraphernalia, which in turn would create additional visual harm. The development was not in keeping with the character of the location and would not preserve or enhance the countryside environment.

The proposal was therefore contrary to Policies SP15, SP29, DM8 and DM21 of the Suffolk Coastal District Local Plan - Core Strategy & Development Management Policies Development Plan Document (July 2013) and the design principles set out in sections 12 and 15 of the NPPF, which seek to safeguard the countryside for its own sake and seek to ensure developments recognise and are well related to the existing pattern of development and character of the area in which they are located, by only permitting extensions to residential curtilages that are proportionate to the host dwelling, and of a form, size and location which would not adversely affect their surroundings.

The Head of Planning and Coastal Management acknowledged East Suffolk Council's declaration of a climate emergency and highlighted that this declaration did not supersede local and national planning policies. He advised that he had been conflicted on the application to some extent.

Upon confirmation that the solar panel array was intended for the host dwelling only, the Head of Planning and Coastal Management said that he supported the recommendation that the application be refused. He advised that officers would engage in future discussions with the applicant to understand the power generation anticipated and, if excessive, work with the applicant to reduce the scale of the proposal and make the siting of the application more appropriate for the setting of the village. The Head of Planning and Coastal Management wanted to ascertain if the proposal would provide a community benefit that would add to the planning balance.

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

None.

Any Dispensation Granted:

None.