

**SOUTH PLANNING COMMITTEE - UPDATE SHEET****24 November 2020**

Item 6 – DC/20/2976/FUL – Demolition of the existing playbarn and playbarn annex outbuildings which are to be replaced with a new build unit of tourist accommodation, including minor renovation of existing outbuildings to house a home gym and ancillary storage spaces for the farmhouse at Manor Farm, Hall Road, Stratford St Andrew

Additional Supporting Statement submitted by Applicants Agent (summary of contents): The report outlines the fallback position of the extant planning permission on the site for the conversion of the barn to a holiday let and sets out why it is a material consideration in the determination of this application.

On 4th December 2019, planning permission was granted under Council reference DC/19/3965/FUL for a development described as; “Conversion and alteration of outbuildings to holiday lets and ancillary use associated with Manor Farm. This includes conversion and alterations to three existing outbuildings”. This permission provides a three-year period for the commencement of works to implement that development and is thereby extant and able to be relied upon by the applicant.

The scheme that is now before the Council seeks to demolish and replace two of the buildings on the site and replace them with a new building. The overall amount of development, in terms of the resultant uses that would occur, from either of these proposals being implemented would be similar.

The key differences of this scheme to the previously approved scheme are:

- Landscape Impact;
- Heritage Impacts;
- The Principle of Development (Planning Policy).

Within the Committee Report officers also note that there is a presumption in favour of new tourism development, provided it accords with other policies within the development plan. It is however presented to Committee as a departure to the development plan as Local Plan Policy SCLP6.5 states

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT
DX: 41400 Woodbridge

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ
DX: 41220 Lowestoft

that new tourist accommodation comprising permanent buildings will only be permitted within settlement boundaries, of which the site lies within the countryside.

As noted in the Committee Report, officers have not raised concern in respect of landscape or heritage impacts; the existing buildings are of no architectural merit and the design and conservation team consider that the replacement building would be of high design quality. Impacts to the landscape on balance are considered to accord with SCLP10.4, as there is already a building which exists in this location of the landscape, whilst the new building would have more of a visual presence in the landscape, it is not considered that this would be an adverse impact that would warrant refusal.

Recommendation: Approve planning permission as set out in part 8 of the Committee Report.