

Deed Packet: DC Committee Constraints

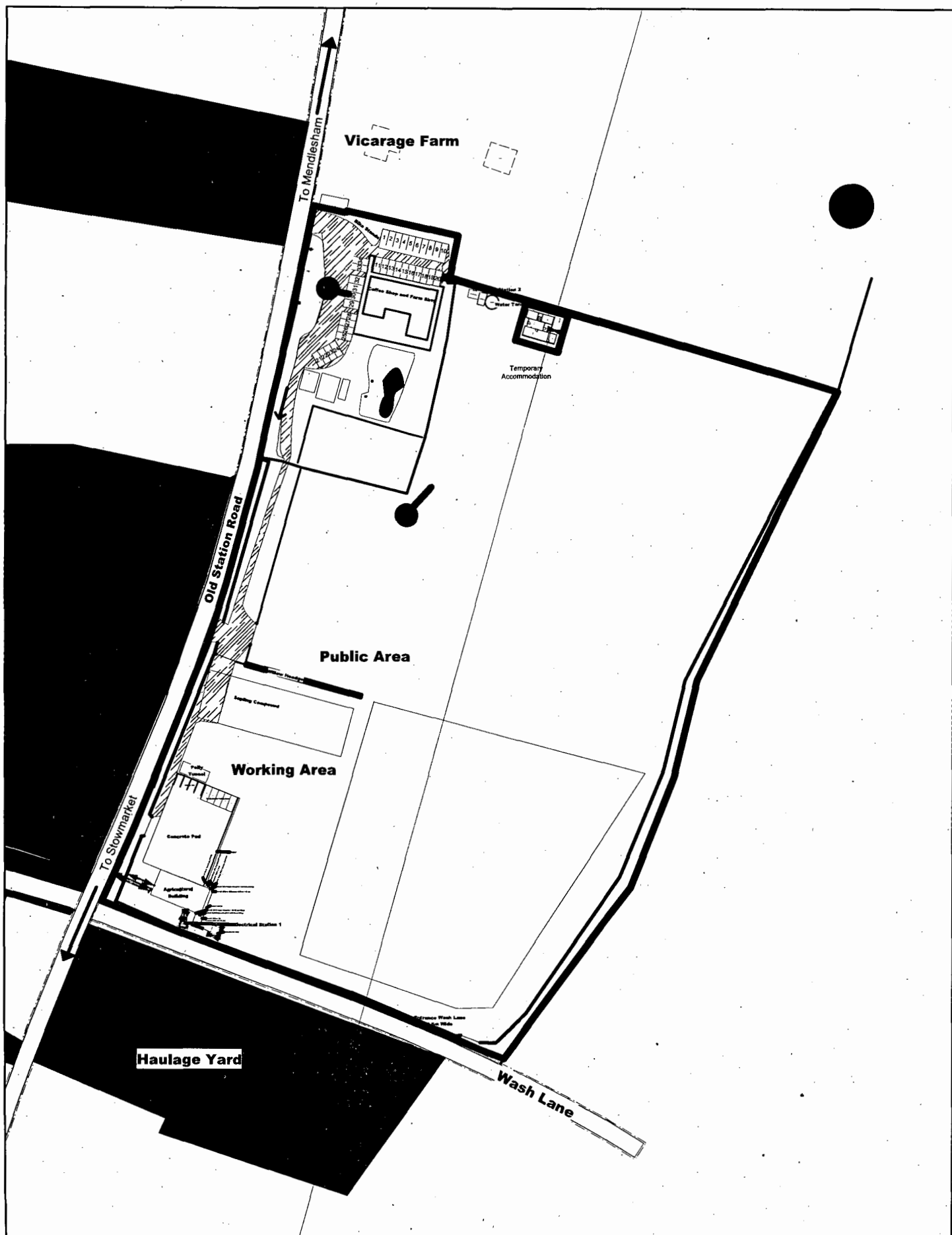
Address: 1743/14  
The Stackyard Nursery, Old Station Road, Mendlesham



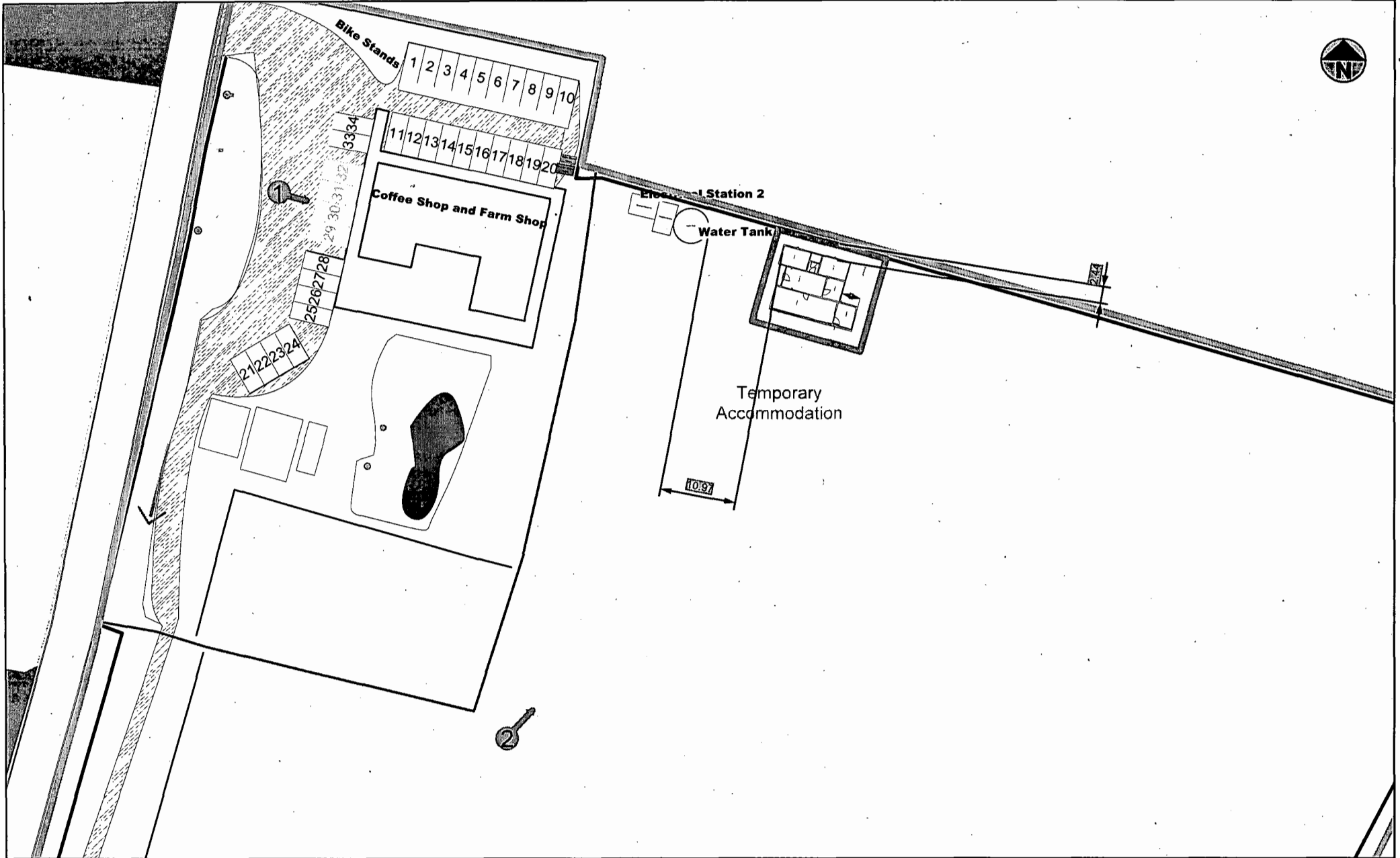
**MID SUFFOLK DISTRICT COUNCIL**  
 131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500  
 email: customerservice@csduk.com  
 www.midsuffolk.gov.uk

SCALE 1:2500

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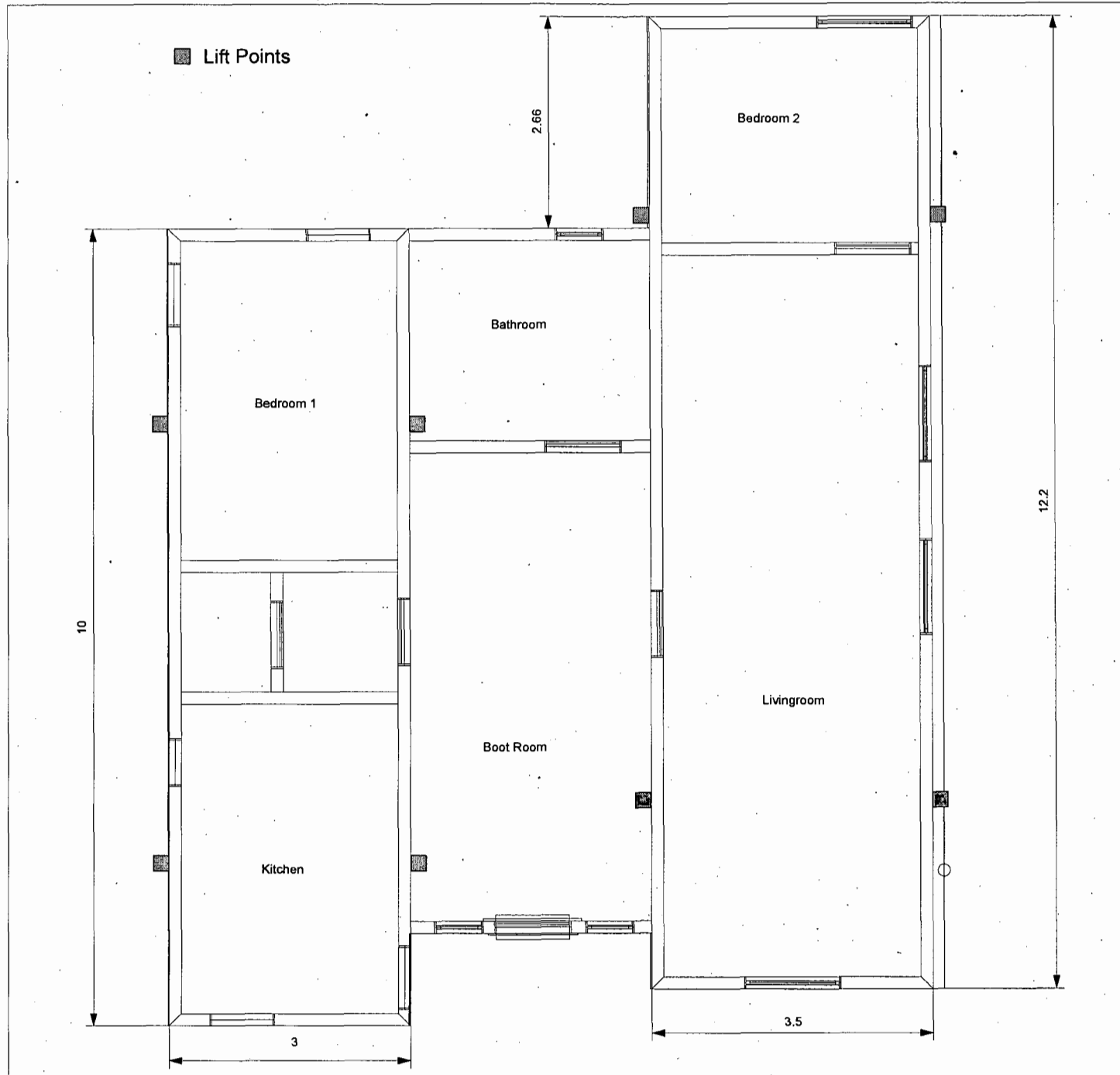


View Location and Direction



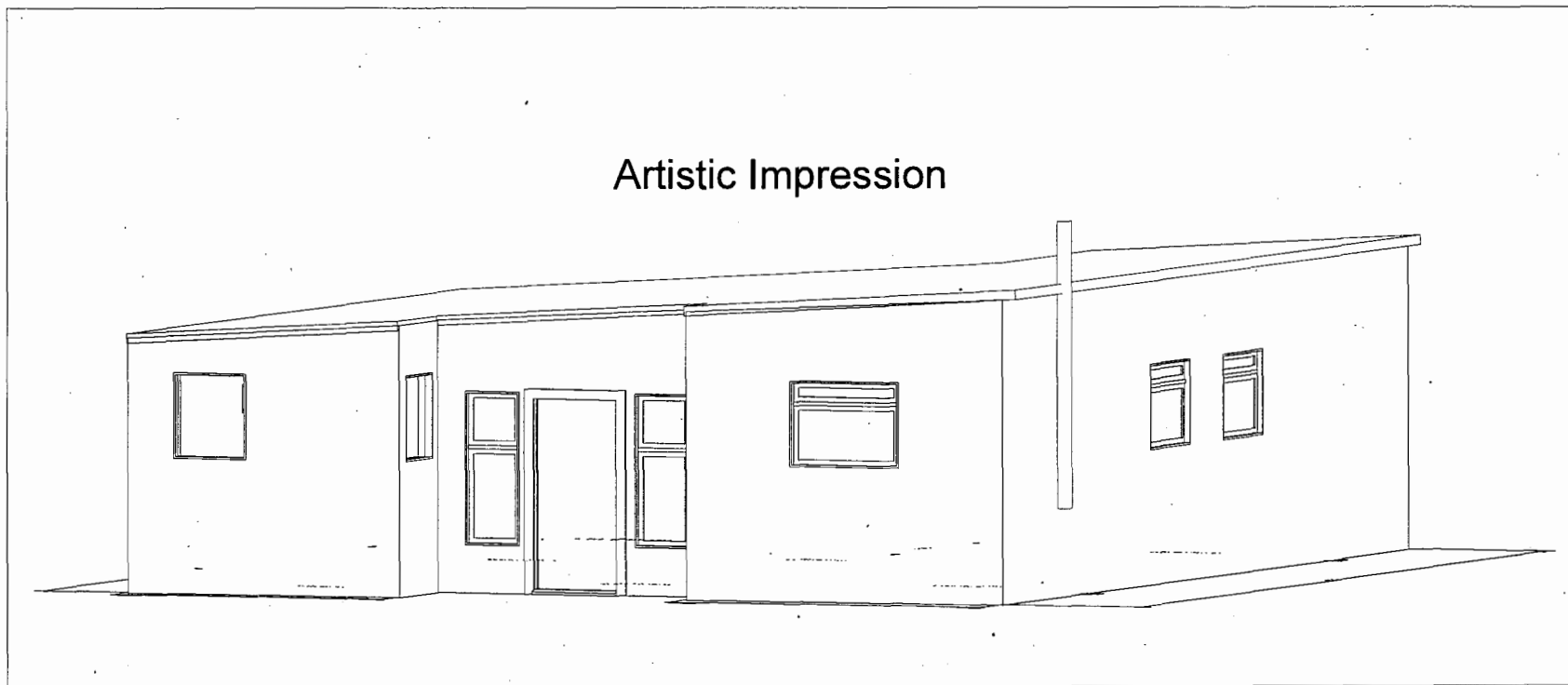
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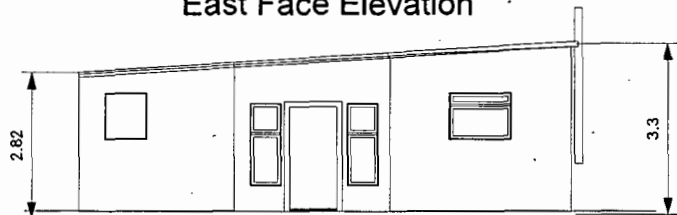


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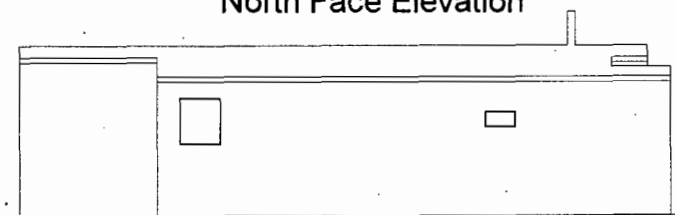
# Artistic Impression



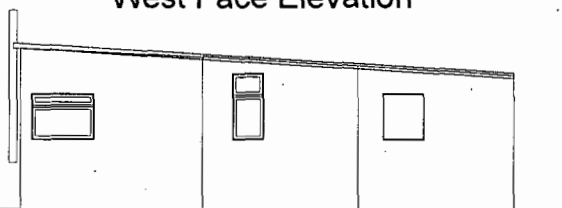
### East Face Elevation



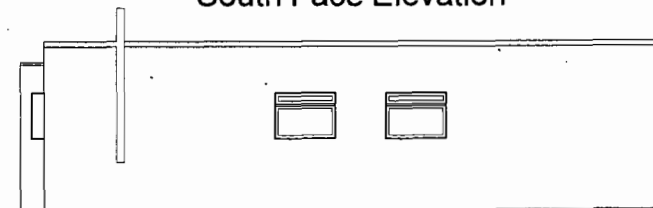
### North Face Elevation



### West Face Elevation



### South Face Elevation



## Consultee Comments for application 1743/14

### Application Summary

Application Number: 1743/14

Address: The Stackyard Nursery, Old Station Road, Mendlesham

Proposal: Retention of change of use of land for the temporary siting of a mobile home

Case Officer: Lisa Evans

### Consultee Details

Name: Mrs Sharon Jones re Mendlesham Parish Council

Address: Honeysuckle Hockey Hill, Wetheringsett-cum-brockford, Stowmarket IP14 5PL

Email: mendleshamparish@aol.co.uk

On Behalf Of: Mendlesham Parish Clerk, Honeysuckle

### Comments

Mendlesham Parish Council unanimously recommends refusal of this application. There is no current agreement for residential dwellings on this site, either permanent or temporary. The Parish Council would prefer to consider a full planning application for residential use with the benefit of full details to provide permanent permission, rather than for temporary permission.

**From:** David Harrold  
**Sent:** 30 June 2014 10:31  
**To:** Planning Admin  
**Cc:** Sian Bunbury  
**Subject:** Plan Ref 1743/14/FUL Stackyard Nursery, Old Station Road, Mendlesham.

Thank you for consulting me on the temporary sitting of a mobile home at the above premise.

I can confirm that I do not have any objections or adverse comments in respect of the proposed development.

David Harrold MCIEH

Senior Environmental Protection Officer

Your Ref: MS/1743/14  
Our Ref: 570\CON\1595\14  
Date: 9<sup>th</sup> July 2014  
Enquiries to: Robert Higgs  
Tel: 01473 265102  
Email: robert.higgs@suffolk.gov.uk



The District Planning Officer  
Mid Suffolk District Council  
131 High Street  
Ipswich  
Suffolk  
IP6 8DL

**For the Attention of: Sian Bunbury**

Dear Sian

**TOWN AND COUNTRY PLANNING ACT 1990  
CONSULTATION RETURN MS/1743/14**

**PROPOSAL: Retention of change of use of land for the temporary siting of a mobile home**

**LOCATION: The Stackyard Nursery, Old Station Road, Mendlesham, Stowmarket, Suffolk, IP14 5RT**

**ROAD CLASS:**

Notice is hereby given that the County Council as Highways Authority does not wish to restrict the grant of permission.

There is no change in the highway conditions from the siting of this mobile home.

Yours faithfully

Mr Robert Higgs  
Development Control Technician  
Highway Network Improvement Services  
Economy, Skills & Environment



## Consultee Comments for application 1743/14

### Application Summary

Application Number: 1743/14

Address: The Stackyard Nursery, Old Station Road, Mendlesham, Stowmarket, IP14 5RS

Proposal: Retention of change of use of land for the temporary siting of a mobile home

Case Officer: Sian Bunbury

### Consultee Details

Name: Miss Carmel Driscoll

Address: Mid Suffolk District Council 131 High Street, Needham Market, Ipswich IP6 8DL

Email: [carmel.driscoll@midsuffolk.gov.uk](mailto:carmel.driscoll@midsuffolk.gov.uk)

On Behalf Of: MSDC - Planning Enforcement

### Comments

There is an open and current enforcement case relating to the proposal. No further comments.

**Mid Suffolk District Council Planning Control Department  
131 High Street Needham Market IP6 8DL**

**REFUSAL OF PLANNING PERMISSION  
Town and Country Planning Act 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2010**

Date of Application: August 13, 2013

REFERENCE: 2355 / 13

Date Registered: January 6, 2014

Documents to which this decision relates: Drawings TB-SL001, TB-LP001, TA-EL001,  
TA-PL001 received 16th December 2013.

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**CORRESPONDENCE ADDRESS:**

Mr S Sanders  
The Stackyard Nursery  
Old Station Road  
Mendlesham  
Suffolk  
IP14 5RS

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**NAME AND ADDRESS OF APPLICANT:**

Mr S Sanders  
The Stackyard Nursery  
Old Station Road  
Mendlesham  
Suffolk  
IP14 5RS

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**PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:**

Application for retention of temporary overnight accommodation in a portable building.  
- The Stackyard Nursery, Old Station Road, Mendlesham

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The Council, as local planning authority, hereby give notice that **PLANNING PERMISSION HAS BEEN REFUSED** for the development proposed in the application in accordance with the particulars and plans submitted for the following reasons:

1. The proposed development, would, if permitted, be contrary to local planning policies and national planning policy guidance, which seek to protect and preserve landscape quality and character of the countryside for its own sake, by restricting development in the countryside to that which is essential to the efficient operation of agriculture, forestry and appropriate recreation, and to direct new housing development to within settlement boundaries. The application fails to demonstrate that the needs of the existing agricultural unit justify provision of permanent accommodation and also fails to justify why emergency responses could not be achieved by other means, including alerting and attendance from a more sustainable location, or other working arrangements. On this basis, it is considered that the application is one of personal preference rather than existing needs of the agricultural unit. The proposal is therefore contrary to advice contained within the National Planning Policy Framework together with Policies H7 (Restricting housing development unrelated to the needs of the countryside) and H10 (Dwellings for key agricultural workers) of the Mid Suffolk Local Plan (1998), Policies CS1 (Settlement Hierarchy), CS2 (Development in the Countryside and Countryside Villages) and CS5 (Mid Suffolk's Environment) of the Mid Suffolk DPD Core Strategy (2008) and policies FC1 and FC1.1 of the Adopted Core Strategy Focussed Review (2012).

2. The development scheme fails to secure the appropriate provision of social infrastructure. On that basis the proposed development would be contrary to policy CS6 of the Mid Suffolk LDF Core Strategy 2008 and contrary to the Council's Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation adopted October 2006. Furthermore the development would be contrary to the National Planning Policy Framework paragraphs 6, 7, 9, 14, 17, 28, 49, 70 and 73.

**SUMMARY OF POLICIES AND PROPOSALS WHICH ARE RELEVANT TO THE DECISION:**

1. This permission has been refused having regard to policy(ies)

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  
 COR6 - CS6 SERVICES AND INFRASTRUCTURE

of the Mid Suffolk Core Strategy Document, and to all other material considerations.

2. This permission has been refused having regard to policy(ies)

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT  
 H7 - RESTRICTING HOUSING DEVELOPMENT  
 H10 - DWELLINGS FOR KEY AGRICULTURAL WORKERS  
 H11 - RESIDENTIAL CARAVANS AND OTHER MOBILE HOMES  
 H16 - PROTECTING EXISTING RESIDENTIAL AMENITY  
 CL8 - PROTECTING WILDLIFE HABITATS

of the Mid Suffolk Local Plan, and to all other material considerations.

3. This permission has been refused having regard to policy(ies)

NPPF - NATIONAL PLANNING POLICY FRAMEWORK

of the Planning Policy Statement, and to all other material considerations.

**NOTES:**

1. Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF):

The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area:

*In this case the applicant did not take advantage of the Council's pre-application and duty planning officer service prior to making the application. The opportunity to*

*discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.*

This relates to document reference: 2355 / 13

**Signed: Philip Isbell**

**Dated: March 3, 2014**

**Corporate Manager  
Development Management**

**MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET, IPSWICH  
IP6 8DL**