

## Drinkstone Parish Council Meeting 19<sup>th</sup> June 2023

### Agenda item Councillor Portfolio Report & Planning Applications

Planning applications update

Application DC/23/01784 & DC/23/01785

High Barn Chapel Lane - Permission Granted

Application DC/23/01136 & DC/23/01137

The Old Rectory – awaiting decision

There is one new application to consider

**DC/23/02725 | Full Planning Application - Conversion of existing redundant cattle shed to form 1 No. dwelling. | The Meade Beyton Road Drinkstone Bury St Edmunds Suffolk IP30 9SS**

The site sits outside the Settlement Boundary.

The application proposal is to create a three bedroom residence using the existing access in the Tostock Road. This application's Design and Access statement states "the proposal offers the opportunity to retain the character of the building, whilst improving the east elevation".

The relevant Drinkstone Neighbourhood Plan policy that relates to this application is

Policy DRN2 - Housing Development (Page 25 of the DNHP)

The second paragraph of the policy states

*In addition proposals for the conversion of redundant or disused agricultural barns into dwellings outside the Settlement Boundaries will be permitted where*

- a) the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction*
- b) the proposal is a high quality design and the method of conversion retains the character and historic interest of the building and*
- c) the proposal would lead to an enhancement to the immediate setting of the building and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings or the surrounding area.*

The structural report that forms part of the application states “

‘the barn is generally in a fair state of repair, but does exhibit some issues requiring maintenance relating to water ingress’

It also states ‘the foundations to the masonry wall are likely to be shallow, the pad foundations for the posts are likely to be more substantial.’

Disclaimer states the foundations have not been examined by the surveyor.

Paragraph 80 of the National Planning Policy Framework states –

*Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply*

*c) the development would re-use redundant or disused buildings and enhance its immediate setting*

Please see the plans for reference

Prepared by Councillor Elnaugh