

Consultee Comments for Planning Application DC/25/1914/VAR

This prepared response to a planning application sets out the policies and guidance referred to, an application summary, planning history and the comments of the parish council and any grounds for objection.

The Parish Council has referenced the following where relevant:

- [National Planning Policy Framework \[NPPF\]](#)
- [West Suffolk Local Plan](#)
- [Wickhambrook Referendum Neighbourhood Plan](#) (made 16 December 2025)

Application Summary – West Suffolk Council

Application No: [DC/25/1914/VAR](#)

Location: Persephone, Meeting Green, Wickhambrook Suffolk

Proposal: Planning application - variation of condition 2 of DC/24/1726/FUL to allow for use of amended plans for

- a. change of use from church (use class F1) to residential dwelling (use class C3)
- b. installation of flue to rear elevation
- c. cladding to modern brickwork

This is an application made by Mr Lee Frere of J.A.P Architects for Lucy Sparrow as above.

The following documents were submitted with the [application](#):

- [Planning Statement](#)
- Proposed Elevations ([1](#) & [2](#))
- Proposed [Floor Plans and Cross Section](#)
- Proposed [First Floor Plan](#)

Planning History

[Planning application - a. change of use from Church \(use class F1\) to residential dwelling \(use class C3\) b. installation of flue to rear elevation c. cladding to modern brickwork](#)

The Parish Council's response is set out below:

Members considered these applications (DC/24/1726/FUL & DC/24/1727/LB), together with report WPC.Planning_25.01_DC/24/1726/FUL. They noted that there were no planned changes to the façade of the building which is Grade II listed, and referred to Wickhambrook Parish Councils Draft Neighbourhood Plan (Community Action 3 Historic Assets)

COMMUNITY ACTION 3 - HISTORIC ASSETS

The Parish Council will co-ordinate actions to conserve notable listed and non-listed buildings, the outlying Greens and hamlets and other cherished features of our environment. Local features noted to be of particular importance to village residents, and therefore in need of protection, include:

old houses, historic buildings, history and heritage, including the churches Wickhambrooks ancient pattern of outlying village Greens and hamlets.

The parish council supports the application as means of ensuring that the fabric of the building is maintained and thus protected as a cherished feature of the parish environment

(Mins 25.01.14.2 & 14.3 refer)

Constraints - identified by West Suffolk are:

Name	Constraint Type
Development Type: All wind farm / turbine development	Air Traffic Control Safeguarding WF
Description: Within 100m of a Suffolk County Council Historic Environment Record Consultee: Suffolk Archaeological Service	Archaeological Site (100m Buffer)
Grade: II Listing Ref: 1236189 Listing Name: United Reformed Church	Grade II Listed Building

Consultee: Norwich International Airport Constraint: Statutory consultee for all wind turbine applications within 42.5 nautical miles of Norwich International Airport	Wind Turbine Norwich Airport
Consultee: Cambridge Airport Constraint: Advise of Any Developments	Cambridge Renewal Energy - All
Consultee: Natural England	SSSI Impact Risk Zones
Policy Reference: SP12	Not Available
Not available	RAMS Buffer

Comments have been received from:

[Suffolk Highways Consultation Response](#) – does not wish to restrict the variation of the condition

[Private Sector Housing and Environmental Health](#) – no formal comments/objections

There have been no submissions from neighbouring properties to date.

Matters for Consideration

The following matters are relevant and should be considered with respect to the application:

1. **Settlement Hierarchy and Identity:** The proposed site is within the published settlement boundary of Wickhambrook [RV3 – Housing Settlement Boundaries]

Wickhambrook Referendum Neighbourhood Plan

The parish council should consider the application against the following statements and policies within the Referendum Neighbourhood Plan (which was “made” by West Suffolk Council on 16th December)

VISION

In 2040 Wickhambrook will remain a village that has retained its distinct structure of a number of small settlements within a high-quality rural landscape, where limited sustainable growth has taken place that meets the needs of the Parish and where essential infrastructure and services are retained and improved.

Objectives

Development Location

1. New development should minimise the loss of the best quality agricultural land and its impact on the natural and historic environment as well as being well related to the existing services and facilities in the village centre.

Housing

2. New housing development will reflect Wickhambrook’s status as a Local Service Centre within the “Settlement Hierarchy” of West Suffolk and provide a range of types, sizes, prices and tenures that meets the needs of all age groups and incomes.
3. New housing should be located where it is safely accessible by sustainable modes to the village’s services and facilities.
4. Homes should incorporate measures to ensure they are accessible for all needs, incorporate energy saving features and make use of sustainable approaches to building.

Employment and Local Economy

5. A range of employment opportunities in the Parish will be retained and supported where there will not be a detrimental impact on the environment, services and infrastructure.

Natural Environment

6. The rural character of the Parish will be protected and, where possible, enhanced.
7. Natural habitats will be protected and enhanced.

Built Environment and Design

8. Wickhambrook’s built heritage assets will be protected.
9. High-quality and eco-friendly development will reinforce the local character of the village.
10. New development will not have a detrimental impact on the quality of life of existing residents.

Services and Facilities

11. The level of services and facilities will be protected and improved.
12. The range of existing community facilities and services will be improved.

Highways and Travel

13. The capacity and safety of the road network to cope with new development will be ensured.
14. The improvement of bus services to nearby towns will be encouraged.
15. The Public Rights of Way network will be protected, maintained and improved

Policies within the Referendum Neighbourhood Plan relevant to this application are:

Development Location

Relevant paragraphs, policies etc. of Referendum Plan:

4.9	<p>Within the Housing Settlement Boundary there will remain a presumption in favour of development, but it is essential that any proposals have regard, as appropriate, to:</p> <ul style="list-style-type: none"> • the presence of heritage and natural assets; • the landscape setting of the village; • the capacity of services and infrastructure; and • the impact of development on designated habitats in the wider area. Policies elsewhere in the Neighbourhood Plan, as well as the Local Plan and the NPPF address such levels of detail.
<p>Policy WHB1 – Spatial Strategy In the period 2023 to 2041 the Neighbourhood Plan area will accommodate development commensurate with the village’s designation as a Local Service Centre in the adopted Local Plan.</p>	

Built Environment and Design

Relevant paragraphs, policies etc. of Referendum Plan:

8.3	<p>The NPPF notes that heritage assets (see Glossary) “are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.” The NPPF also makes it clear, in paragraph 131, that ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’...</p>
8.4	<p>The Local Plan contains strategic Policy SP1 covering the climate and environment emergency and sustainable development, Policy SP2 Flood risk and sustainable drainage, Policy SP4 covering Design and Policy, SP30 covering the historic environment. In addition, the following policies are of specific relevance to the built environment and design:</p> <p>...</p> <ul style="list-style-type: none"> • Policy LP35 – Listed buildings • Policy LP36 – Built non-designated heritage assets • Policy LP37 – Conservation areas

Built Heritage

8.8	<p>National and local plan policy is already in place and sufficient to deal with planning applications that affect designated heritage assets (listed buildings, the conservation area, scheduled monuments or archaeological records).</p>
8.9	<p>National planning practice guidance identifies that buildings, monuments, sites, places, areas or landscapes can have a degree of heritage significance that merit consideration in planning decisions, but which do not meet the criteria for designating as heritage assets. Known as “non-designated heritage assets”, many local planning authorities identify and publish lists of these assets and the preparation of neighbourhood plans can also enable such assets to be identified. Such a list is not made publicly available by West Suffolk Council and the Neighbourhood Plan does not designate any such specific assets</p>

Policy WHB 10 - Buildings and Structures of Local Significance

Development proposals should be designed to respect the integrity and appearance of Wickhambrook’s built heritage. Valued characteristics of the Parish, including buildings, structures, features and gardens of local significance, and the character and distinctiveness of the various greens, hamlets and neighbourhoods, should be protected.

Proposals affecting buildings and structures of local significance will be considered in the context of their potential impact on their character and setting including their situation and location in both the immediate and wider contexts.

Proposals for any works that would lead to the loss of or substantial harm to a local heritage asset or a building of local significance should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal

Consider:

- [Planning Statement](#)
- Proposed Elevations ([1](#) & [2](#))
- Proposed [Floor Plans and Cross Section](#)
- Proposed [First Floor Plan](#)

Action:

Using the pro-forma template, consider where the planning application meets and/or departs from the Wickhambrook Neighbourhood Plan objectives, and identify where the planning application departs from the NP Policies identified above.