

## DEVELOPMENT COMMITTEE

19 July 2006

### ITEM 1

B/06/00503 /FUL  
FULL

#### EDWARDSTONE – THE WHITE HORSE INN, MILL GREEN

Change of use of outbuilding to form microbrewery, storage, office and tractor shed.

Applicant: Mr Norton

Case Officer: Richard Matthams

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### BACKGROUND

A Panel of Members inspected this site on 28 June 2006 in order to assess the impact of the proposed development upon the setting of the adjacent listed building Mill Green End at the request of the Local Member.

### SITE

1. The site is located to the west side of Mill Green in open countryside. It supports a substantial detached two-storey building currently trading as The White Horse Inn with a site area measuring 0.25 hectares. The application site, which is situated to the west of the White Horse Inn, is a single storey flat roofed general store and tractor garage for Edwardstone Parish Council. This building is used in association with The White Horse Inn. To the south-west lie two temporary holiday chalets. To the north of the application site lies Mill Green End a Grade II Listed Building which has been unsympathetically extended to the side and rear. (Planning permission and listed building consent B/87/304/FUL & 87/80065/LBC refers.)

### PROPOSAL

2. This planning application seeks permission for the change of use and extension to an existing outbuilding to form a 2-storey building 7.5 metres in height constructed in stained timber boarding and clay pantiles. The ground floor shall be used as a microbrewery, pub store, retail and tractor lodge. The first floor shall be used for storage and office space.

### HISTORY

3. 1982 – alterations and single storey side extension – B/82/00653
4. 2001 – erection of 2 holiday chalets and use for a temporary period of 5 years – B/00/00257/FUL.
5. 2006 – Renewal of Planning Permission B/00/00257/FUL- Retention of 2 holiday chalets and use for a temporary period of 5 years.

## POLICY

**Please note that details or extracts of policies are no longer included in reports – see page 4 of these papers.**

### **PPG 15 –Planning and the Historic Environment.**

PPG15 This PPG lays out government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment. It explains the role of the planning system in their protection.

### **PPS 7 – Sustainable Development in Rural Areas.**

PPS7- This PPS sets out the Government's national policies on different aspects of land use planning in England. The policies in this statement apply to the rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.

6. The following adopted Development Plan policies provide the framework against which this application should be judged.

#### **Suffolk Structure Plan 2001**

- Policy CS1 – Sustainable Development
- Policy ENV 3 - Design Standards

**Babergh Local Plan Alteration No.2 – (2006) Policies** *the policy references below relate to the adopted version of the Local Plan-the policy numbers in some cases differ from those in the second deposit draft. Where this is the case, the previous reference number is given in brackets.*

- CN06 – Listed Buildings (CN10)

## OBSERVATIONS

7. Edwardstone Parish Council-no objections.
8. CHA - Have stated they would like more information regarding vehicle movements particularly with reference to the delivery and sales associated with the microbrewery.
9. Letters-To date none have been received.

## ASSESSMENT

10. The main issues to be considered in the determination of this application are those of protecting an existing village facility and its impact on the setting of the adjacent listed building Mill Green End.
11. The quality of life in villages to a great extent depends on meeting resident's social, cultural and recreational requirements. The District Council shares the Government's view stated in Planning Policy Statement 7 and in the White Paper "Rural England – A Nation Committed to a Living Countryside" that village services and facilities perform an vital role in rural communities. PPS7 goes further advising that planning authorities should adopt a positive approach to planning proposals designed to improve the

viability, accessibility or community value of existing services and facilities, e.g. village shops and post offices, rural petrol stations, village and church halls and rural public houses, that play an important role in sustaining village communities.

12. It is considered the proposal outlined in this application goes some way to securing the financial viability of an existing village facility. The principle of this application is therefore supported. However, further information has been requested to address the views of the County Highway Authority and a further verbal report on this matter will be undertaken at the meeting.

### **Setting of Listed Building**

13. This application has to be assessed against both national and local plan planning guidance. The application site is located adjacent to the Grade II listed Mill Green End House. Planning Policy Guidance 15, Policy ENV1 of the Suffolk Country Structure Plan 2001 and Policy CN06 of the Babergh Local Plan (Alteration No 2) state that when considering proposals for development in the vicinity of a listed building, special attention will be given to the need to protect its setting, and any new developments affecting the setting must be in harmony with their surroundings.
14. The existing single storey flat roofed store is not visually pleasing and detracts from the setting of the listed building. It is considered that the development would enhance the appearance of the application site by the removal of that structure. Members should note that Mill Green End has been unsympathetically extended to the rear and side, already impairing to some extent the character and setting of this Listed Building. Nevertheless, Mill Green End remains a Listed Building and is therefore afforded the statutory protection for listed buildings and application for development nearby must be considered in this light.
15. On this basis, your Officers consider on balance, that the proposal in terms of its size, scale, relationship to and impact upon the setting of the Listed Building is unacceptable and accordingly the recommendation is one of refusal.
16. In light of this concern the applicant was invited to revise the scheme to reduce the impact upon the setting of the adjacent listed building. The applicant declined this invitation and requested that the proposal be determined in its original form.
17. In view of the above and having regard to the relevant Development Plan and its policies, the following recommendation is made -

### **RECOMMENDATION**

Subject to the satisfactory resolution of the outstanding highway issues the Head of Planning (Control) be authorised to refuse planning permission for the following reason:

- Contrary to policies CN06 and advice contained in PPG15, which seek to protect, the setting of listed buildings. The scale of the proposed development would dominate the setting of the adjacent listed building Mill Green End.

### **DECISION**