

Drinkstone Parish Council Meeting 5th February 2024

Agenda Item Portfolio report – Planning

DC/24/00004 | Application for Listed Building Consent - Extension and conversion of existing store outbuilding to provide accommodation and link to existing dwelling; removal of existing modern glasshouse and construction of new balcony to existing French doors on rear of property.

This application details a single storey extension that will replace existing small extension and outbuildings and form a link to the main property providing a garden room, studio and gym with WC. The proposed extension is to the rear of the building and is not visible from the road and as it replaces existing outbuildings remains proportionate to the plot. The construction of the cartlodge was granted on a previous application DC/22/06196 (which included the erection of a property on the adjacent land

DC/24/00401 | Application for a Non Material Amendment relating to DC/23/05129 - Extension of building profile to form open fronted log store

This application is for a minor amendment which involves partially enclosing the log store with an end wall.

DC/23/05427 | Full Planning Application - Erection of 1No. two storey dwelling including garage, creation of new vehicular access onto Cross Street and landscaping.

Essentially this application is to build a 4 bedroom dwelling in a rear garden of an existing property.

The site is small and the proposed dwelling will be to the rear boundary that backs on to the Cricket.

Whilst it is located within the settlement boundary it fails to meet the following policies of Drinkstone Neighbourhood Plan DNHP, National Planning Policy Framework NPPF and Mid Suffolk Joint Local Plan JLP

DRN2 Housing development - this policy clearly identifies the fact that Drinkstone has met its housing demand as an identified hamlet until 2037. The plot is not a brownfield site the development does not re-use redundant or disused buildings nor does it enhance its immediate setting. It is not sensitive to the defining characteristics of the local area.

Moreover the Mid Suffolk Joint local Plan JLP SP01 states -

06.06 A substantial number of dwellings required are already accounted for via commitments, as set out in table 3. These will contribute to meeting the overall requirement.

Table 3 indicates that Mid Suffolk have met the required demand for identified housing allocation until 2037.

Drinkstone has no amenities in the village, the nearest amenities are in Woolpit, 4 km away and Rattlesden, some 3 km away, along unlit country roads with no pavements. There is no public bus service at all, hence reliance on the motor car for these journeys are clearly at odds with the NPPF 9 Promoting Sustainable transport (with regards to housing locations)

DRN8 Local green spaces & DRN9 Biodiversity

The Cricket is a designated open green space. Housing on Rattlesden Road back on to the Cricket but have full garden space between dwelling and open space. The proposed development will be imposing over both the open space and neighbouring properties. The proposed site is surrounded by established hedging – plans indicate the removal of hedges to allow splay onto Cross Street resulting on loss of biodiversity and a change in the streetscape. The benefits of the proposal do not outweigh the impact upon biodiversity, there is no net gain.

DRN12 Design Consideration –the proposed application is for a dwelling that is larger than those directly adjacent in Rattlesden Road. With respect to the size of the plot, the proposed dwelling is not in proportion to the plot. Residents in the immediate vicinity would be adversely affected by the construction. Cross Street is a single track road that has already experienced issues with verge deterioration. Deliveries and storage of building supplies would impact upon this issue further. Houses in Rattlesden road will have the rear view across cross street towards the neighbouring open field obscured. Light into the neighbouring gardens would be affected.

DRN 13 Sustainable construction practices – the application does not include any details regarding sustainable building practices. There are no details regarding renewable/green energy, type of energy use or details of drainage strategies

NPPF states

Achieving sustainable development

The purpose of the planning system is to contribute to the achievement of sustainable development,

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. 9

Joint local plan

The proposed development does not meet the policies set out below of MSDC JLP

SP02 – Affordable Housing

SP03 – sustainable location of new development

LP15 - Environmental Protection and Conservation

LP16 - Biodiversity and Geodiversity

LP17 – Landscape

Prepared by Councillor Elnaugh