



Minutes of Great Barton Parish Council Planning Meeting 24th August 2023

Members present: Councillor Maggie Dunn chaired the meeting, with Councillors David Clarke, Andy Baker and Matthew Parker.

The Clerk and 10 members of the public were present.

1. No apologies had been received.
2. No declarations of interest were received and there were no requests for dispensation.

Great Barton Parish Council objects the following application:

	Address	Application Number Consultation Expiry	Application Details
1	The Homestead Conyers Green Great Barton Suffolk IP31 2RX	DC/23/1229/HH 30th August 2023	detached 1.5 storey annexe

Great Barton Parish Council objects to application DC/23/1229/HH as detailed below:

The Homestead is a circa 17th century house and grade 2 listed building set in close proximity to other listed buildings. It retains a great deal of its original character. The proposed annex will be contemporary in style and will detract from the listed building that is The Homestead as the annex location is at its entrance. Policy GB14 of the Neighbourhood Plan specifies that the development proposals should be designed to respect the integrity and appearance of Buildings of Local Significance, the annex does not meet these requirements. There are 22 buildings of Local significance in Great Barton of which 6 are located in Conyers Green, the proposed building will significantly impact the street scene of Conyers Green.

The application contravenes Policy DM23 5.10 – Special Housing Needs where it states that an annexe must be capable of being integrated into the use of the main dwelling once the need for it has ceased and shall not be used as a separate dwelling. The Design, Access and Heritage statement supplied with the planning application clearly states the annex will be an independent building to the main house and will be insulated from the main houses occupancy and therefore appears not to be an annex but a totally separate dwelling. It also states that the annex will be sympathetic to its surroundings but it will be positioned in close proximity to a building listed in Policy GB14 of the neighbourhood plan as a building of significant local interest.

The neighbourhood plan-built character, page 52 of the Neighbourhood Plan states that the majority of the buildings in the Conyers Green area are detached houses set back from the road, the materials are largely red brick with some flint walls with a pitch roof with clay pantiles and grey slate. The finish for the annex is to be a feather edged cladded building which will not be in keeping with anything else in that area. The annex will be side on to the road where the majority of the houses are face on to the road and will impact on the landscape quality of the area.

With reference to Appendix 4 of the neighbourhood plan;

The Annex does not harmonise with the adjacent properties, it does not follow the height, massing and general proportions of adjacent buildings and does not take cues from materials and other physical characteristics.

2	Orchard End East Barton Road Great Barton Suffolk IP31 2RF	DC/23/1272/FUL 5th September 2023	a. two dwellings (following demolition of existing dwelling); b. extend existing access Location
---	---	--------------------------------------	---

Great Barton Parish Council objects to application DC/23/1272/FUL as detailed below:

We would like to express our strong objection to the proposed planning application for the construction of two two-storey houses on East Barton Road. We believe that the development, as currently proposed, does not respect the surrounding buildings in terms of scale, height, form, and massing, and it would have a detrimental impact on the existing settlement and its architectural harmony.

One of the main concerns is that the proposed development does not harmonize with the existing buildings on the southern side of East Barton Road. This side of the road is characterized by a continuous run of single-storey properties, including a care home, a chapel, and bungalows. Approving the proposed development would disrupt the established physical form, architecture, and land use of the area, which currently maintains a coherent aesthetic. Furthermore, the approval of this application could set a precedent that would allow the conversion of existing bungalows into two-storey houses, fundamentally altering the visual character of East Barton Road. This change in aesthetics could lead to an irreversible transformation of the area's charm and character.

We must also emphasize that the previous planning permission for the land adjacent to Orchard End, which is now part of this application, raised concerns about the impact of increasing the height of any development in this area. The Planning officer's comments from the decision notice of the previous permission clearly highlight the sensitivity of maintaining a balanced housing character on East Barton Road.

The AECOM Housing Needs Assessment (2019) conducted as part of the Great Barton Neighbourhood Plan identified a demand for bungalows in our village. Regrettably, the demolition of Orchard End would further diminish Great Barton's existing bungalow stock. We are in discussions with the developer of The Triangle, exploring the possibility of incorporating bungalows within their scheme. Supporting the demolition of bungalows within the village could compromise the validity and effectiveness of our Neighbourhood Plan. Additionally, we draw your attention to the National Planning Policy Framework (NPPF) Paragraph 152, which underlines the importance of shaping places that contribute to greenhouse gas emission reduction, reuse of existing resources, and support for renewable energy. This principle was notably upheld in the rejection of Marks & Spencer's application for demolishing its flagship store on Oxford Street. We firmly believe that this principle should also guide local-level decisions.

In light of these concerns, we respectfully request that the planning application for the construction of two two-storey houses on East Barton Road be refused and that due consideration is given to the existing architectural context, the impact on the housing character, and the environmental principles outlined in the NPPF.

In summary, we believe that the application fails to accord with the Great Barton Neighbourhood Plan, on the following points:

Policy GB 5 – Housing Design proposals should:

i) have regard to the character of the immediate area within which the site is located and not have a detrimental impact on that character;

Policy GB 12 – Development Design Considerations

6. Harmonise and enhance existing settlement in terms of physical form, architecture and land use;

10. Respect surrounding buildings in terms of scale, height, form and massing

Paragraph 6.9 of the neighbourhood plan states – ‘... only infill plots of one or two dwellings will be supported where there is no detrimental impact on the historic and natural environment, road safety and the amenity of existing residents.

Paragraph 6.26 The AECOM Housing Needs Assessment (2019) concluded that:

- There is a need for smaller homes with two to three bedrooms;

Paragraph 6.27 There is also a demand, as demonstrated by the results of the Household Survey, for bungalows. Housing proposals that include bungalows as part of the wider housing mix will be supported.

Furthermore, the application infringes the following Joint Development Management policies:

Policy DM2: Creating Places - Development Principles and Local Distinctiveness:

g. taking mitigation measures into account, not affect adversely:

ii. the urban form, including significant street patterns, individual or groups of buildings and open spaces; vi. residential amenity;

j. produce designs that respect the character, scale, density and massing of the locality;

Policy DM22: Residential Design

All residential development proposals should maintain/create a sense of place and/or character by:

b. basing design on an analysis of existing buildings, landscape or topography, and fully exploiting the opportunities that these present;

c. utilising the characteristics of the locality to create buildings/spaces that have a strong sense of place and distinctiveness, an appropriate innovative design approach, incorporating a mix of housing/units sizes to suit the location.

Maggie Dunn

Chair
Great Barton Parish Council