

CIRCULATED IN ADVANCE OF THE MEETING

ALTERATIONS AND ADDITIONS REPORT

13 November 2018

Item 5 DC/18/1838/FUL – Glebe Farm, Church Road, Ellough

Additional comments from the Agent:

As part of your assessment of the planning application relating to cultural heritage and landscape impact, I would be grateful if you can also take into account the following couple of points:-

Historic England's original description of the 'classic' scene of the English countryside regarding the landscape setting of the church is disingenuous in this instance, and does not take into account the fact that, in addition to Glebe Farm and The Grange, there are other non-agricultural uses or developments within the vicinity of the church (not least the permission for 10 lodges already with the application site itself!); for example, I understand that Gartley House, which has its access point close to the church, is currently used as a dog grooming/boarding business; Glebe Farm has been used for many years for industrial purposes, including the operation of an HGV haulage business.

Dealing again with the Conservation Officer's comments dated 31 July 2018, whilst the previous approved scheme was promoted for accommodating horses linked to the holiday units, it is important to emphasise that the permission allows for general holiday use which is not necessarily linked to horses. As mentioned when we met you on site, this site and surrounding area is not suitable for such horse use (such as lack of bridleways, as recognised by the Parish's Council's response dated 29 March 2011 to the original application, Ref. DC/11/0087/FUL), and it would not be a viable business prospect.

Additional neighbour representation:

I am pleased to note the above application has been recommended for refusal.

I hope that the Planning Committee will agree with Council Officers and those who objected to proposals that the development should be refused. As noted in paragraph 7.25 of the Planning Committee Report, "... **the revised proposals represents an alien feature within an area of attractive countryside and it would adversely impact on the setting of heritage assets and landscape character. Accordingly it is considered that the adverse impact of the proposals would significantly and demonstrably outweigh the benefits...**"

Tourist development in appropriate locations is not opposed but as argued in my previous objection letters in this case proposals for this sensitive site are not appropriate. As noted in relation to tourism in paragraph 7.2, "...**growth should not be at the expense of the natural and cultural assets on which it is based ...**"

Regarding the reasons for refusal I suggest it would be appropriate to consider including reference to the proposed development being contrary to primary legislation. The Panning (Listed Buildings and Conservation Areas) Act 1990, Section 16.

Turning to the sections of the report relating to objections raised by neighbours and other interested parties it would be desirable to include reference to The Georgian Group. The Georgian Group are a respected national amenity society who have special expertise in commenting on works to heritage assets and their setting and the group objected to original and revised proposals.

Item 6 DC/18/3529/VOC Former HM Prison Blundeston, Lakeside Rise, Blundeston

From: Mark Seaman
Sent: 28 September 2018 07:22
To: Chris Green
Subject: RE: Former HM Prison Blundeston, Lakeside Rise, Blundeston

Chris,

The IEC Tech Memo confirms that noise is not an issue and that an acoustic fence is not required to protect the new dwellings. I presume that this is sufficient for your purposes?

Regards,

Mark.

Mark Seaman MSc CEnv MCIWM MIEMA MCIEH MIOA
Environment Protection Officer
Environmental Health
Suffolk Coastal and Waveney District Councils
Tel: 01502 562111

From: Ross Kozyrko [<mailto:Ross@badgerbuilding.co.uk>]
Sent: 26 September 2018 16:09
To: Chris Green; Mark Seaman
Subject: Former HM Prison Blundeston, Lakeside Rise, Blundeston

Application Ref: DC/18/3529/VOC

Dear Chris,

Further to our telephone conversation, please find attached the IEC Technical Memorandum that was prepared to accompany the Noise Impact Assessment for the above application reference. This memorandum addressed the impact to the new units, and concluded that noise levels would be acceptable.

With consideration of the attached document, can you please advise whether or not there are any remaining concerns with respect to noise for this proposal?

Item 7 DC/18/3685/VOC – Land Adjacent to Ellough Airfield, Benacre Road, Ellough

Worlingham Parish Council:

It was RESOLVED to recommend that WDC seek to object to the request for an extension to 40 years.