

9 & 11 Mill Street
Notice of Planning Appeal
Guidance for Conservation Society Members

You may have already received notices of the Appeal lodged by the Applicants with reference to the 3 proposals for 9-11 Mill St.

The Committee of the Society consider that the earlier reasons for objecting to these proposals are still valid.

If you wrote to Babergh commenting on the application earlier this year, your letter will be forwarded to the Planning Inspectorate and taken into account in deciding the appeal.

If you did not initially comment or would like to add to your earlier remarks, the following points may be relevant and are based on the reasons for refusal given by Babergh District Council. (See Babergh District Council website under planning pages ref. application numbers.)

- (1) **Ref. Application no B/12/00090/CAC**
Demolition of existing disused bus garage
Planning Inspectorate Ref. No: APP/D3505/E/12/2184328
- No Heritage Impact Assessment was undertaken by the applicants as required by NPPF para. 128-130. The application is therefore **contrary to NPPF paragraph 128-130** which requires the significance of heritage assets to be fully understood prior to determination and consideration of an application affecting that asset.
 - The proposed replacement would be out of character in the street scene and would neither preserve nor enhance the Conservation Area and is therefore contrary to **Policy CN08 of the Babergh Local Plan Alt 2 (BLP Alt 2) (2006)**
- (2) **Ref. Application no B/12/00091/FUL**
Erection of 1 no. pair of semi-detached two-story dwellings with provision of associated parking
Planning Inspectorate Ref. No: APP/D3505/A/12/2184331
- Future employment use has not been fully explored so contrary to **EM24 of BLP Alt.2 (2006)**
 - The erection of 2 dwellings would not safeguard the setting and significance of the surrounding listed buildings and Conservation Area and is therefore contrary to **CN06, CN08 of BLP Alt 2**. It would have a negative impact on the surrounding street scene, particularly the neighbouring dwellings and gardens, whose right to light would be severely affected.
 - The proposed semi-detached dwellings would be contrary to **HS02, HS28 & CN01 (BLP)** as they are not in keeping or of an appropriate scale.
 - Protection of trees close to the site would not be guaranteed. The Swan's Nest is a significant historic green space in the Conservation Area. The London plane tree is the subject of a TPO (T002)
 - Highway Safety would be affected. Cars reversing in or out of the site would be a traffic hazard because there is no room to turn round in the designated parking area.
 - Insufficient parking spaces are proposed.

- No survey of protected species. Bats likely close to watercourse and in historic buildings.
- No detailed contamination survey. Yard used for storage of oil, diesel and petrol for many years and the Land Contamination Report accompanying the application does not mention this.

(3)

Ref. Application no. B/12/00092/LBC

Works to 9 Mill Street front & side elevations

Planning Inspectorate Ref. No. App/D3505/E/12/2184323

These works are proposed to facilitate the erection of the dwellings applied for above. In the absence of an approval for these buildings, the works are therefore unnecessary.

- In the absence of a Heritage Impact Assessment the application fails to identify the significance of the elements to be removed.

Please send a separate letter for each Appeal Reference number and 3 copies of each letter, because the Planning Inspectorate send one copy to the Local Authority and one copy to the Applicant.

The deadline for comments is 3rd December.

Please write to:

The Planning Inspectorate,
Room 3/16
Eagle Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol,
BS1 6PN

Thanks for your support