

Drinkstone Parish Council Meeting 7th August 2023

Agenda item Councillor Portfolio Report & Planning Applications

DC/23/03385 Application for Listed Building Consent - Replace sole plate to front south /west elevation of the farmhouse | Hill Farm House Hill Farm Lane Drinkstone Bury St Edmunds Suffolk IP30 9SY This is a listed building consent which is a repair to the sole plate of Hill Farm House which we do not need to comment upon.

DC/23/03151 Householder Application - Erection of detached outbuilding, front boundary fence and replacement windows to bathroom and kitchen. 1 Cross Street Drinkstone Bury St Edmunds Suffolk IP30 9TP

This application is for a single garage outbuilding with associated 'T' access (see attached plans).

In the interest of consistency I am mindful of a previous application directly adjacent to this application, however the most important difference is this application sites the proposed garage within the settlement boundary and is of a more modest size being 3 metres wide and 5 metres in depth.

The proposed materials are slate roof and timber walls on a brick plinth with doors to the front only. Whilst the plan does not indicate the height it is single storey.

The proposed picket fence is to the front of the property where a hedge has also been planted recently (currently there is temporary green plastic fencing in place behind the new hedge). The proposed replacement windows to the property are painted softwood with 'Slimlite' double glazing units.

Cross Street has three Grade II buildings and two buildings of local significance. The proposed development is situated beside two of the Grade II buildings, which will change the setting, however the proposed garage building is within proportion to the site.

NP Policy DRN10 states The retention and protection of local heritage assets and buildings of local significance, including buildings, structures, features and gardens of local interest must be appropriately secured. Proposals for any works that would lead to the loss of, or substantial harm to, a building of local significance should be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.

The comments below are those from the Heritage Response regarding the planning application (DC/21/01524 Land North of Cross Street, Drinkstone) which is directly adjacent to the proposed application which was for a triple bay cartlodge that was granted by MSDC.

Drinkstone Parish Council objected to this proposal due to the settlement boundary, the application was prior to the adoption of the Drinkstone Neighbourhood Plan.

1. I consider that the proposal would cause: A very low level of less than substantial harm to a designated heritage asset because the proposed cartlodge would erode the remaining undeveloped setting of Stotts Cottages to a limited extent. The proposal would also achieve a heritage benefit, which would be relatively minor but sufficient to balance out the harm. Therefore, I do not oppose the application, subject to conditions.

Prepared by Councillor Elnaugh