

Item: 6

DC/20/4179/VOC

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.

Alston Barns, Grimston Lane, Trimley St Martin, Suffolk,
IP11 0SD



Proposal

This application seeks to vary Condition 2 of the original application (DC/19/1967/COU) which allowed the change of use of Alston Barns from agriculture to light industrial.

Changes to the barn include:

- the alteration to previously approved drawings - including variation in positioning of fenestrations;
- a raised access;
- installation of air-conditioning units;
- repositioning of bin storage area; and
- installation of screening.

*This is a **part retrospective application**. All of the works proposed have been implemented with the exception of the proposed raised access along the north western elevation.*

Reason application is at committee

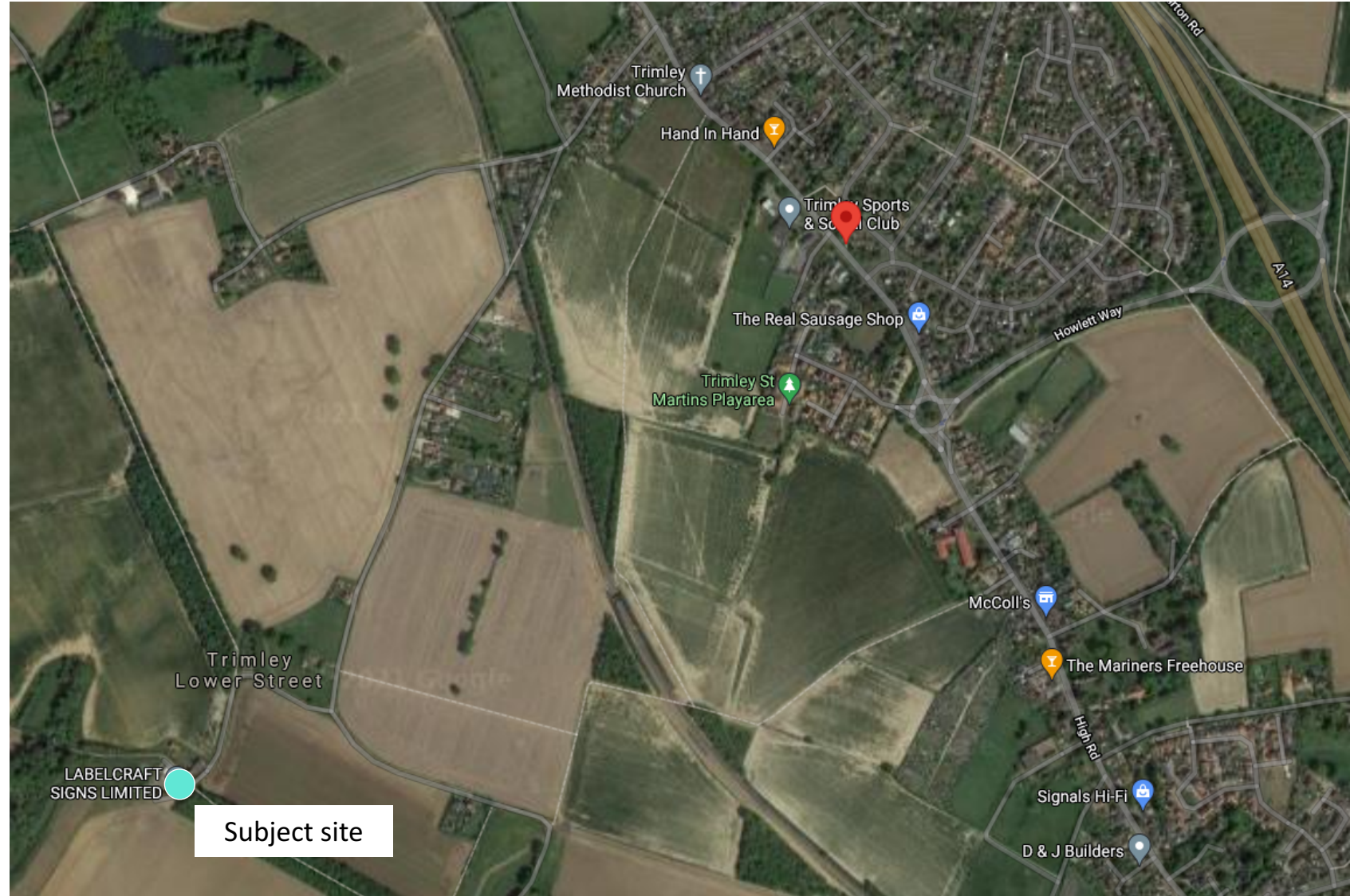
Due to the history of the site and concerns raised by the neighbour, the Referral Panel requested that a decision is reached via the committee process.

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'.

The latter will be addressed under Item 7.

Site context

The site is located to the south west of Trimley St Martin along Grimston Lane and sits within an Area of Outstanding Natural Beauty (AONB)

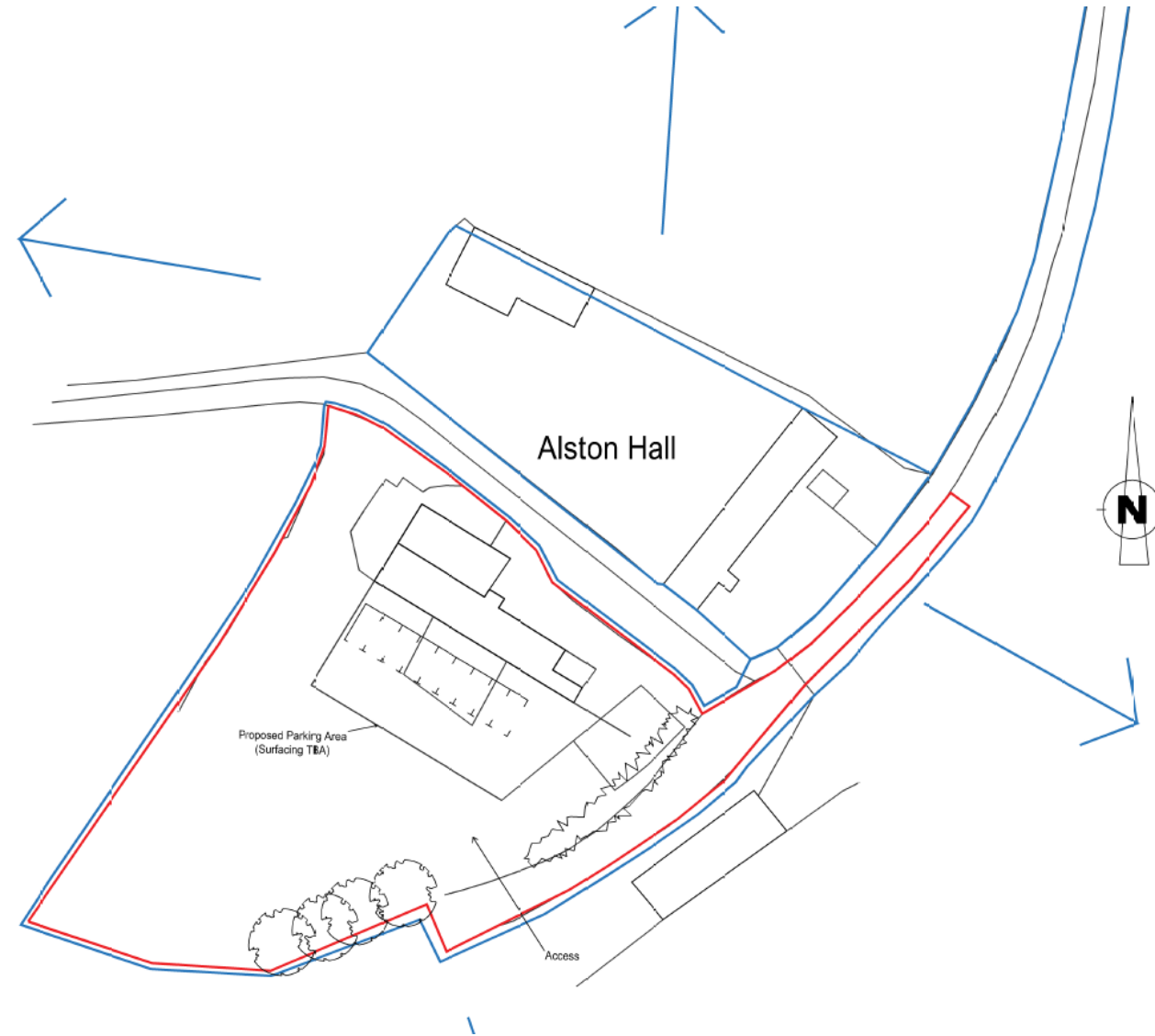


Site context

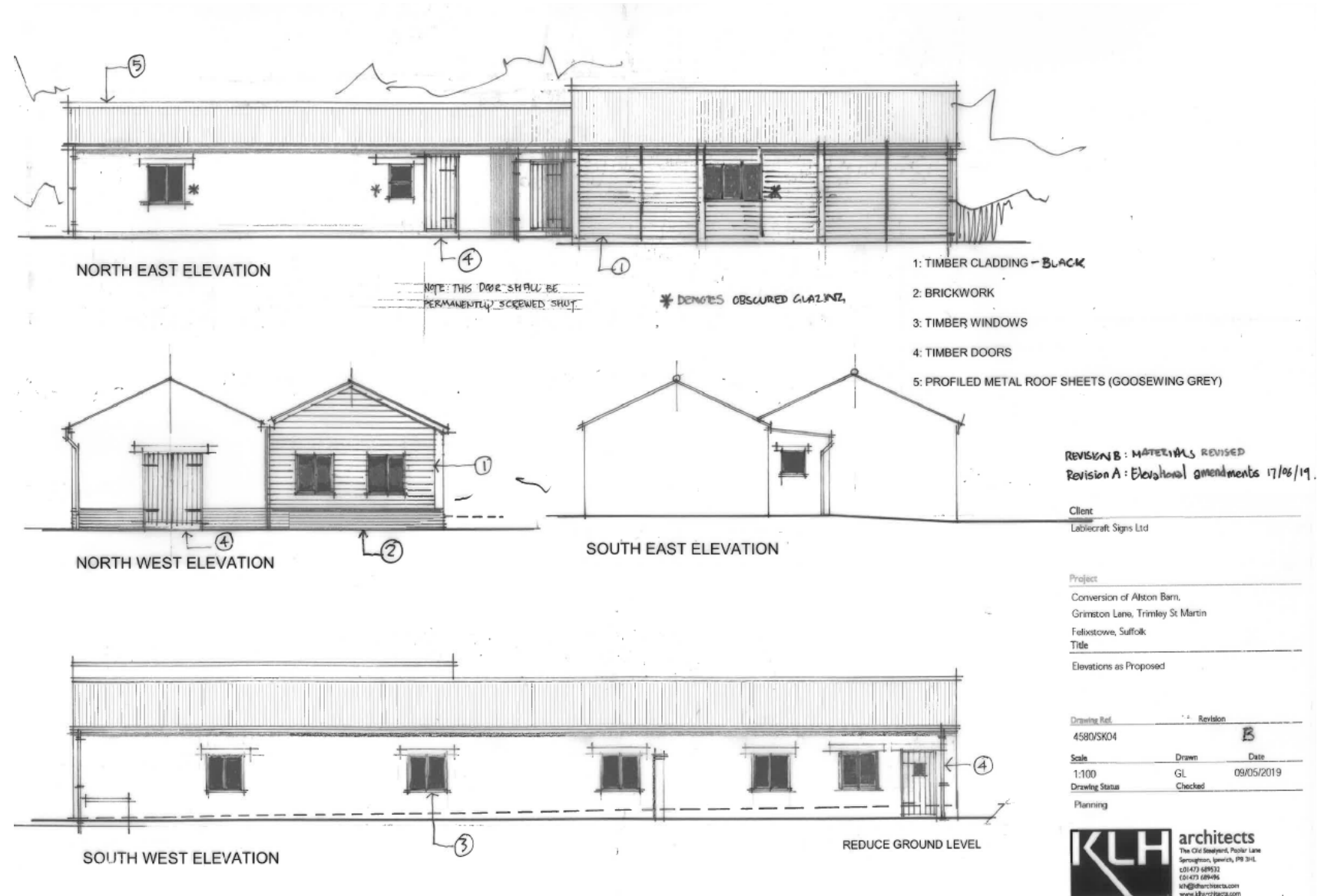
A residential dwelling – Alston Hall – is located to the north of the site, with the associated residential annex sited approximately 26 metres from the raised access.



Site location plan

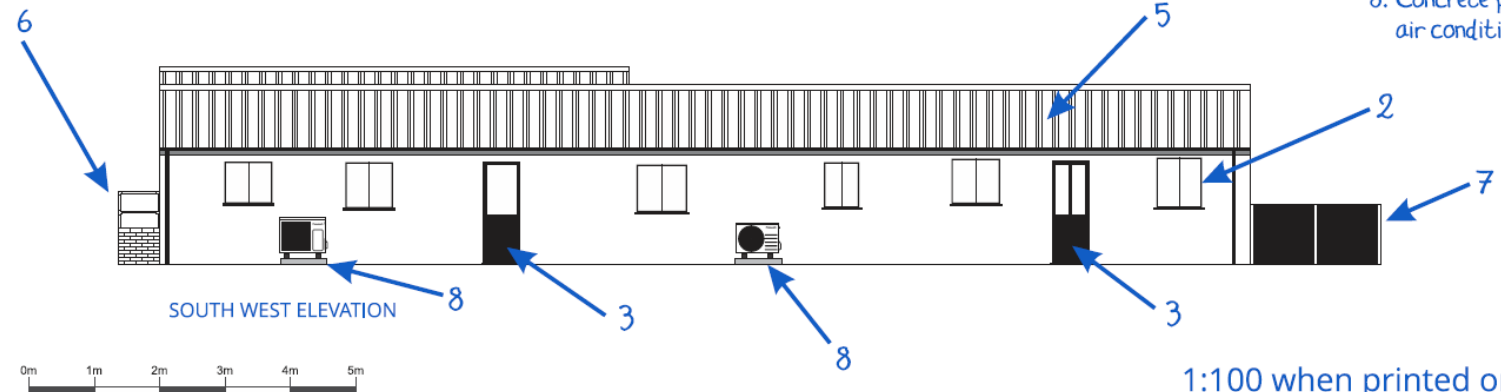
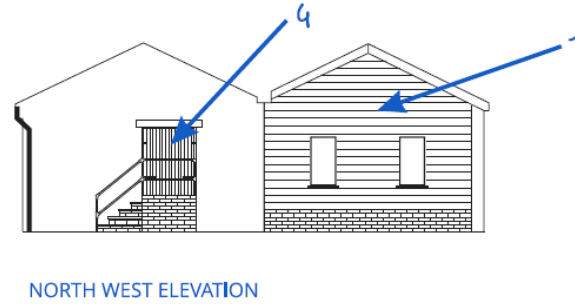
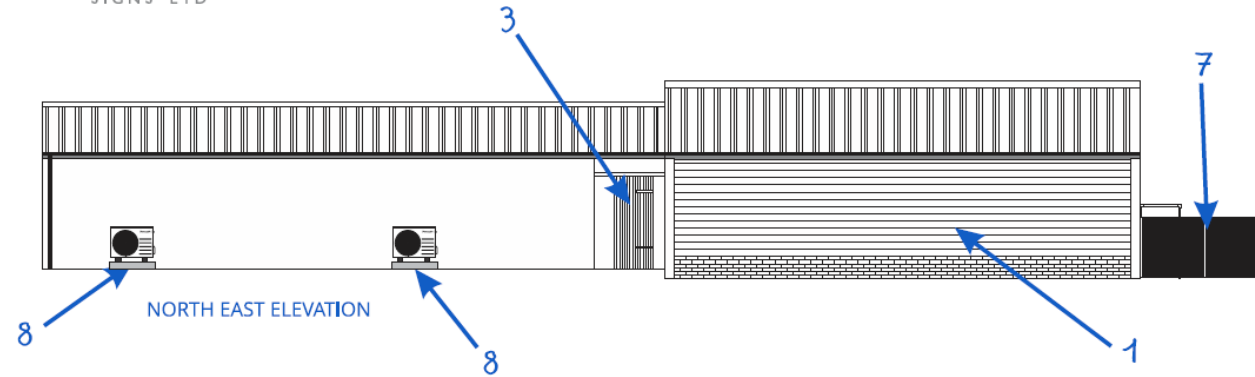


Approved elevations (for reference)



Proposed / retrospective changes to elevations

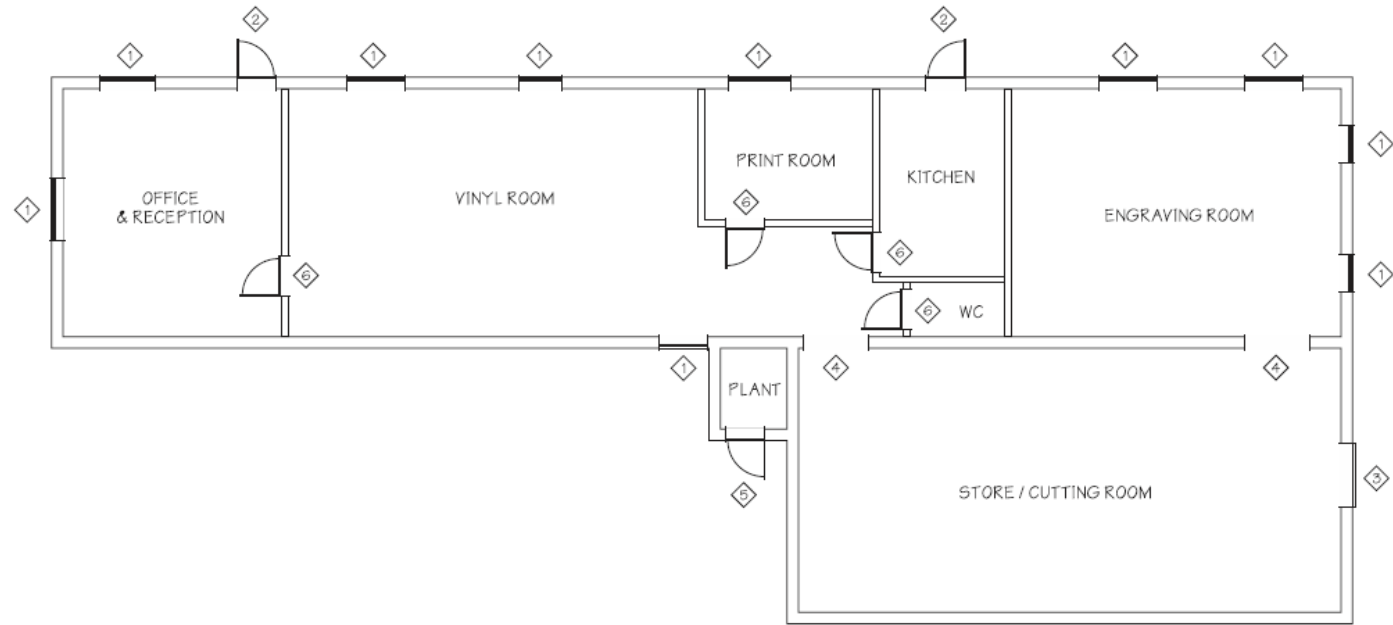
Labelcraft
SIGNS LTD



1. Black timber cladding
2. Black timber windows
3. Black timber doors
4. 2" box section steel frame, tongue and groove interior and exterior, painted black, 50mm insulation store room door
5. Goosewing grey steel roof cladding
6. Reclaimed brick stairs with wrought iron hand rail
7. 6' x 6' Hazel wood panels Wooden posts
8. Concrete plinths and air conditioning units

1:100 when printed on A3 Paper

Proposed floorplan



1. EXTERIOR WINDOW (WOODEN BLACK)
2. EXTERIOR DOOR (WOODEN BLACK)
3. EXTERIOR SLIDING DOOR (STEEL FRAME, WOOD CLADDING PAINTED BLACK)
4. INTERIOR DOORWAY LEFT OPEN (NO DOOR TO BE FITTED)
5. EXISTING WOODEN EXTERIOR DOOR
6. INTERIOR DOOR

Site photos

Window along south east elevation and willow fencing along boundary



Site photos

Window along south
east elevation and
willow fencing and
trees along boundary



Site photos

North east elevation –
air condition units
screened by willow
fencing



Site photos

South west elevation
– changes to
fenestration



Site photos

South west elevation
– changes to
fenestration, willow
fencing – Alston Hall
to rear



Site photos

Raised access along
north west elevation
– fencing reduced to
single height



Site photos



Site photos



Photos from agent



Photo taken
by neighbour
from corner of
garden



Photos taken
by neighbour



Material planning considerations

- Impact on residential amenity
- Landscape impacts
- Design aesthetics/visual amenity

Recommendation

Recommended for approval subject to conditions as outlined in the report – summarised below:

- Standard time limit (linked to original decision)
- Plans
- Materials
- External lighting scheme as per DC/19/3855/DRC
- Ecology
- Soundproofing as per DC/19/3855/DRC
- Hours of operation
- Refuse/collection arrangements as per DC/20/4177/DRC
- Construction management plan as per DC/19/3855/DRC