



Committee Report

Planning Committee South - 22 December 2020

Application no DC/20/2913/FUL

Location

Home Farm
Hollesey Road
Capel St Andrew
Suffolk

Expiry date 1 October 2020

Application type Full Application

Applicant Capel St Andrew Farms

Parish Capel St Andrew

Proposal Conversion of 7 traditional barns into dwellings

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Authorising Officer Katherine Scott, Development Management Team Leader – South Team

1. Summary

- 1.1. The application site relates to Home Farm, located on the east side of Church Road. The site is situated within the countryside and within the AONB.
- 1.2. The application seeks to convert the existing farmstead into 7 residential properties.
- 1.3. The application was heard by the referral panel as Cllr Mallinder (Ward Member) raised concerns over the site's development in terms of the impact it would have on the AONB and RSPB centre; and over the loss of unique habitat and biodiversity and has concerns over the units becoming short term holiday lets. He considers that 7 units is overdevelopment and would have a detrimental impact on highway safety.
- 1.4. In addition to the Ward Members concern, the Highway Authority has raised an objection due to the visibility availability falling greatly below the standards that SCC must adopt for a location such as this. They have mitigated against this however with the understanding

that where speed levels are low the splays can be greatly reduced. A speed survey has been carried out and Highways are currently reviewing the information. Any additional comments received prior to committee shall be included within the update sheet.

- 1.5. The Parish Council have applauded the development, particularly from the historical aspect and feels that issues relating to traffic; visitor parking; and design points can be suitably addressed. The proposals have been amended to reflect the concerns over visitor parking and design and the points raised by the parish council have been addressed by the submission of revised plans, including the omission of three vehicular accesses.
- 1.6. Three letters of representation have been received, with objections on some elements of the design, all of which have been considered and where necessary amendments have been made to overcome the concerns.
- 1.7. There are no other objections from statutory consultees.
- 1.8. Officers have considered this application under SCLP 5.5 Conversion of Buildings in the Countryside for housing and have found it to be policy compliant, as such recommend approval subject to controlling conditions.

2. Site description

- 2.1. The application site relates to Home Farm, located on the east side of Church Road. The site is approximately 2.5 miles to the south of Butley and 2.9 miles to the north of Hollesley. The site is situation within the countryside and within the AONB.
- 2.2. Capel St Andrew is classified as Countryside under Policy SCLP3.2: Settlement Hierarchy.
- 2.3. Home Farm is situated in the east part of Capel St Andrew parish away from the plantations in the small, main settlement formed within the north east corner of a crossroads where the roads to Capel Green, Butley, Boyton and Hollesley meet. There is a smaller secondary settlement at Capel Green in the north part of the parish to the west of Butley Abbey. There are a few scattered farms and a mixed coniferous/deciduous wood, Oak Wood to the south east of Capel Green.
- 2.4. The farm buildings can be dated back to 1821, the buildings in there current form have been similar since 1881, with the addition of a steel farm Dutch Barn in 1957. There are 6 Barns noted on the block plan with 2 stable blocks. Barn 1 noted within the heritage reports as Calving pens/former working horse stables/milking parlour, is the largest of the barns and sits in a U-Shape with its long wing fronting Church Road. This is the most prominent of the barns on many of the approaches to the site. The reports note the buildings as being of a significant feature in the relatively open nature of the surrounding landscape. They are traditional examples of a farmstead which is characteristic to this part of Suffolk. The buildings are substantial and mostly of high quality, reflecting the relative prosperity of beef and dairy farming in the late 19th and early 20th century. The two steel framed barns with corrugated metal roofs, and the flat-roofed, rebuilt section of the traditional barn are not of significance and have a negative impact on the other buildings. It is noted that the buildings form an interesting historic group and make a significant contribution to the landscape.

- 2.5. The application has been supported by a comprehensive Historic Asset Assessment and Historic Impact Assessment which give a dated history of the buildings.
- 2.6. The proposals include converting barns 1, 3 and 4 into 7no. residential dwellings. Barn 5 will be used for undercover parking, Barn 6 will be removed and the area used for parking, and Barn 2 and the Stable buildings will be used for storage in conjunction with the dwellings.
- 2.7. Plots 1, 2 & 3 will all be located within 'Barn 1'; Plot 1 being in the southern former cart shed and original milking parlour, Plot 2 being in the central calving pens/stable building including the roundhouse element, and Plot 3 in the northern former milking parlour.

3. Proposal

- 3.1. The application seeks planning permission to convert the buildings to form 7 dwellings.
- 3.2. The site comprises 6 barns and 2 stable buildings. The existing floor plans, elevations and sections are shown on drawings PW1083_PL03-PL07.

Barn 1

- 3.3. Barn 1 consists of three elements; a central element originally used as calving pens/former working horse stables, an element to the north-east side of the yard that was formerly a milking parlour, and an element to the south-west of the yard that was formerly a cart shed/original milking parlour.

Barn 2

- 3.4. This building was formerly used for sterilizing milking machinery. It is a red brick construction, with a pitched pantile roof, and has two cells. The building is situated close to the milking parlours in barns 1 and 3.

Barn 3

- 3.5. This barn consists of two elements; a building formerly used as calf pens to the east of the complex, and a former milking parlour connected to the west elevation of the calf pens.

Barn 4

- 3.6. Barn 4 consists of two elements; an open-fronted cattle shed to the south, and a calf pen & bull pen element attached to the eastern end.

Barn 5

- 3.7. This building occupies a central location in the complex and was formerly used as bull pens. It is a three-bay brick building with a rendered finish and a pitched clay pantile roof. There are 4 pens internally with a central passageway access to each.

Barn 6

- 3.8. This is a tall, open-fronted building with a flat corrugated roof situated between Barn 5 and Stable 2. It contains the remains of a traditional barn, although the barn has been largely modified and destroyed by fire. The brick walls at the south-east end survive and have been raised with additional courses of brickwork.

Stables 1 and 2

- 3.9. These buildings consist of two ranges, each comprising three stables facing into a central yard. They are constructed of red brick with a pitched clay pantile roof. Stable 1 dates from the 19th century and the south-west corner of the brickwork is curved, replicating that of the round house
- 3.10. Plots 1, 2 and 3 will be located within Barn 1. Plot 1 (2 bed) being in the southern former cart shed and original milking parlour, Plot 2 (3 bed) being in the central calving pens/stable building including the roundhouse element, and Plot 3 (2 bed) in the northern former milking parlour. Each have a private garden area within the courtyard.
- 3.11. Plots 4 & 5 will all be located within 'Barn 3'; Plot 4 (3 bed) consisting of the majority of the milking parlour element, and plot 5 (3 bed) being in the former calf pens and the remainder (eastern section) of the milking parlour. Plot 4 will have a garden area to the west of the building. Plot 5 has a larger garden on the eastern side of the complex.
- 3.12. Plots 6 & 7 will all be located within 'Barn 4'; Plot 6 (2 bed) consisting of the northern part of the former calf and bull pens building, and Plot 7 (3 bed) consisting of the remainder of the calf and bull pens, along with the whole of the southern open-fronted cattle-shed. The main garden areas for Plots 6 and 7 will be located on the eastern side of the complex.
- 3.13. All materials required for external repairs will match those found within the existing complex.

4. Consultations/comments

- 4.1. Three letters of representation have been received which do not object to the principle of converting the buildings into residential properties but considers the number of dwellings to have a detrimental impact on highways. They consider that 3 or 4 dwellings would be more appropriate. They have requested the retention of the bat roost in Barn 5. Considers that at least two suitable nest boxes for Barn Owls should be conditioned. They also raise concerns about sustainable construction and water conservation. They also request the buildings are restricted to not allowing them to be used as second homes. There are also concerns over the impact on residential amenity to Capel Farmhouse. A right of way concern over the land is also raised.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Capel St Andrew Parish Council	7 August 2020	23 August 2020
<p>"The Parish Council believe this application to be appropriate for the redevelopment of the currently unsafe and unsightly buildings. Using the original brickwork will keep the historical element of the area. However, we do have a number of serious safety reservations which we believe need to be addressed.</p> <p>1 The plan converts old, unused garage doors to entrance doors on Plots 2 and 3. These open directly onto the main road C339 from Hollesley to Butley. The Parish Council has been active in trying</p>		

(unsuccessfully) to get a speed reduction imposed on this road. It is narrow with few passing places and large amounts of sand from the fields accumulate on the road causing a hazard. We are also concerned about the increasing number and size of the tractors and articulated lorries passing around the crossroads in Capel. They frequently pull onto the grass verges to pass each other at this corner. As can be seen from the attached Photo 1, considerable damage has been done on the opposite side of the road used as a passing place and these hollows frequently fill with water. This is opposite two proposed doors and one of the exits. Photos 2 and 3 show how narrow the verge is by the proposed doors and show how the tractors pull up close to the building. At harvest time the agricultural traffic is continual, all day every day. We consider this to be a significant danger. **We believe the doors should be on the other side of the building for safety.**



The latest accident was on 12th August 2020 when a tractor and a car were in a head-on collision close to these properties. Fortunately no-one was seriously hurt.

We are therefore also concerned about safety with regard to a possible additional sixteen vehicles, including visitors, regularly using the access points to the properties. **Note: this more than doubles the number of private residents' vehicles in the immediate vicinity.**

It is calculated that twelve vehicles will exit onto on Church Road towards Boyton. We suggest mirrors be installed opposite the exits as a safety precaution.

We strongly disagree with the statement at the end of paragraph 7.00(iv) of the Design and Access Statement: ***The adjacent roads are quiet country roads with good visibility that can easily accommodate additional traffic that may be generated as a result of the conversions.***

This does not agree with our general surveys. This is a very successful and busy agricultural area and subsequently the roads service numerous heavy vehicles, particularly during harvest time. With the anaerobic digester now in operation in Rendlesham it is not unusual to have in excess of sixty tractors with trailers per day passing the site. The onion store on the opposite corner will also generate extra traffic when it comes into full operation, with traffic coming from all four directions at the crossroads. In addition there is considerable traffic at shift change times from Hollesley Prison. **It is not a quiet country road.** We will continue to campaign for a speed reduction with the aim of reducing the possibility of more accidents.

- 2 Conversely, we are also concerned about the minimal number of visitor parking spaces as there is no available space outside the perimeter to park on the roadside. For Plots 5 and 7 could it be considered to place their parking within the confines of the gardens to lessen the impact?

- 3 The doubling of very local traffic will also increase the noise and air pollution. This does not take into consideration the pollution produced from the agricultural traffic to the onion store and workshops on the opposite side of the road which is not yet fully operational.

We do applaud the use of electrical charging points for each parking space and would hope to see good ecological practice used throughout the build.

- 4 The use of two buildings as offices for Capel St Andrew Farms might mitigate the volume of vehicles and traffic and we would find that acceptable. However this is not listed in the planning application **but is mentioned in the Preliminary Ecological Appraisal**. Clarification of this is needed.

- 5 Our famous metal statue of St Andrew is a listed asset of the parish and we are pleased that it will be preserved. We would also like to see the Victorian post-box preserved as this is now a rare object, particularly with the quote 'This flap is in place to prevent snails entering'.

The council feel overall that they applaud this development, particularly from the historical aspect. If these significant access safety issues can be mitigated by the developer and traffic calming instigated by the County Council it will be an asset to the village.

I trust that you will take the above comments into consideration when making your decision in respect of the above-mentioned Planning Application."

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	7 August 2020	28 August 2020

Summary of comments:

Recommended refusal on highway safety grounds due to the visibility splays shown on Drawing No. : PW1083_PL08 Rev. A not being commensurate with current standards and therefore contravening NPPF paragraph 108.

The visibility available falls greatly below the standards that SCC must adopt for a location such as this.

Due to the sites unsustainable location, residents would be heavily reliant on using a vehicle and therefore the sites vehicular accesses, all of which are substandard, would be heavily utilised for residential traffic indefinitely.

Consultee	Date consulted	Date reply received
Suffolk County Archaeological Unit	7 August 2020	No response

Summary of comments:

No response received

Non statutory consultees

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	7 August 2020	7 August 2020

Summary of comments:

Private Water Supply

It is unclear whether the development will involve a connection to the mains, or a 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).

Contaminated Land

The Contaminated Land Phase 1 assessment recommends a Phase 2 investigation, which can be secured by condition.

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	7 August 2020	No response

Summary of comments:

No response received

Consultee	Date consulted	Date reply received
Landscape Team (Internal)	19 August 2020	No response

Summary of comments:

Internal Planning Services consultee, so comments incorporated within planning considerations section

Consultee	Date consulted	Date reply received
Ecology (Internal)	19 August 2020	14 September 2020

Summary of comments:

Internal Planning Services consultee, so comments incorporated within planning considerations section

Consultee	Date consulted	Date reply received
CIL (Internal)	19 August 2020	No response

Summary of comments:

Internal Planning Services consultee, so comments incorporated within planning considerations

section

Consultee	Date consulted	Date reply received
Ward Councillor	N/A	9 September 2020
<p>Cllr Mallinder (Ward Member) - comments in full</p> <p>"In reference to the above mentioned planning application I have great concern of such a large development in a predominantly rural area close to an RSPB centre and in the middle of AONB designated landscape .</p> <p>As barns are changed in usage to residential units there is a significant loss of a unique habit and biodiversity -esp for birds - barn owls, swallows and swfits all under threat in the creeping development of our natural landscape .</p> <p>There is also a concern if units are used for short term holiday lets this will increase disturbance to local natural environment .</p> <p>Although SCC highways will report on their concerns it is worth nothing that such a large development will have negative impact of the already inadequate local roads . 7 units would likely lead to 14 + cars. Road safety at this location is a big local concern .</p> <p>With reference to the national planning policy framework , The proposal also fails to meet any of the exceptions referred to in paragraphs 77, 78 & 79 of the NPPF which refer to "Rural Housing" and clearly states that developments should "reflect local needs". No such local need is met through this application."</p>		

Consultee	Date consulted	Date reply received
Suffolk Coasts And Heaths Project	12 August 2020	12 August 2020
<p>Summary of comments:</p> <p>The existing cluster of barns lies wholly with the Suffolk Coast & Heaths AONB.</p> <p>The AONB team has not raising objections to the principle of converting the existing barns as it will bring them back into use, preserve their future and remove modern agricultural elements from the site. This will be a positive enhancement within The AONB.</p> <p>Their primary concern is the amount of fenestration being proposed on some of the elevations on individual barns.</p> <p>Barn 1</p> <p>Concern over the number and size of the rooflights being proposed particularly on the western elevation fronting Church Road. It is acknowledged that there are already openings in the roof of the barn however these are not currently glazed. The same applies to the 2 existing timber door openings on this elevation which are also currently unglazed.</p>		

Barn 3

We welcome the proposed use of timber shutters on the larger window openings on the east elevation of this barn which will help manage light spillage at night. Consideration should be given to adding similar shutters to the larger windows on the southern elevation of this barn too.

As part of the conversion of this barn much smaller roof windows are proposed on the eastern elevation. These are much more discrete and subtle than the roof windows proposed in barn 1. If the principle of adding these smaller roof windows is acceptable in principle while also maintaining the historic integrity of the barn complex our preference would be to use these on barn 1 as well.

Barn 4

As before we welcome the proposed use of timber shutters on the eastern elevation of the converted barn.

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted:

Expiry date:

5. Planning policy

- 5.1. 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”*.
- 5.2. National Planning Policy Framework (NPPF) (2019)
- 5.3. National Planning Policy Guidance (NPPG)
- 5.4. The East Suffolk Council – Suffolk Coastal Local Plan was adopted on 23 September 2020 and the following policies are considered relevant:

Policy SCLP3.3 - Settlement Boundaries (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP3.2 - Settlement Hierarchy (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP5.3 - Housing Development in the Countryside (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP5.5 - Conversions of Buildings in the Countryside for Housing (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP7.2 - Parking Proposals and Standards (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP10.1 - Biodiversity and Geodiversity (Suffolk Coastal Local Plan, Adopted September 2020)

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

Policy SCLP11.1 - Design Quality (Suffolk Coastal Local Plan, Adopted September 2020)

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

6. Planning considerations

Principle of Development

- 6.1. The site is located within the countryside where there are fewer opportunities for development than those within settlement boundaries.
- 6.2. The countryside includes a number of small settlements, which have no or very few, services and facilities and are therefore not considered to be suitable locations as a focus for new development. However, consistent with policy in the National Planning Policy Framework the Council recognises that there is a need for housing in the countryside in certain circumstances and where this can help to sustain thriving rural communities.
- 6.3. Policy SCLP5.3 sets out the circumstances where new housing in the countryside would be supported. These are:
 - a) Affordable housing to meet identified local needs on exception sites adjacent to, or well related to, Settlement Boundaries or clusters of housing in the countryside (in accordance with Policy SCLP5.11 and Policy SCLP5.4);
 - b) Limited development within existing clusters (in accordance with Policy SCLP5.4);
 - 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;
 - d) Subdivision of an existing larger dwelling;
 - e) Conversion of an existing building (in accordance with Policy SCLP5.5);
 - f) Rural workers dwellings, where there is an essential need for a rural worker to live permanently at or near their place of work (in accordance with Policy SCLP5.6);
 - g) Other residential development consistent with policy on residential development in the countryside contained in the National Planning Policy Framework.
- 6.4. The above confirms that the conversion of an existing building (SCLP5.5) could be supported outside of the settlement boundary, providing it meets the criteria within the policy set out to further protect the surrounding area.
- 6.5. Rural buildings outside of settlements should ideally be used for the purposes for which they were constructed; however there are instances where commercial uses are no longer viable and a residential use may be appropriate. The National Planning Policy Framework

supports the re-use of redundant or disused buildings in the countryside for residential purposes where this would enhance the immediate setting.

- 6.6. A key consideration in relation to proposals for conversions is the extent to which the immediate setting is enhanced through that conversion. In this respect, the conversion should not result in the creation of residential curtilages or other features that would detract from the rural nature of the area and the buildings, such as porches and openings. Only extensions and alterations that are essential to enable the building to be converted for residential use should be made.
- 6.7. Policy SCLP5.5 notes the following criteria:
- a) The building is redundant;
 - b) The building provides a positive contribution to the landscape;
 - c) The conversion does not require significant alteration;
 - d) The design maintains or enhances the structure, form and character of the rural building;
 - e) The design of the conversion, including any necessary works to the curtilage, does not have a harmful effect on the character of the landscape;
 - f) Any impacts on the natural environment are adequately mitigated for;
 - g) The conversion enhances the immediate setting of the area; and
 - h) The site is served by an appropriate existing access.
- 6.8. The nature of redundancy has been adequately addressed within the design and access statement which states: "The agricultural use of the buildings ceased in the late 20th century when the dairy herd was sold, and the buildings proved unsuitable for changing farming practices. The farming business evolved and the farm now grows 3,000 acres of vegetable and arable crops. The outcome was that larger steel-framed modern agricultural barns were required that were more suitable for larger agricultural machinery; these were erected on the site on the opposite corner of the crossroads and are proposed for removal under this application. The traditional buildings were infrequently used for storage of various bit of agricultural paraphernalia in the years following the sale of the dairy herd, but sufficient storage space is now available elsewhere. The traditional buildings have therefore been entirely redundant for a number of years."
- 6.9. The site falls within the AONB and this, alongside the submitted Historic Asset Assessment, demonstrate that the buildings enjoy considerable architectural and historic interest as a non-designated heritage asset and make a valuable contribution within the wider protected landscape setting. The complex is in an open landscape setting on a valley slope to the River Tang (a tributary of the Butley River) and makes a very attractive contribution to the farmed landscape in this part of the AONB, this view is shared by the Parish Council and the AONB team.
- 6.10. The proposal respects the historic footprint of the buildings, where the overall form and scale are not changing as a result of this application. The design and proportions of the replacement windows closely resemble the existing with verticals predominating, allowing the building to retain features of its agricultural identity.
- 6.11. The character of the farm buildings will be retained, and little alteration will be carried out, with no extensions proposed outside of the existing building footprints. The more modern

aspects, the two steel framed barns with corrugated metal roofs, will be removed, so that the historically important buildings will become more visible and their original contribution to the site context will be revealed.

- 6.12. The lack of defined curtilage for the farmstead is an important factor in both its agricultural character and appearance and its setting in the surrounding landscape, it is also an important consideration under the policy requirements. The proposals include a generous curtilages to plots 6 and 7 which are visible and open to the countryside beyond.
- 6.13. Officers note the creation of a residential curtilages and the separation of plots has been done effectively with the important open space to the north of Church Road being retained and open. All of the vehicular parking spaces will be located either within existing buildings, or within the central courtyard and will therefore be obscured by the surrounding buildings, this is the same for other domestic paraphernalia such as bin stores which will be retained within this central area. It is an important consideration to ensure that the landscaping around the curtilage is suitable for its location this can be controlled by way of condition.
- 6.14. Officers consider that this farmstead is an attractive traditional group of buildings which form part of the landscape setting, the conversion as noted above requires little in the way of alterations externally other than fenestration which would come with any conversion; the overall form and character of the farmstead will be retained and enhanced through this conversion; whilst it is accepted that there will be domestic curtilage as part of the conversion, this has been designed to run well within the confines of the surrounding area and indeed the residential garden to the north. The site is separated from the further countryside by Church Road which provides a separation between the built up area on the north to the more open countryside to the south rather than overextend into the countryside, furthermore the use of the courtyard for parking provisions ensure that the level of domestic paraphernalia extending from the group of buildings is minimal. Officers consider that the conversion enhances the immediate setting of the area and the existing buildings is one that is worthy to retain under this policy. As such officer find the principle of development in this instance acceptable under policy SCLP 5.5.

Design, Amenity and Parking

- 6.15. In terms of design, the buildings make an impressive group and are well worthy of retention possibly through conversion and adaptation to sympathetic new use.
- 6.16. Policy SCLP11.1 Design Quality and SCLP11.2 Residential Amenity are concerned with the overall design quality and impact on amenity proposed development has. The farmstead buildings are single storey, with no first floor windows other than roof lights for the only first floor accommodation which is located in Barn 1 (Plots 2 and 3). The amenity issues raised by the neighbouring resident with regards to Barn 3 (Plot 4) related to the ground floor windows on the northern elevation which abuts the boundary, officers have discussed this with the agents and the drawings have been amended to ease concerns. The windows in that elevation are existing openings, where the windows have been changed to obscure glazing with windows that are permanently fixed shut. There are Velux windows in the two rear bedrooms to allow for suitable ventilation and access to daylight.
- 6.17. The level of parking provision required can be influenced by the location of new development, accessibility to public transport, provision for cyclists and the availability of

public and on-street parking. Policy SCLP7.2: Parking Proposals and Standards states that proposals will be expected to have regard to the parking standards contained in the Suffolk Guidance for Parking (including subsequent revisions), excluding the elements of the Guidance related to 'Residential Parking Design', unless other local planning considerations indicate otherwise. Proposals should also accord with both the East Suffolk Area Parking Plan and the Suffolk Parking Management Strategy, or Neighbourhood Plans for the area where applicable.

- 6.18. There are 3no. existing vehicular access points to the complex; one on the western side onto Church Road, and two on the southern side onto "The Drift". All are established access points that have been used by farm machinery in the former use as a working farm.
- 6.19. The Highways Authority have raised an objection that the visibility available falls greatly below the standards that SCC must adopt for a location such as this. Due to the sites unsustainable location, residents would be heavily reliant on using a vehicle and therefore the sites vehicular accesses, all of which are substandard, would be heavily utilised for residential traffic indefinitely. Officers note that the access off Church Road on the east side of the site is currently used as vehicular access to the residential property to the north. Given the Parish Council concerns over the speed of traffic on this road, the applicants have agreed to block off this access to vehicles and use it solely as a pedestrian point of access to alleviate concern. The bin collection point has been retained at this access and vehicular access to plot 3 parking is now through the main body of the site. Both of the existing access points are well established and have been used for many years to serve the agricultural barns without any issues.
- 6.20. The only access that Highways felt suitable was to the south between store 7 and Barn 4. Officers note that the Highway Authority have the ability to greatly reduce visibility splays where the level and speed of traffic is deemed acceptable. The agent has provided local knowledge on the area noting that the side road (to the south of the site) is very lightly used. It serves Ferry Farm (The applicant's residential property) and two other dwellings plus a small number of farm buildings. The access does loop round to Boyton but the majority of traffic for Boyton is direct from Church Road. Given the location of the barns near to the junction with Church Road and the nearby bend the speed of traffic passing the site is less than 20mph generally and the traffic is generally farm related.
- 6.21. Officers consider the Highway comments unreasonable in this instance where the site has been used for a number of years by heavy farm traffic and the access points are well established. Mitigation measures have been undertaken by way of the removal of the vehicular access off Church Road to the west of the site and the smaller vehicular accesses to the gardens of Plot 5 and 6. This has greatly reduced the risk to highway safety and controls the vehicular traffic to just two of the existing accesses.
- 6.22. Officers consider the parking and vehicular access arrangements for the site suitable where the proposals have been amended to overcome the concerns raised by the Parish Council and mitigated against the objection raised by the Highway Authority.

Landscaping

- 6.23. The proposal to use timber post and rail fencing for the outer boundary of the site is appropriate for the rural setting although fencing may not be necessary along the Church Road boundary. The use of native hedging to delineate the garden boundaries will provide

soft boundaries and avoid introducing alien features. The surrounding landscape is predominantly open agricultural land with a patchwork of arable and pasture fields with hedged boundaries. One of the features of the immediate surroundings is the grassland to the east of the farm buildings, on the north side of Dock Lane. This has the appearance of a former green and it is important that this area, part of which is proposed as gardens for plots 5, 6 & 7, remains as open as possible to preserve the rural landscape associated with the farm buildings.

- 6.24. The AONB Team have reviewed the proposals and do **not** have objections to the principle of converting the existing barns as it will bring them back into use, preserve their future and remove modern agricultural elements from the site. It is considered that this will be a positive enhancement within the AONB.
- 6.25. The primary concern raised related to the amount of fenestration being proposed on some of the elevations on individual barns. In response to this the level of roof lights has been dramatically reduced following the initial submission and the larger openings have been reduced.
- 6.26. The use of timber shutters on the eastern elevation of the converted barn is important to reduce light spillage into the AONB towards the estuary.
- 6.27. Given the sensitive nature of the site within the AONB it is considered important for planting to be native and reflect what is growing locally as such a landscaping strategy would be a suitable condition to place on any approval granted.
- 6.28. Given the potential for light spill into the AONB and the harm affect this can have on the landscape it is necessary to include a condition relating to the submission of details of any external lighting proposed for the site. Lighting should be kept to a minimum to conserve the tranquillity and dark skies in this part of the AONB.

Ecology

- 6.29. Officers have read the Ecological Impact Assessment (EclA) (Liz Lord Ecology, August 2020) and note the conclusions of the consultant which can be conditioned as enhancement and mitigation measures.
- 6.30. The submitted Bat surveys have recorded that barn 5 contains a small, non-breeding common pipistrelle day roost and buildings 3 and 13 contained old evidence of brown long-eared bat feeding perches. The mitigation measures identified are appropriate in principle, the roost in building 5 should be retained in this building unless it can be demonstrated that this is not feasible. Plans submitted with the application do not confirm where the mitigation features will be located, whilst the detailed design and location of bat roost mitigation will be the subject of the required Natural England development licence, given the nature of the different mitigations (e.g. timings and methods of demolition/conversion) required I would also recommend that a Construction Environment Management Plan (CEMP) is secured for the site, should permission be granted, this can be conditioned on any approval granted.
- 6.31. With regards to ecological enhancements for bats, the measures identified in the report will enhance roosting opportunities on the site. The details of the types and locations of these could be covered by condition.

- 6.32. External lighting has the potential to result in a significant adverse impact on nocturnal species (particularly bats) and badly located lighting could compromise the bat roost mitigation and enhancement measures proposed. It does not appear that any external lighting is shown on the plans of the proposed development and therefore officers would recommend a condition controlling this is included, should permission be granted.

Reptiles

- 6.33. An area of habitat suitable for reptiles was recorded on site. The measures proposed in the EclA are considered adequate to mitigate impacts on this group.

Barn Owl

- 6.34. Surveys at the site recorded roosting barn owl (a Suffolk Priority species) and officers note comments from third parties indicating that barn owls may have historically bred at the site. Whilst the EclA recommends the provision of a barn owl nest box to provide alternative roosting habitat, as evidence of roosting/potential for nesting was found in three of the buildings on site (and there has potentially been historic breeding on the site as well) the installation of two nest boxes would be more appropriate. If two suitable trees are not available on site then installation could take place on other neighbouring land (either under the control of the applicant or with the agreement of the landowner) or pole mounted boxes could be used. The installation and retention of nest boxes can be secured by condition.

Breeding Birds

- 6.35. Surveys recorded the presence of nesting swallows in buildings 13 and 14, with nesting opportunities for other species also present in other buildings on the site. A number of mitigation measures are proposed, including nesting features for swallows on the building containing Store 2/Store 6. These mitigation measures have been shown on the relevant drawings.

Habitats Regulations Assessment (HRA)

- 6.36. As recognised in the EclA, the site is within the Suffolk Coast RAMS Zone of Influence (Zone B - within 13km of the Alde-Ore Estuary SPA; the Alde-Ore Estuary Ramsar Site; the Alde-Ore and Butley Estuaries SAC; the Orfordness-Shingle Street SAC; the Deben Estuary SPA; Deben Estuary Ramsar Site and the Sandlings SPA) and therefore a financial contribution to the scheme (or equivalent mitigation identified via a Habitats Regulations Assessment (HRA)) is required in order to mitigate in-combination recreational disturbance impacts on habitats sites (European designated sites). This has been secured and officers have undertaken an appropriate assessment on the site.

CIL

- 6.37. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.
- 6.38. 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). where it is for the change of use of a building over 100sqm in internal area to create of a new dwelling.

7. Conclusion

- 7.1. The proposals respect the structure, form and character of the Home Farm buildings and will retain the significant architectural features recorded in the Heritage Asset Assessment. No extensions are proposed. It is considered that the proposals are in accordance with NPPF 16 paragraphs 185, 189 and 192 and will sustain and enhance the significance of the non-designated heritage assets, putting them to sustainable viable use consistent with their conservation.
- 7.2. The application accords with policy SCLP5.5 Conversion of Buildings in the Countryside for Housing, where there is no detriment of the landscape setting or impact on residential amenity in accordance with SCLP11.1 and SCLP11.2, there is suitable provisions for parking and mitigation has been made in accordance with the Habitats Regulations in accordance with SCLP10.1 Biodiversity and Geodiversity.

8. Recommendation

- 8.1. Officers recommend the application be Delegated to the Head of Planning Services for approval in accordance with local and national policy subject to controlling conditions.

Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with the documents listed below:

Received 19th October 2020

PW1083_PL_08RevB

PW1083_PL_10RevB

PW1083_PL_09RevB

PW1083_PL_12RevA

Received 8th October 2020

PW1083_PL_16RevA

Received 11th Aug 2020

Ecological impact assessment

Received 4th Aug 2020

Design and Access Statement

Heritage Assess Assessment

Heritage Impact Assessment

Structural inspection report

Preliminary Ecological Assessment

PW1083_PL_15

PW1083_PL_14
PW1083_PL_13
PW1083_PL_11
PW1083_PL_07
PW1083_PL_06
PW1083_PL_05
PW1083_PL_04
PW1083_PL_03
PW1083_PL_02
PW1083_PL_01

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.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

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

4. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Ecological Impact Assessment (EclA) (Liz Lord Ecology, August 2020) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

5. No removal of hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that nesting birds are protected.

6. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a. Risk assessment of potentially damaging construction activities.
- b. Identification of "biodiversity protection zones".

- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d. The location and timing of sensitive works to avoid harm to biodiversity features.
- e. The times during construction when specialist ecologists need to be present on site to oversee works.
- f. Responsible persons and lines of communication.
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or
- h. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

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

7. The development shall not in any circumstances commence unless the local planning authority has been provided with either:

- a. a licence issued by Natural England pursuant to The Conservation of Habitats and Species Regulations (2017) (as amended) authorising the specified development to go ahead; or
- b. a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a licence.

Reason: To ensure that the legislation relating to protected species has been adequately addressed as part of the implementation of the development

8. Prior to commencement an Ecological Enhancement Strategy, addressing how ecological enhancements will be achieved on site, will be submitted to and approved in writing by the local planning authority. Ecological enhancement measures will be delivered and retained in accordance with the approved Strategy.

Reason: To ensure that the development delivers ecological enhancements.

9. No external lighting shall be installed on site unless a "lighting design strategy for biodiversity" has been submitted to and approved by the local planning authority.

The strategy shall:

- a. identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Any external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that impacts on ecological receptors from external lighting are prevented.

10. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a site investigation consisting of the following components has been submitted to, and approved in writing by, the local planning authority:

a) an intrusive investigation(s), including:

- the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
- an explanation and justification for the analytical strategy;
- a revised conceptual site model; and
- a revised assessment of the risks posed from contamination at the site to relevant receptors, including:

human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

All site investigations must be undertaken by a competent person and conform with current guidance and best practice, including: BS 10175:2011+A1:2013 and CLR11.

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.

11. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a detailed remediation method statement (RMS) has been submitted to, and approved by, the LPA. The RMS must include, but is not limited to:
- details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;
 - an explanation, including justification, for the selection of the proposed remediation methodology(ies);
 - proposed remediation objectives and remediation criteria; and
 - proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.

The RMS must be prepared by a competent person and conform to current guidance and best practice, including CLR11.

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.

12. Prior to any occupation or use of the approved development the RMS approved under condition 2 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.

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. A validation report must be submitted to and approved in writing by the LPA prior to any occupation or use of the approved development. The validation report must include, but is not limited to:
- results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met:
 - evidence that any RMS approved in pursuance of conditions appended to this consent has been carried out competently, effectively and in its entirety; and
 - evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.

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. 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.

15. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking or re-enacting the said Order] no development of any kind specified in Part[s] [1], Class[es] [A;B;C;D;E] of Schedule 2 of the said Order shall be carried out unless otherwise agreed with the local planning authority. Reason: In order that the local planning authority may retain control over this particular form of development in the interests of amenity and the protection of the local environment and the amenity of adjoining residents.

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

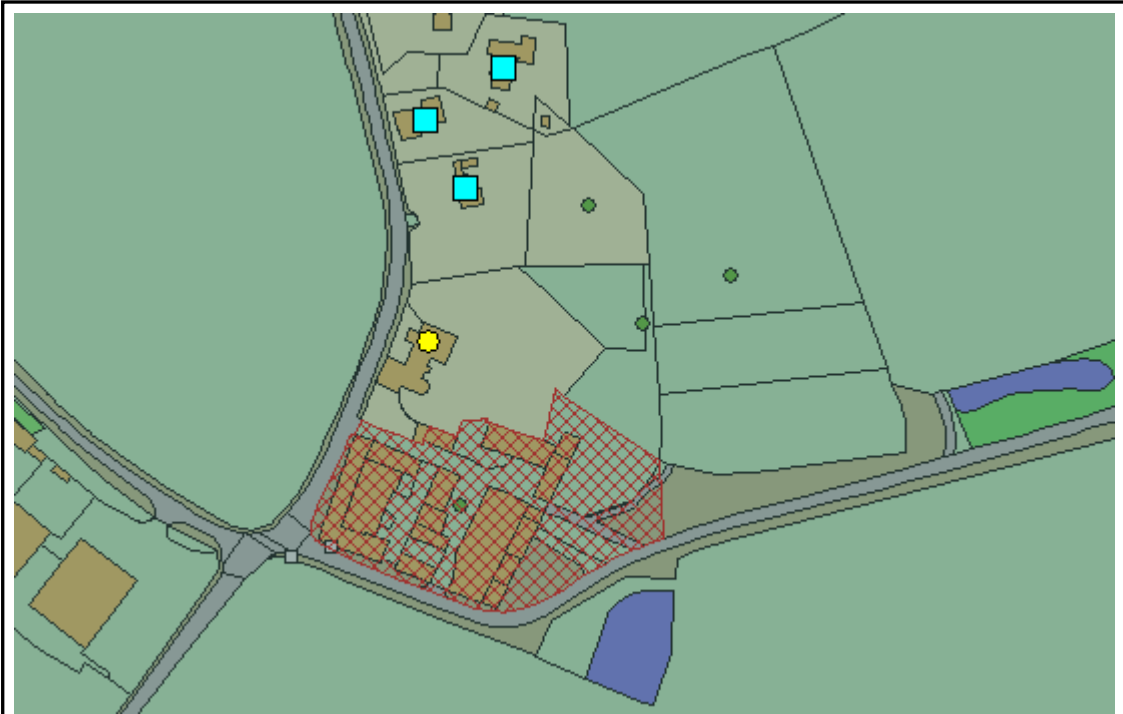
Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

3. It is unclear whether the development will involve a connection to the mains, or a 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).

Background information

See application reference DC/20/2913/FUL on [Public Access](#)

Map



DO NOT SCALE SLA100019684

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Key



Notified, no comments received



Objection



Representation



Support