



Committee Report

Planning Committee – 25 August 2020

Application no DC/20/1429/FUL

Location

58 High Street
Wickham Market
Woodbridge
Suffolk
IP13 0QU

Expiry date	23 June 2020 (Extension of time until 28 August 2020)
Application type	Full Application
Applicant	Mr R Meadows
Parish	Wickham Market
Proposal	Change of Use of building to revert to former domestic use.
Case Officer	Charlie Bixby 01394 444572 charlie.bixby@eastsoffolk.gov.uk

1. Summary

- 1.1. The proposal is for the change of use of 58 High Street, Wickham Market, from two flats and an A2 office type use, to a single dwellinghouse.
- 1.2. The application is before planning committee as the recommendation is to approve the proposal as a departure from the current local plan. It is a departure, because the property has not been marketed in accordance with policy DM10. However, the emerging local plan has no requirement for marketing, when A2 type uses are proposed to be lost.
- 1.3. The recommendation is for approval in line with the emerging Local Plan, subject to receipt of RAMS and controlling conditions.

2. Site description

- 2.1. The application property is a two storey terraced property within the Wickham Market High Street. The building is Grade II listed and has an attached single storey extension to the rear with a garden space.
- 2.2. The site itself is within the defined settlement boundaries of Wickham Market; the site is also within the Wickham Market District Centre (SSP30) and Wickham Market Conservation Area.
- 2.3. The property is mentioned within the Wickham market Conservation Area Appraisal as follows: "No. 58 High Street, next door, is an attractively simple, unspoilt mid-nineteenth century dwelling. It has a slate roof and gault walls. It has a pleasant two-storey canted bay with sash windows with glazing bars. The part glazed panelled door with a curved brick arch over is probably the same date as the windows."

3. Proposal

- 3.1. The application seeks full planning permission for the change of use of 58 High Street, Wickham Market.
- 3.2. The existing currently building consists of two residential flats on the first floor and office space at ground floor. The application seeks planning permission to change the whole building into a single dwellinghouse. There are no external alterations proposed.
- 3.3. The internal alterations proposed do not require planning permission, but would require separate Listed Building Consent.

4. Consultations/comments

- 4.1. No third party representations have been received.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Wickham Market Parish Council	30 April 2020	No response
Summary of comments: No comments.		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	30 April 2020	19 May 2020

Summary of comments: No objections.
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Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	30 April 2020	19 May 2020

Summary of comments: Requests a Noise Assessment but no objection.

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	30 April 2020	No response

Summary of comments: No comments.

Non statutory consultees

Consultee	Date consulted	Date reply received
CIL (Internal)	30 April 2020	No response

Summary of comments: No comments.

Consultee	Date consulted	Date reply received
Ecology (Internal)	30 April 2020	No response

Summary of comments: No comments.

Consultee	Date consulted	Date reply received
Design And Conservation (Internal)	30 April 2020	No response

Summary of comments: No comments.

Publicity

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

Category	Published	Expiry	Publication
Listed Building	6 August 2020	27 August 2020	East Anglian Daily Times

Category	Published	Expiry	Publication
Listed Building	7 May 2020	29 May 2020	East Anglian Daily Times

Site notices

General Site Notice	Reason for site notice: Listed Building Conservation Area May Affect Archaeological Site Date posted: 2 May 2020 Expiry date: 26 May 2020
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5. Planning policy

- 5.1. In addition to considering applications in accordance with the National Planning Policy Framework (NPPF 2019) and the National Planning Policy Guidance (NPPG), Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Local Planning Authority's 'Development Plan', unless material considerations indicate otherwise.
- 5.2. East Suffolk Council's Development Plan, as relevant to this proposal, consists of:
 - East Suffolk Council - Suffolk Coastal District Local Plan – Core Strategy and Development Management Development Plan Document (Adopted July 2013);
 - East Suffolk Council – Suffolk Coastal District Local Plan – Site Allocation and Area Specific Policies Development Plan Document (Adopted January 2017) and;
 - The 'Saved' Policies of the Suffolk Coastal Local Plan incorporating the first and second alterations.
- 5.3. The relevant policies of the Suffolk Coastal District Local Plan – Core Strategy and Development Management Development Plan Document (Adopted July 2013) and Suffolk Coastal District Local Plan – Site Allocation and Area Specific Policies Development Plan Document (Adopted January 2017) are:
 - SP1 - Sustainable Development (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
 - SP1a - Presumption in Favour of Sustainable Development (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
 - SP15 - Landscape and Townscape (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

- SP27 - Key and Local Services Centres (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- DM10 - Protection of Employment Sites (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- DM21 - Design: Aesthetics (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- DM23 - Residential Amenity (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- SPG 10.31 - Guide to the Wickham Market conservation area (East Suffolk Council - Suffolk Coastal District Local Plan -Supplementary Planning Guidance)
- SSP30 - District Centres (East Suffolk Council - Suffolk Coastal District Local Plan - Site Allocations and Area Specific Policies Development Plan Document (January 2017))

- 5.4. The new Local Plan (covering the former Suffolk Coastal area) was submitted to the Planning Inspectorate for examination on Friday 29th March 2019. PINS confirmed the submission and the examinations were held in August/September 2019. The Inspectors letter of 31st January 2020 states "Overall, I consider that, subject to main modifications, the Plan is likely to be capable of being found legally compliant and sound."
- 5.5. The consultation on the Main Modifications has been completed (finished 10 July 2020). A copy of the updated Local Plan including the Main Modifications and details of the consultation can be found on the Council's website at:
<https://suffolkcoastallocalplan.inconsult.uk/consult.ti/mainmodifications2020/>.
- 5.6. In relation to the current weight that can be attributed to the policies in the emerging Suffolk Coastal Local Plan, paragraph 48a) of the 2019 NPPF sets out that the more advanced the emerging plan is in the plan making process, the greater the weight that may be afforded to the policies within it.

6. Planning considerations

Principle/Change of Use:

- 6.1. The site is located within the defined physical limits of Wickham Market, where both the existing and emerging local plan policies generally seek to support new residential development subject to the consideration of other planning policies and material planning considerations.
- 6.2. As this proposal would involve the conversion of the commercial ground floorspace (A2: Financial and Professional Services), consideration should be given to the loss of the potential employment use. Current Local Plan Policy DM10 seeks to ensure that

employment uses are safeguarded, and therefore when such uses are proposed to be lost, it requires marketing to demonstrate that the space is not required for an employment use. Usually a period of 12 months is required to demonstrate there is no short or long term viability for the employment space.

- 6.3. The current application does not include an evidence of marketing or demonstration of how short or long term viability for alternative employment uses have been explored. It is therefore contrary to the current Local Plan. However, the equivalent policy within the emerging local plan (Policy SCLP4.4) only requires marketing where the change of use would be from Class B premises, and does not place this requirement on other uses providing employment.
- 6.4. The ground floor of this building is currently in an A2 use, and therefore under the emerging planning policy, there will be no requirement for the marketing to take place.
- 6.5. Due to the advanced stage of the emerging Local Plan, it is considered that considerable weight can be placed upon the requirements (or lack thereof) in Policy SCLP4.4, and therefore it would be unreasonable to insist upon marketing for up to 12 months of this unit, prior to granting an alternative non-employment use.
- 6.6. The site lies within the defined District Centre around the market hill area of Wickham Market. Therefore currently local plan policy SSP30 (District Centres) is applicable. This policy explains that "...Local shopping opportunities and facilities will be supported and safeguarded where possible....", but it does not place an specific requirement for the retention of A2 use class units.
- 6.7. The equivalent emerging local planning policy SCLP4.12 (District and Local Centres and Local Shops), also states that local centres will provide a small range of shops and facilities, and that consideration should be given for retention/restoration of original shopfronts, but similar to the current policy does not require the retention of A2 type uses.
- 6.8. The proposed change will not remove a key facility or business that contributes significantly to the High Street as a whole and its change of use will not cause detrimental harm overall, the proposal is considered to be acceptable under the new emerging policies which do not require marketing but are given significant weight at this time.

Visual Amenity & Streetscene:

- 6.9. The proposal involves no external changes to the building and therefore there will be no visible changes to the external elevations of the building or the streetscene. Therefore, there are no visual amenity concerns relating to the proposal.

Residential Amenity:

- 6.10. The proposal would remove the commercial use on the ground floor, increasing the floorspace used for residential purposes.
- 6.11. This is not considered to have detrimental impact to the surrounding neighbouring properties, the proposed dwelling will have suitable amenity space to the rear and will potentially result in less coming and goings than the existing two residential flats and office space. The proposal is considered to be acceptable in terms of DM23 - Residential Amenity.

Heritage Considerations:

- 6.12. The proposal involves no external changes but a few internal changes like the removal of some walls dividing the existing residential and office spaces with some thin partition walls that are not of any historic value and do not contribute to the listed buildings character. However, these do not require planning permission as they are internal changes, but would need to be the subject of a separate Listed Building Consent application.

Parking Provision:

- 6.13. The application site is in a sustainable district centre location with access to bus stops, several car parks and many good facilities/shops nearby. The need for the property to provide parking is considered unnecessary in such a location. Suffolk County Council as Local Highway Authority has raised no objections to the lack of parking provision.

European Designated Sites and Habitat Mitigation

- 6.14. The application site is within 13km of European Protected sites, so is within the Zone of Influence of these sites. However, as the new dwelling would in part be replacing the existing residential flats, an appropriate assessment and contribution to the Recreational Avoidance Mitigation Strategy (RAMS) is not required.

CIL:

- 6.15. As this proposal is for a new dwelling it would be Community Infrastructure Levy (CIL) Liable. It is within the Medium Charging Zone.

7. Conclusion

- 7.1. The proposed change of use to create one dwelling, resulting in the loss of an A2 use with flats above, would accord with the emerging local plan, and is acceptable in terms of all other material planning considerations, provided appropriate RAMS mitigation is secured.
- 7.2. It is considered that significant weight should be given to the emerging local plan policies, due to the advanced stage of the examination process. It is also considered reasonable to approve this scheme. as the marketing period required under the current local plan policy (DM10) would extend well beyond the likely adoption date of the new policy which will not contain the marketing requirement for the loss of A2 uses, so by the time the marketing is completed, it is likely it would be no longer required.
- 7.3. The application is therefore recommended for approval subject to the conditions set out below.

8. Recommendation

- 8.1. Approve subject to the conditions set out below.

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 not be carried out other than in complete accordance with drawings 998//1 (ground floor), and Site Plan received on 7 April 2020, and drawing 998/2 (first floor) received 29 April 2020.

Reason: For avoidance of doubt as to what has been considered and approved.

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

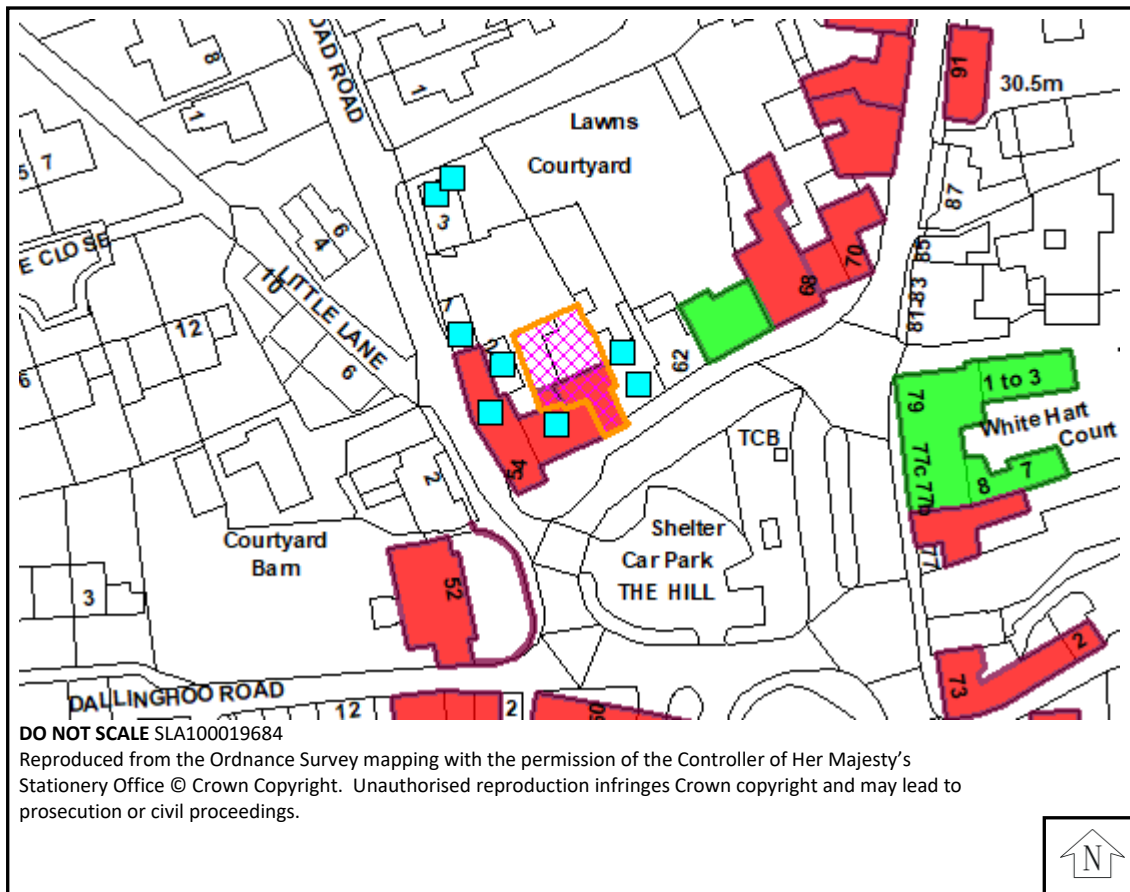
Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

3. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. This is only required with the creation of a new dwelling or business premises. For details of the address charges please see our website www.eastsuffolk.gov.uk/planning/street-naming-and-numbering or email llpg@eastsuffolk.gov.uk
4. The applicant is hereby advised that this property is a Listed Building. Therefore the proposed internal changes to the internal walls etc would require Listed Building Consent.





Background information

See application reference DC/20/1429/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q8FAUDQXITL00>

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support