

Title: COMMITTEE CONSTRAINTS

Reference: 1155/15

Site:



**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

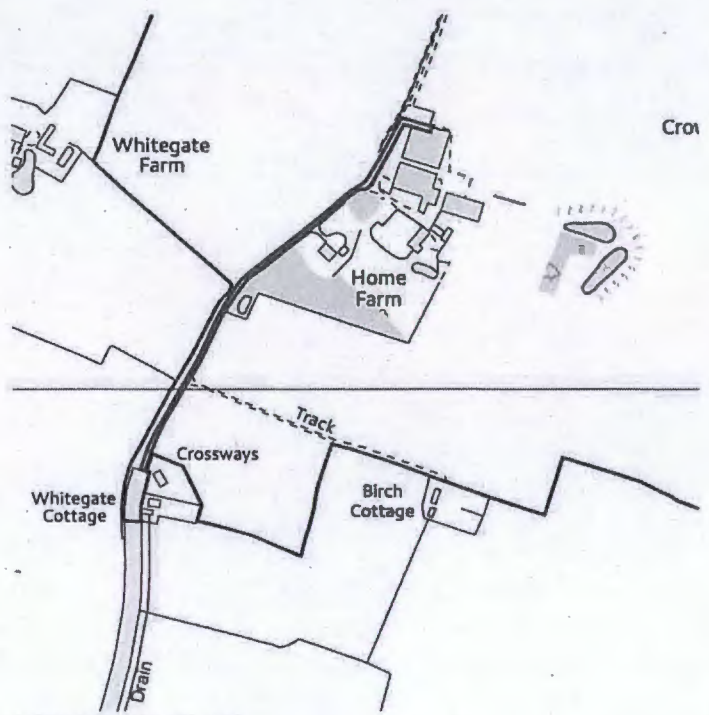
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Date Printed : 13/05/2015

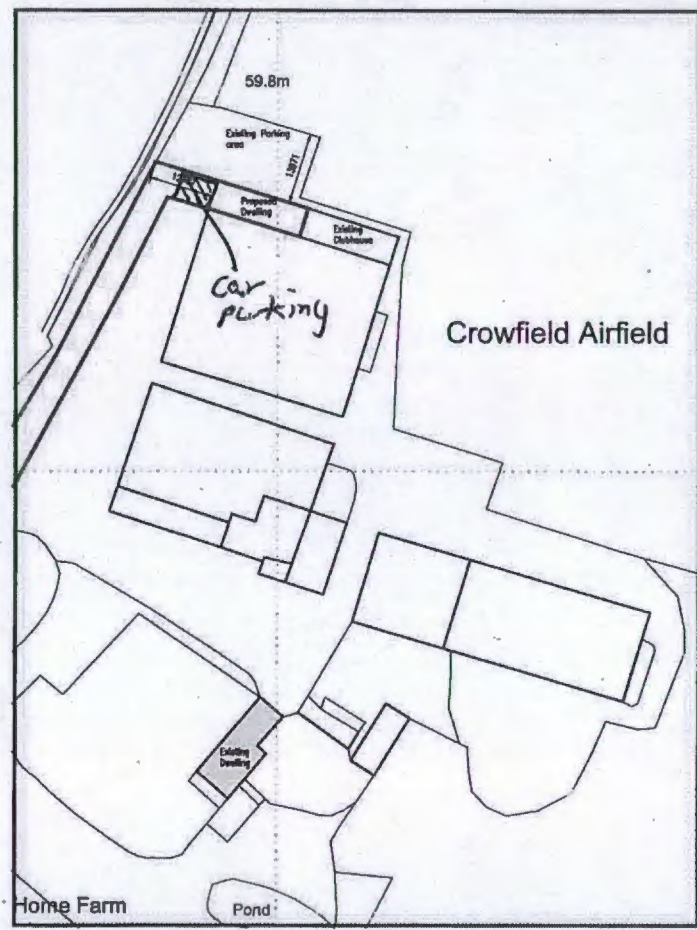
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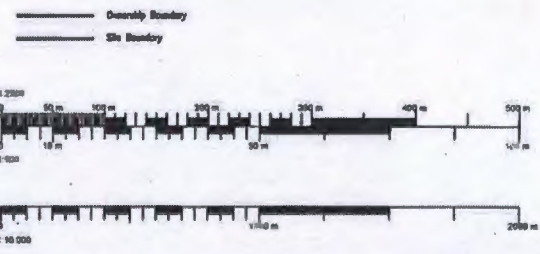
**LOCATION PLAN**  
 Scale 1:1250



**BLOCK PLAN**  
 Scale 1:500



**LOCALITY PLAN**  
 Scale 1:10,000



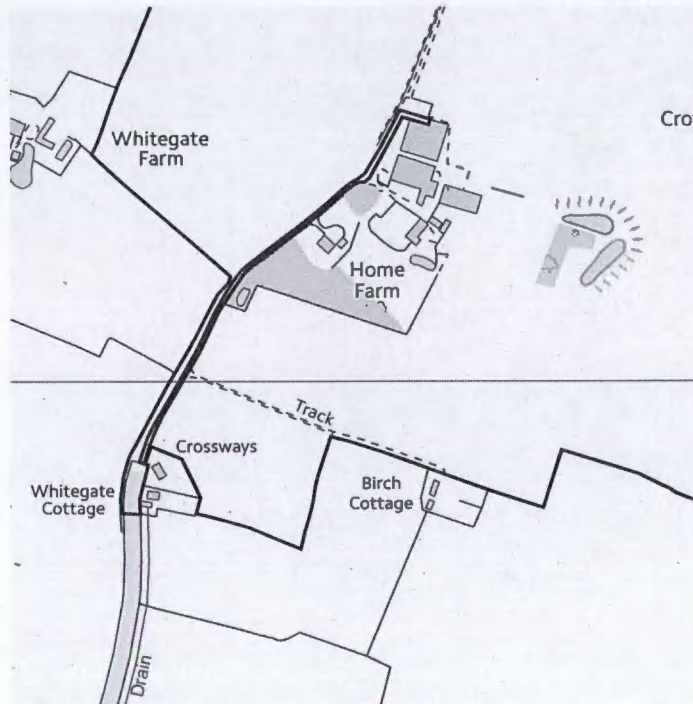
A 2016 1:10,000 LOCATION PLAN AMENDS TO 2014 1:10,000 PUBLIC RIGHTS

MR WILLIAMSON  
 PROPOSED NEW EXTENSION TO GRAIN STORE/  
 AIRCRAFT STORE AT CROWFIELD AIRFIELD  
 THE  
 FLOOR PLAN AND ELEVATIONS AS PROPOSED

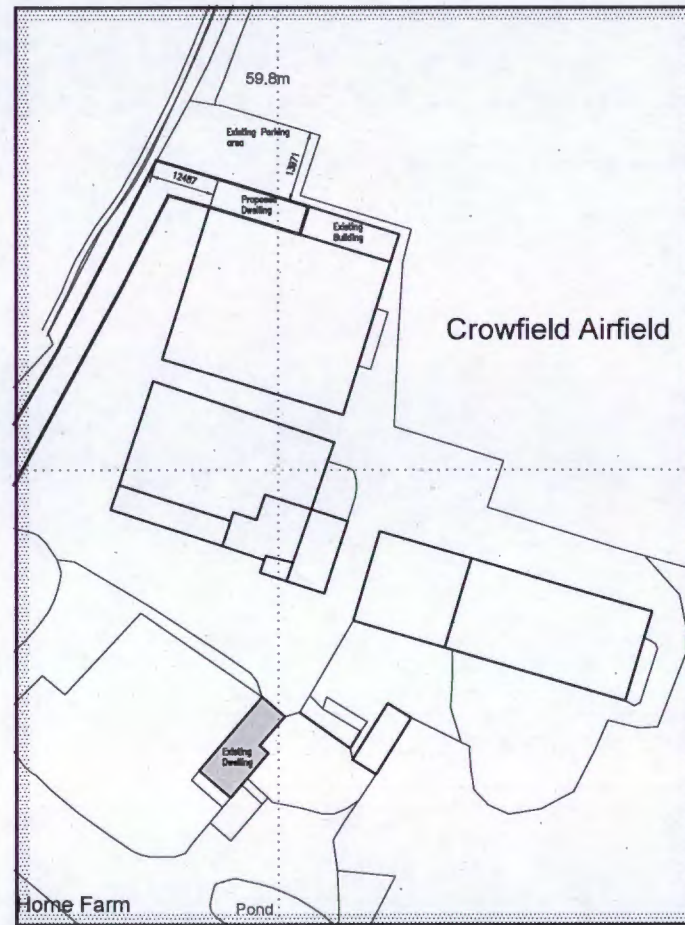
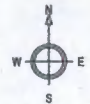
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 rural property services

DATE: AS SHOWN ON 14 DEC 14 SA SR  
 DRAWN BY: [blank] CHECKED BY: [blank]  
 Bury-williamson-14 200-01 A

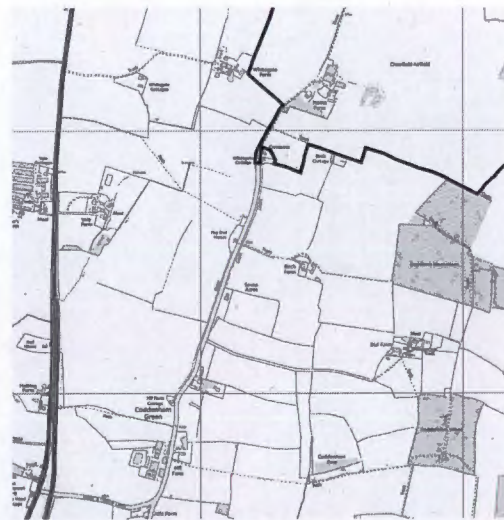
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**LOCATION PLAN**  
Scale 1:1250

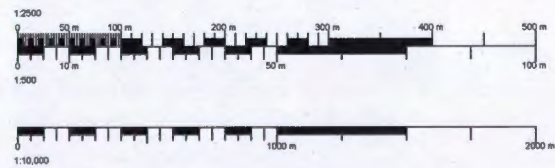


**BLOCK PLAN**  
Scale 1:500



**LOCALITY PLAN**  
Scale 1:10,000

— County Boundary  
— Site Boundary



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A 1:2500 IS LOCUSTERN PLAN APPLIED TO SHOW ACCESS TO PUBLIC HIGHWAY

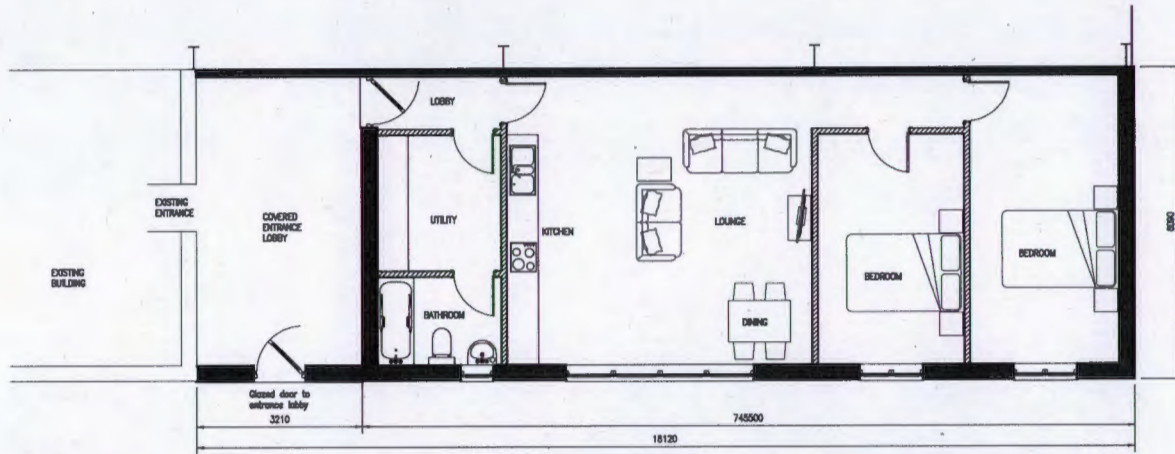
MR WILLIAMSON  
PROPOSED NEW EXTENSION  
TO GRAIN STORE AT HOME FARM

FLOOR PLAN AND ELEVATIONS AS PROPOSED

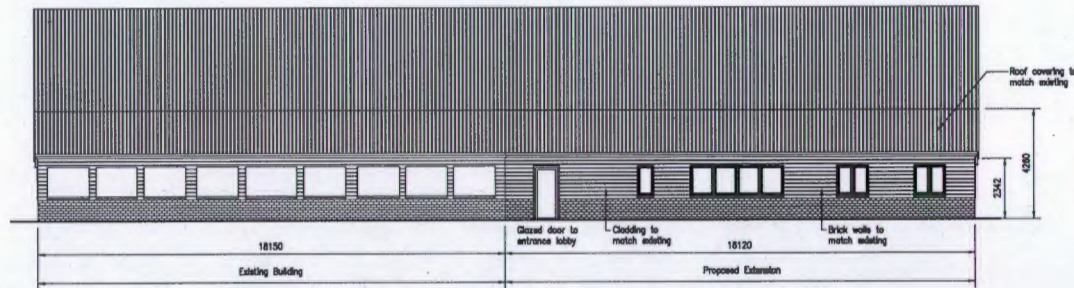
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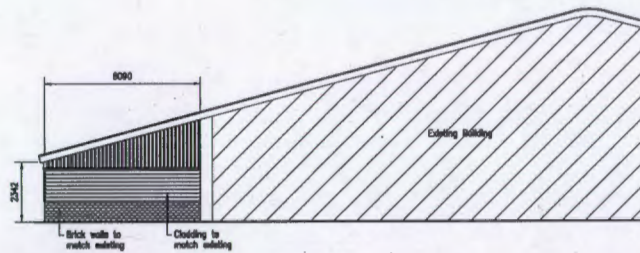
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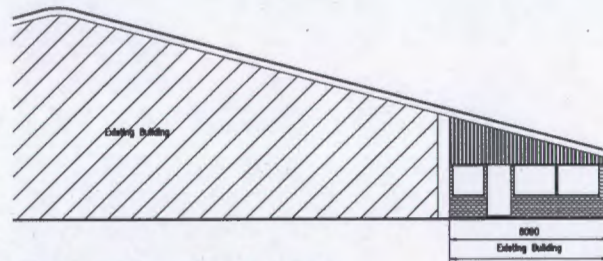
**FLOOR PLAN**  
 Scale 1:50



**NORTH EAST ELEVATION**  
 Scale 1:100



**NORTH WEST ELEVATION**  
 Scale 1:100



**SOUTH EAST ELEVATIONS**  
 Scale 1:100

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PLANNING

Drawn	Date	Description	Drawn	Date
MR WILLIAMSON	DEC 14	SA	SR	

PROPOSED NEW EXTENSION  
 TO GRAIN STORE AT HOME FARM

THE  
 FLOOR PLAN AND ELEVATIONS AS PROPOSED

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bury-williamson-14 200-03

## MEMBER REFERRAL TO COMMITTEE

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	1155/15
Parish	Coddenham
Member making request	Tim Passmore
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	Job creation. Business viability / expansion and safeguarding of existing employment Visual amenity – if caravans were used instead that would be detrimental to visual amenity Supporting the rural economy in general – the business supplies malt to the Calvors brewery which also is a constituent component of the tourist industry
13.4 Please detail the clear and substantial planning reasons for requesting a referral	Economic development Viability of remote rural settlements Improved visual amenity
13.5 Please detail the wider District and public interest in the application	As stated above. Tourism including the food and drink offer is worth nearly £2 billion per year to Suffolk's economy and tasteful developments such as this should be encouraged, especially when the environmental impact is negligible.
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	N/A
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	Discussions with Lisa Evans in March

## Consultee Comments for application 1155/15

### Application Summary

Application Number: 1155/15

Address: Home Farm, Coddendam Green, Crowfield

Proposal: Extension of clubhouse to residential accommodation for seasonal workers (March to October).

Case Officer: Lisa Evans

### Consultee Details

Name: Mrs Ann Squirrell

Address: 18 St Marys Road, Creeting St Mary, Ipswich IP6 8LZ

Email: clerk.csmc@yahoo.co.uk

On Behalf Of: Creeting St. Mary Parish Clerk

### Comments

At the Creeting St Mary Planning Meeting held on Mon 27 April 2015 it was agreed (with one abstention) to support this application.

It was queried why the applicant had been required to reapply his application (with the necessary extra time required for parish council consultations) due to an admitted misunderstanding by planning officers.

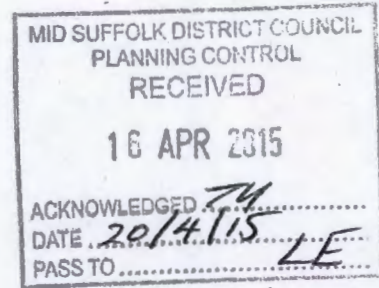
Ann Squirrell

Parish Clerk

28 April 2015

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Your Ref: MS/1155/15  
Our Ref: 570\CON\1027\15  
Date: 16/04/2015  
Enquiries to: Mr Kyle Porter  
Tel: 01473 265379  
Email: kyle.porter@suffolk.gov.uk



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

For the Attention of: Lisa Evans

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/1155/15**

**PROPOSAL:** Extension of clubhouse to residential accommodation for seasonal workers  
(March to October).

**LOCATION:** Home Farm, Coddendam Green, Crowfield, Ipswich, Suffolk

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

**1 P 1**

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number: 200-01 Revision: A

for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

**2 NOTE 02**

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: [www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/](http://www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/)

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

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Yours sincerely,

**Mr Kyle Porter**  
**Development Management Technician**  
Highway Network Management Group  
Economy, Skills & Environment



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MID SUFFOLK DISTRICT COUNCIL

**MEMORANDUM**

TO: Lisa Evans, Development Control Team

FROM: Jennifer Lockington, Environmental Protection Team

DATE: 22.04.2015

YOUR REF: 1155/15

SUBJECT: Home Farm, Coddendam Green, Crowfield  
Extension of clubhouse to residential accommodation for seasonal workers  
(March to October).

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**Please find below my comments regarding 'Environmental Health – Land contamination' only.**

Thank you for your consultation on the above application.

I note that the Groundsure report highlights that an airfield is within 6m of the site, and this leads to the conclusion of 'in need of further assessment'. However, given the low sensitivity of the proposed use, for temporary accommodation only, I do not consider that further investigation is required at this stage. The land contamination questionnaire does not highlight any matters of concern on the site itself.

Therefore, I can confirm that I have no objections with respect to the application. I would request that the Environmental Protection team is contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Kind regards

Jennifer Lockington  
Environmental Protection Officer

Application Reference: 1155/15/FUL	Officer Allocated to: PJS
Location of Proposed Development: Home Farm, Coddendam Green, Crowfield	
Details: Extension of clubhouse to residential accommodation for seasonal workers (March to October).	
Date Documents Received: 13/04/2015	Date Reply Required by Planning: 04/05/2015
Objections:	
Recommendations/Comments:  Thank you for the opportunity to comment on the above planning application.  We would not, ordinarily, support an application for residential accommodation at this location. Given, however, the low sensitivity of the proposed restricted use, i.e. for seasonal agricultural workers (March to October) we have no objection to the proposed development.	

MID SUFFOLK DISTRICT COUNCIL  
PLANNING CONTROL  
**RECEIVED**  
20 APR 2015  
ACKNOWLEDGED *PS*  
DATE *22/4/15*  
PASS TO *CE*

Signed: Philippa Stroud

Date: 20 April 2015

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**Our Ref: E208/012/ROW/177/15**

**For The Attention of: Lisa Evans**

**Public Rights of Way Response**




Thank you for your consultation concerning the above application.

Public Footpath 12 is recorded adjacent to the proposed development site; a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached.

We have **no objection** to the proposed works but would draw the applicant's attention to the attached "Public Rights of Way Planning Application Response - Applicant Responsibility".

Regards

**Jackie Gillis**  
**Rights of Way Support Officer**  
**Countryside Access Development Team**  
Rights of Way and Access  
Economy Skills and Environment, Suffolk County Council  
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 260811 |  [PROWPlanning@suffolk.gov.uk](mailto:PROWPlanning@suffolk.gov.uk) |  
 <http://publicrightsofway.onesuffolk.net/>

**For great ideas on visiting Suffolk's countryside visit [www.discoversuffolk.org.uk](http://www.discoversuffolk.org.uk)**

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [<mailto:planningadmin@midsuffolk.gov.uk>]  
**Sent:** 13 April 2015 10:14  
**To:** PROW Planning  
**Subject:** Consultation on Planning Application 1:155/15

Correspondence from MSDC Planning Services.

Location: Home Farm, Coddendam Green, Crowfield

Proposal: Extension of clubhouse to residential accommodation for seasonal workers (March to October).

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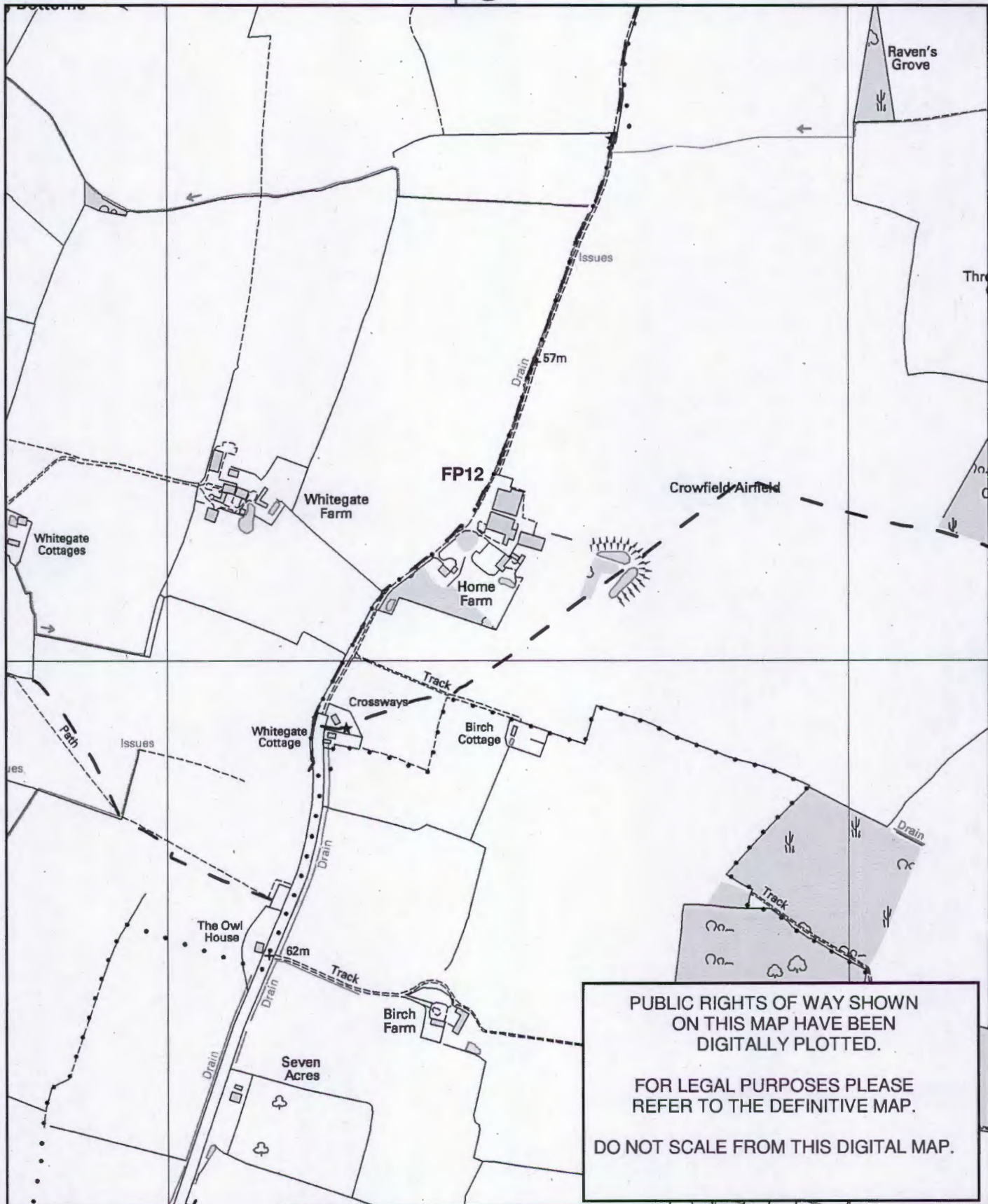
We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are H7, H10, H17, NPPF, GP1, RT12, Cor1, Cor2, Cor5, T9, T10, CSFR-FC1, CSFR-FC1.1, which can be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Mid Suffolk District Council shall be understood as neither given nor endorsed by Mid Suffolk District Council.

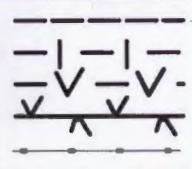


1155/15 Home Farm, Coddendam Green, Crowfield  
Public Footpath 12



**Suffolk**  
County Council

Economy, Skills and Environment,  
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX



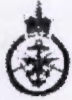
Ordnance Survey MasterMap

Public Footpath  
Bridleway  
Restricted Byway  
Byway  
Definitive Map Parish Boundary

Scale 1:7500



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**Ministry  
of Defence**

Lisa Evans  
Mid Suffolk District Council  
Planning Services  
131 High Street  
Needham Market  
Suffolk  
IP6 8DL

Your Reference: **1155/15**  
Our reference: DIO/SUT/43/2/89 (2015/462)

Dear Lisa

**MOD Safeguarding – Wattisham Station**

- Proposal:** Extension of clubhouse to residential accommodation for seasonal agricultural workers (March to October)
- Location:** Home Farm, Coddendam Green, Crowfield
- Grid Ref:** 612487, 257143
- Planning Ref:** 1155/15

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 13/04/2015. I can confirm that the MOD has no safeguarding objections to this proposal.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely

*D. Sylvester*

Di Sylvester

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1155/15

**Defence  
Infrastructure  
Organisation**

Safeguarding Department  
Statutory & Offshore

Defence Infrastructure Organisation  
Kingston Road  
Sutton Coldfield  
West Midlands  
B75 7RL

**Tel:** +44 (0)121 311 2010 **Tel (MOD):** 94421 2010  
**Fax:** +44 (0)121 311 2218  
**E-mail:** [DIO-safeguarding-statutory@mod.uk](mailto:DIO-safeguarding-statutory@mod.uk)

[www.mod.uk/DIO](http://www.mod.uk/DIO)

15 April 2015

<b>Planning Control Received</b>	
<b>17 APR 2015</b>	
Acknowledged .....	.....
Date .....	.....
Pass to .....	.....