

# The Hadleigh Society

*Caring about Hadleigh - yesterday, today and tomorrow*

Margaret Woods, Chair,  
The Hadleigh Society

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Babergh District Council  
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IP7 6SJ

8 August 2017

Dear Sir or Madam,

**Response from the Environmental & Planning Group of the Hadleigh Society to  
Planning Application DC/17/03523 Non Material amendments  
to B/06/00330/RES/CLD**

Below is the response from the Environmental and Planning Group of the Hadleigh Society to the above Planning Application DC/17/03523 Non Material amendments to B/06/00330/RES/CLD re 120 Benton Street, Hadleigh

These comments are submitted on behalf of the Hadleigh Society, one of whose aims is:-  
*“to protect and enhance Hadleigh’s heritage and environment by supporting and promoting high standards in planning, conservation, regeneration and development of features deemed to be of historical or environmental significance in the town.”*

It is appreciated that the matter, now before the Council, is one of fact and degree as to whether the amendments sought are Non Material and thus can be allowed under cover of the existing planning permission if it still valid and legally capable of implementation.

Unfortunately the Hadleigh Society has not had the opportunity to study in detail the previous planning permissions in making these comments; in viewing the submitted plans, however, the following amendments, relevant to every plot, are advised:

1. Alter Plots 3, 4, 8 and 10 from two storey dwellings to single storey bungalows
2. Revisions to fenestrations and internal layouts to Plots 1, 2, 5, 6, 7, 8, 9 and 11
2. Add a dormer to Plot 2
3. Increase the mass of building development by adding carport to Plot 6 and garage to Plot 9
4. Add open porch to Plot 11

If taken cumulatively, such alterations are considered by the society not to be minor in scale and do fall to be Non-Material because of the very significant alteration in character and appearance of the approved development. Furthermore the development affects the setting and character of a Conservation Area and thus the proposals merit being subject to appropriate scrutiny by means of a new planning application.

The Society also expresses concern as to the validity of the planning permission to which this application relates, as over ten years have elapsed since approval of the reserve matters and eight years from when the development might have been anticipated to have started. Not having had the opportunity to study the conditions attached to the planning permission, there must be confidence that officers will have verified that all 'pre-commencement' planning conditions have been properly discharged before work may start on the site.

We thank you for your attention in this matter.

Yours sincerely,

Margaret Woods  
Chair of the Hadleigh Society