

112

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 12 August 2015

AGENDA ITEM NO	3
APPLICATION NO	1506/15
PROPOSAL	Demolition of existing duck rearing buildings and erection of cold store building. Installation of solar panels on cold store building.
SITE LOCATION	Part of Gressingham Foods Ltd, Hinderclay Road, Redgrave
SITE AREA (Ha)	0.5
APPLICANT	Gressingham Foods
RECEIVED	April 27, 2015
EXPIRY DATE	August 18, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

(1) It is a "Major" application for:-

- the erection of any industrial building/s with a gross floor space exceeding 3,750 square metres

PRE-APPLICATION ADVICE

1. Pre-application advice has been given on the scope of supporting information required.

SITE AND SURROUNDINGS

2. Gressingham Foods Ltd. occupy a farm and food processing operation in the Redgrave area.

The complex of buildings associated with the Gressingham Foods operation is located approximately one mile north-west of the village of Redgrave and extends to just over a hectare in ground area. Vehicular access is from the Hinderclay Road, which passes immediately to the south of the buildings and joins the B1113 just to the east of the site. A tributary of the Little Ouse river passes close to the west of the building complex..

The site is located in the Countryside as designated in the adopted Mid Suffolk Core Strategy (2008) and a Special Landscape Area as designated in the adopted Mid Suffolk Local Plan (1998) It is also partially in Flood Zones 2 and 3 as designated by the Environment Agency.

HISTORY

3. The planning history relevant to the application site is:

0837/15	Construction of bridge over Little Ouse and concrete access road.	Pending
1178/13	New vehicular circulation, washdown, surfacing etc	Enquiry
2214/13	Provision of vehicular access roads and turning spaces	Granted

PROPOSAL

4. It is proposed to demolish two low rise sheds currently used for duck rearing, and replace them with a single, larger, cold store

The proposed cold store is a rectilinear 'S' shape. and extends to 5062 sq. m. gross internal floor area. The gross internal floor area of the sheds to be demolished totals 4500 sq. m.

The building comprises three linked elements. Two higher elements form the southerly (lower) part of the 'S' These two elements are ridged north/south and are 10.5m. high to the eaves and 13.25 and 13.95 to the ridge. The northerly part of the 'S' comprises a lower rise element, substantially ridged east/west but with a small section ridged north/south. This part of the building is 5.5m. high to the eaves and 8.65m. to the ridge.

The building is steel framed and clad in profiled metal sheeting. The south facing lower roof slope and west facing higher roof slopes have arrays of photo-voltaic panels mounted on them. It is proposed to use the existing concrete hardstanding which is extended in a north-easterly direction to accommodate the increased floor area.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

- 6.
- Redgrave Parish Council have not commented
 - The Environment Agency have no objection with regard to flood risk. They also point out that they have not assessed the surface water drainage proposals (SCC Land Drainage Section has been consulted on these - see below)With regard to the Environmental permit regime they confirm that they are satisfied the proposal will not increase the risk to the water environment.
 - SCC Highways do not wish to restrict the grant of permission.

- SCC Landscape object to the proposal
- SCC Rights of Way have not responded.
- SCC Fire and rescue have not responded
- MSDC Environmental Health - Land Contamination have no objection, but request they are notified if any unexpected contamination is encountered during construction.
- MSDC Environmental Health - Sustain ability comment that the submitted details do not demonstrate satisfactorily that the required BREAM standard of the renewables to be installed providing 10% of the energy used has been met.
- MSDC Planning Policy have not responded.
- Natural England have no comments
- Suffolk Wildlife Trust have no comments
- SCC Land drainage - comments will be reported to the committee..

LOCAL AND THIRD PARTY REPRESENTATIONS

7. A letter has been received from the Local Member of Parliament supporting the application.

ASSESSMENT

8. This proposal will enable a valued local business to consolidate their operations on the site in Redgrave. The applicant company currently employs 340 people, increasing to 540 for a 2-month period at Christmas.

As members will be aware, the National Planning Policy Framework (NPPF) is clear in promoting economic growth and adopted local policies remain consistent with this agenda. Policies CS2 and CS11 of the adopted Mid Suffolk Core Strategy (2008) (MSCS) generally support appropriate economic development proposals in the countryside, as do saved Policies E8 and E12 of the adopted Mid Suffolk Local Plan (1998) (MSLP).

Whilst the proposed building will only generate an additional 3-4 jobs, it will bring **substantial benefits in reducing the number of HGV movements** which use the local, and indeed sub-regional, road network. The applicants state that there are currently 8,280 truck movements to and from the site annually, to East Lee (near Fakenham), Soham and Woodbridge. With the proposed cold store in place this will reduce to 4,680 - a considerable benefit to both the environment and the local highway infrastructure.

Perhaps the most contentious aspect of the proposal given the scale of the building is its **impact on the local landscape**. As noted above, the site is in a Special Landscape Area as designated in the MSLP, and both Policy CS5 of the

115

MSCS and saved Policy CL2 of the MSLP seek to safeguard the quality of the landscape generally, and in particular that so designated. These policies are consistent with the NPPF, which seeks to safeguard 'local distinctiveness' and 'valued landscapes'.

A full landscape appraisal has been submitted with the application and this has been scrutinised by the Suffolk County Council's Landscape Officer. The Landscape officer expresses concerns over the visual impact of the building and the mitigation measures, which are considered to be in places more than is necessary and inappropriate in the choice of species etc. However, she concludes that these matters can be satisfactorily addressed by conditions, including a period of maintenance/replanting extended to ten years. These conditions will relate to the 'land edged blue' - i.e not the actual application site but land adjoining which is owned or controlled by the applicant company.

The Landscape Officer also points out that a condition on application 2214/13 on this site has not been complied with, and if it were to be, it would help mitigate the effect of the current proposal

The proposal will have no unacceptable adverse effect on the **amenity of nearby residential properties**. The applicants have submitted a robust assessment by specialist consultants (Sharps Redmore) which in the opinion of your Environmental Health Officer clearly demonstrates that noise generated by externally located plant will have no significant impact on nearby properties. .

With regard to the comments of the Environmental Health Officer on **sustainability**, a condition has been added requiring the applicants to demonstrate that a minimum of 10% of the energy consumption of this building is being provided by on-site renewables.

Overall the proposal will enable a valued local business to consolidate its operations at the site. As such it accords with the objectives of the NPPF, under which economic growth is accorded significant weight. The proposal will cause no harm that cannot be adequately mitigated by the conditions set out below and permission is recommended .

RECOMMENDATION

Subject to no adverse response from Suffolk Land Drainage, that Full Planning Permission be GRANTED subject to the following conditions:

- 1. Standard time limit**
- 2. List of approved documents**
- 3. Landscape scheme to be agreed**
- 4. Landscape maintenance/replanting for a 10 year period**
- 5. Full details, including colours, of external materials to be agreed**
- 6. A minimum of 10% of energy consumed to be derived from on-site renewables to be agreed prior to use of building.**
- 7. Surface water drainage details to be approved before building is first used**

APPENDIX A - PLANNING POLICIES**1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review**

Cor4 - CS4 Adapting to Climate Change

Cor5 - CS5 Mid Suffolks Environment

Cor2 - CS2 Development in the Countryside & Countryside Villages

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

Cor3 - CS3 Reduce Contributions to Climate Change

Cor11 - CS11 Supply of Employment Land

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

CL2 - DEVELOPMENT WITHIN SPECIAL LANDSCAPE AREAS

CL8 - PROTECTING WILDLIFE HABITATS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

E8 - EXTENSIONS TO INDUSTRIAL AND COMMERCIAL PREMISES

E12 - GENERAL PRINCIPLES FOR LOCATION, DESIGN AND LAYOUT

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **1** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

The following people **commented** on the application:

[REDACTED]