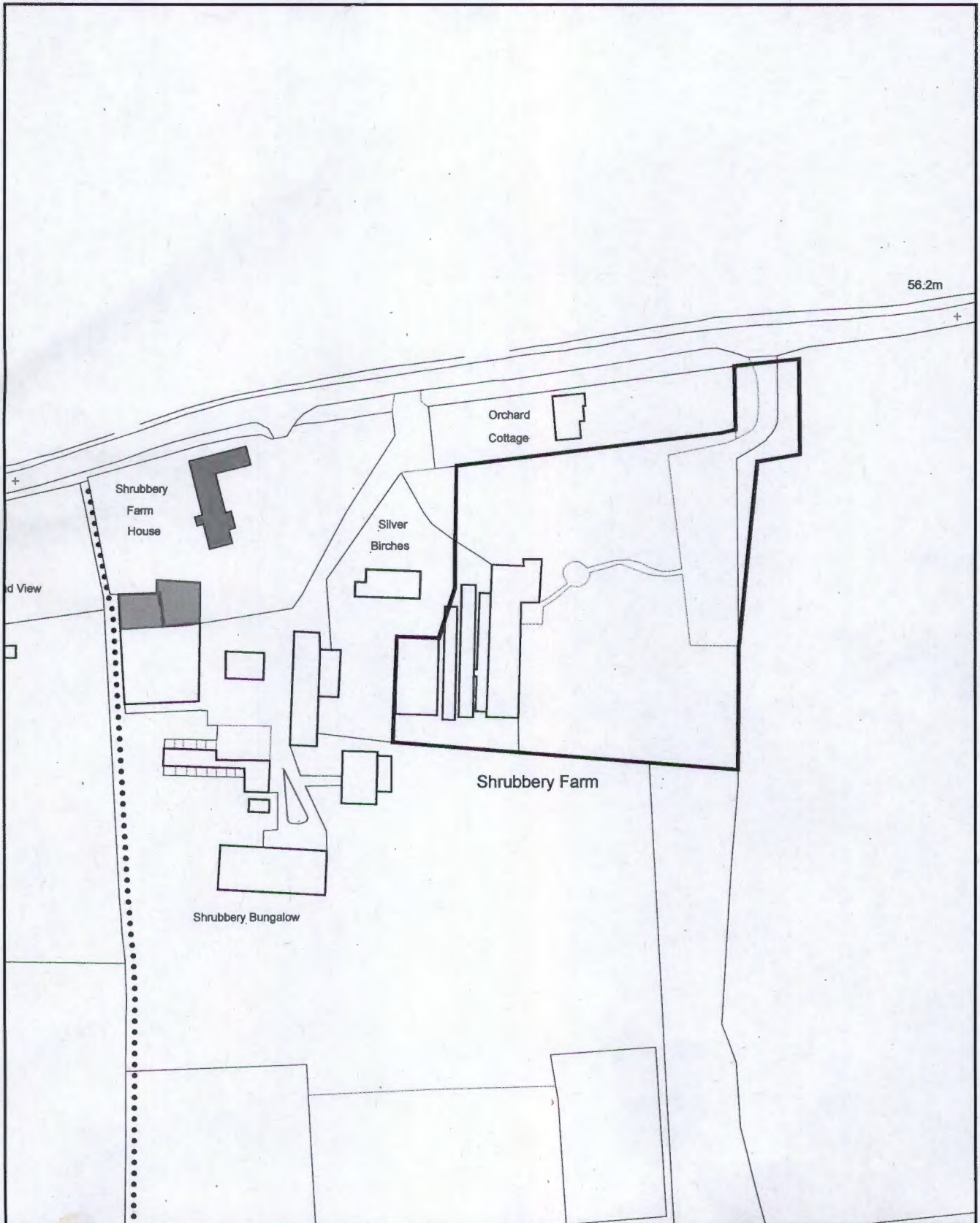


MEMBER REFERRAL TO COMMITTEE

(Completed form to be sent to Case Officer and Corporate Manager)
See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	1132/15
Parish	Mickfield
Member making request	Glen Horn
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	This proposal would represent unsustainable development on a site remote from local services and would result in a reliance upon the use of private motor vehicles contrary to advice contained within the NPPF, policies CS1 and CS2 of the Mid Suffolk core strategy (2008) and policies FC1 and FC1.1 of the Adopted Core Strategy Focussed Review (2012)
13.4 Please detail the clear and substantial planning reasons for requesting a referral	<p>This application does not appear to represent a sustainable development which outweighs the negative impact on the local community, as it is wholly reliant on facilities not available locally.</p> <p>The proposed conversions are not in keeping with the character and appearance of surrounding dwellings, failing to improve the character and quality of the area.</p> <p>The proposed use and hours of operation represent a significant negative impact on the local community, as they are significantly different to the previous uses of the site.</p> <p>The intended increase in car usage represents a hazard both to villagers, and to potential users of the site, as there is no pedestrian access, limited access to public transport, and cycle access is directly on to a road carrying the national speed limit, with variable and limited visibility.</p>
13.5 Please detail the wider District and public interest in the application	There will potentially be an opinion that this development would contribute positively to tourism in the greater Suffolk context, by increasing visitors to the county, however it would simply create an increased demand on local infrastructure, (roads, water, energy and waste disposal) and increase in traffic to a rural community, with no possibility of a balancing increase to the wider district economy, as the facilities which this development would be reliant on – shops, restaurants, places to visit etc. are not available in the district. The fact that the proposed units are self-catering also provides fewer opportunities for any

	<p>restaurants, pubs or tourist attractions within the wider district to welcome these visitors and benefit from this proposal.</p> <p>This proposal does not increase the range of, or improve facilities for either residents in the immediate locality or wider district.</p> <p>There is wide public support for this site to be brought back into use, in a way which is sustainable, which contributes positively to the local economy, supports a strong and healthy community and contributes positively to the local environment, however, this proposal does not sufficiently meet any of these needs.</p>
<p>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</p>	<p>N/A</p>
<p>13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer</p>	<p>I have had regular, open and very high quality communication with the case officer.</p>



Title: Constraints

Reference: 1132/15

Site:

Public rights of way

- Footpath
- Restricted Byway
- Bridleway

Listed Buildings

Listed Buildings



MID SUFFOLK DISTRICT COUNCIL

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

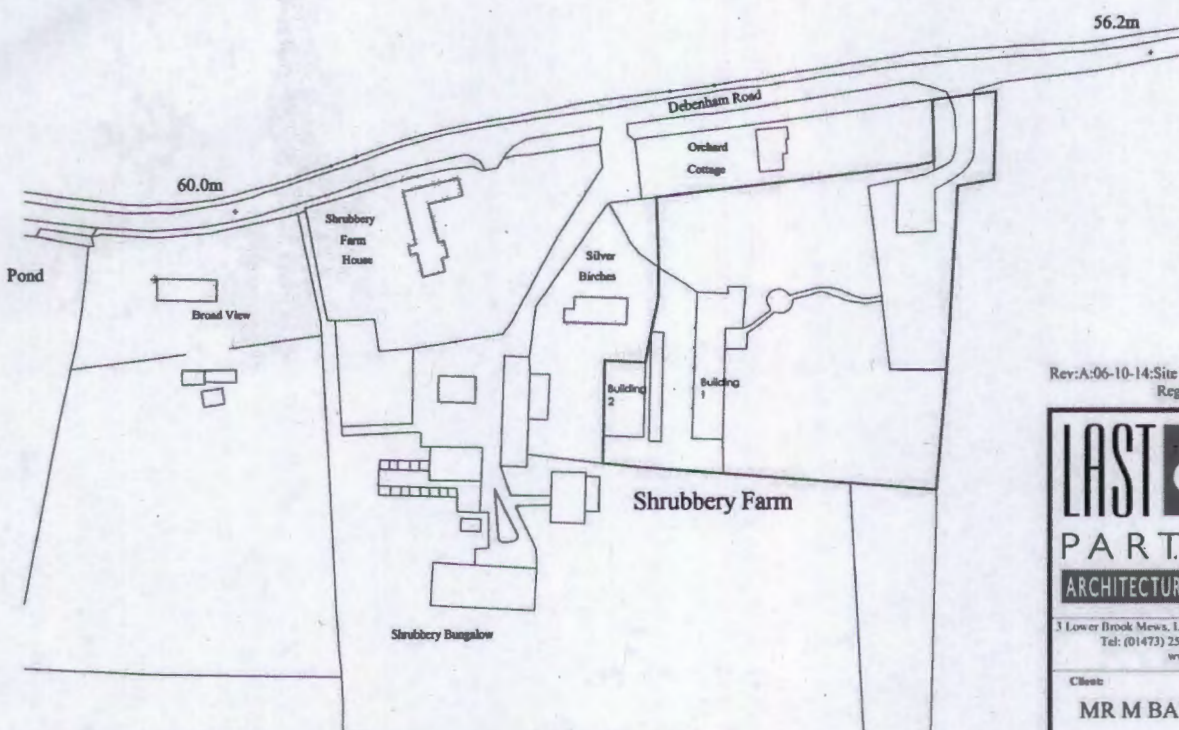


SCALE 1:1250

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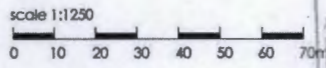
1132/15



Rev:A:06-10-14:Site boundary amended to Land Registry plan

LAST & TRICKER		
PARTNERSHIP		
ARCHITECTURAL & INTERIOR DESIGNERS		
<small>3 Lower Brook Mews, Lower Brook Street, Ipswich Suffolk IP4 1RA Tel: (01473) 252961 / 233129 Fax: (01473) 233 709 www.lastandtricker.co.uk</small>		
Client:		
MR M BAKER		
Job Description:		
USE OF LAND/BUILDINGS, THE FISH CENTRE, MICKFIELD, SUFFOLK		
Drawing:		
SITE LOCATION PLAN		
Date: AUG 14	Scale: 1:1250 @ A4	Drawn: SFW
Job No: 4567	Drawg No: 6	Rev: A

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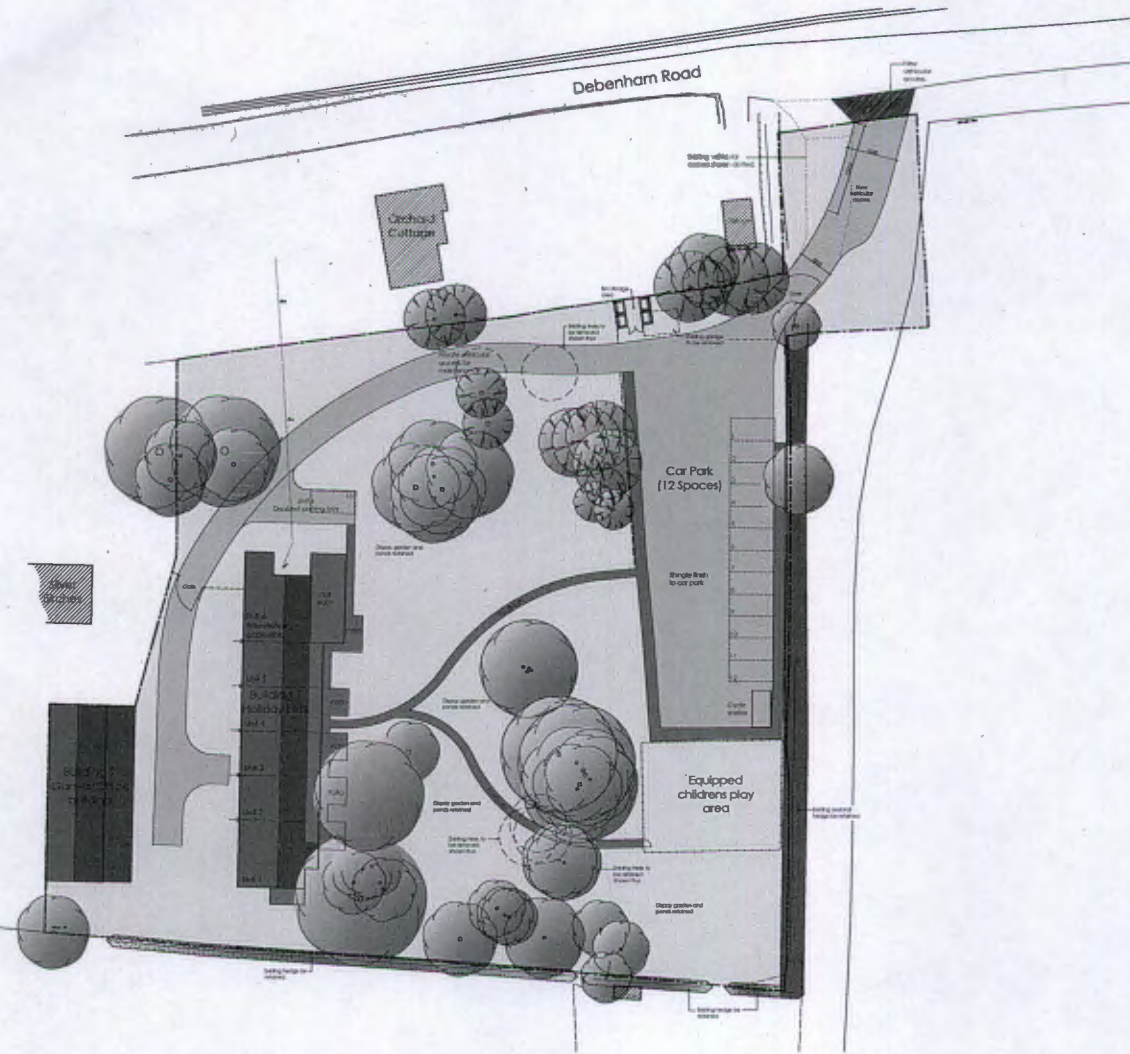


MID SUFFOLK DISTRICT COUNCIL
 PLANNING CONTROL
 RECEIVED
 26 MAR 2015

ACKNOWLEDGED

DATE

PASS TO



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L&T PARTNERSHIP
 LAST & TRICKER

Project:
 Proposed conversion of existing buildings to Holiday Lets and existing guest office building Former Millfield Water Cleverton Colton, Millfield, WY14 3LP

Client:
 MR & MRS BAKER

Scale:
 BLOCK PLAN

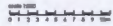
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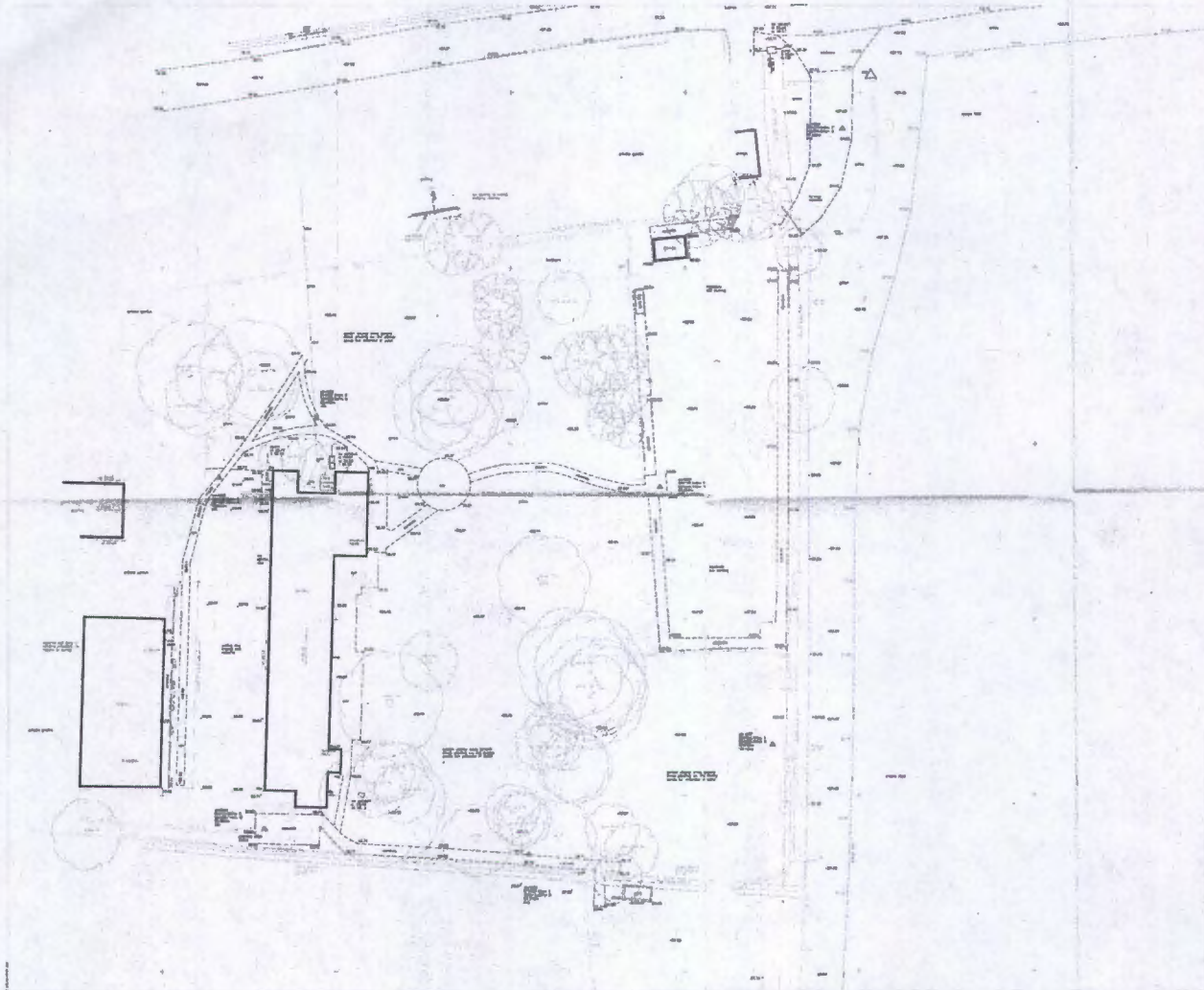
Checked:
 11/07/07

Scale:
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Sheet:
 4567 of 8

Block:
 B





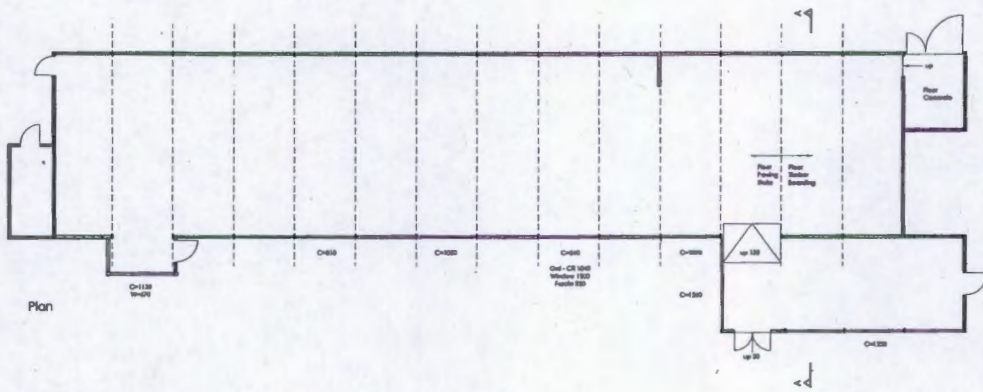
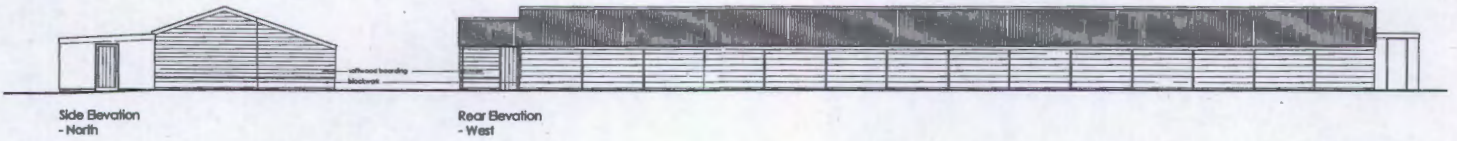
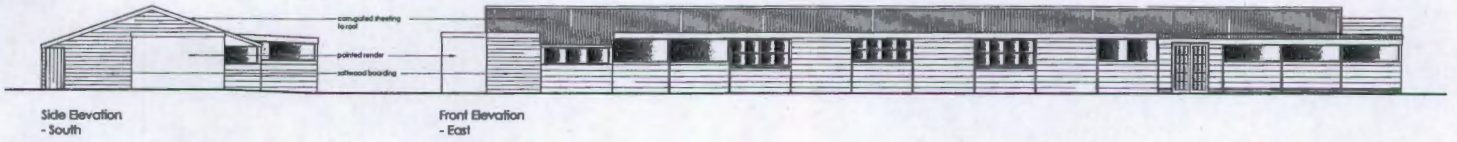
1. All contours are at 1m intervals.
2. Contours are shown at 1m intervals from the lowest contour being shown to the highest.
3. Contour lines are shown at 1m intervals from the lowest contour being shown to the highest.
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Symbol	Description
(Symbol)	Contour line
(Symbol)	Spot height
(Symbol)	Water
(Symbol)	Drain
(Symbol)	Boundary
(Symbol)	Structure
(Symbol)	Vegetation
(Symbol)	Path
(Symbol)	Road
(Symbol)	Other



Client: GIPWING HOMES
 Subject: FORMER WATER GARDEN CENTRE
 GORHAM ROAD
 MIDFIELD SPA SP
 Drawing No: TOPOGRAPHIC SURVEY (SHEET 2)
surv-aid limited
 Date: 04/02/02
 Scale: 1:200
 Author: J.M.
 Check: L.M.
 Plot: L.M.

1132/15



MID SUFFOLK DISTRICT COUNCIL
PLANNING COMMITTEE
RECEIVED
26 MAR 2015
APPROVED:
DATE:
REVISION:

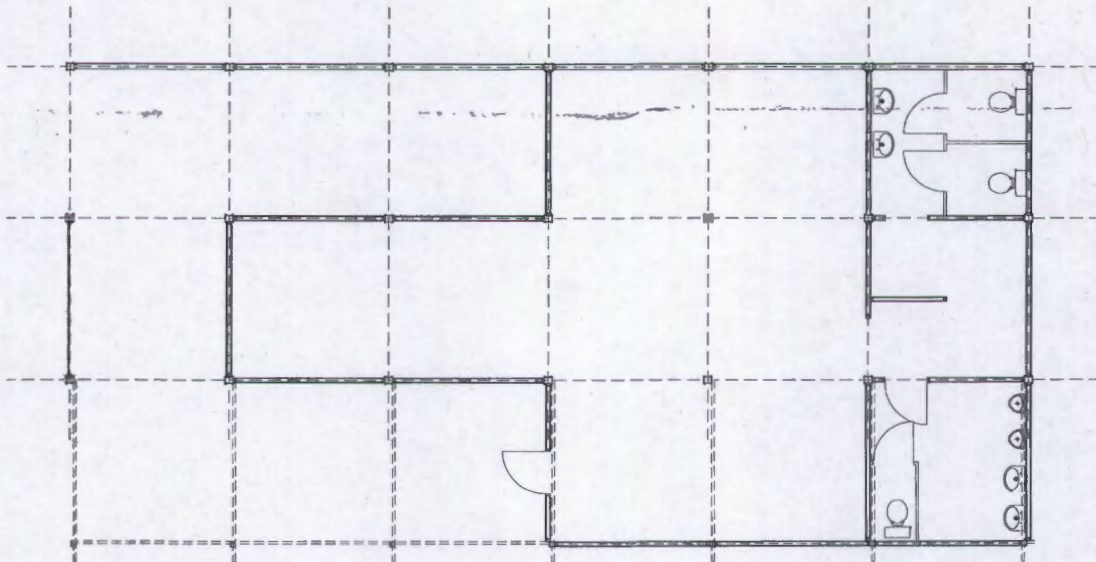
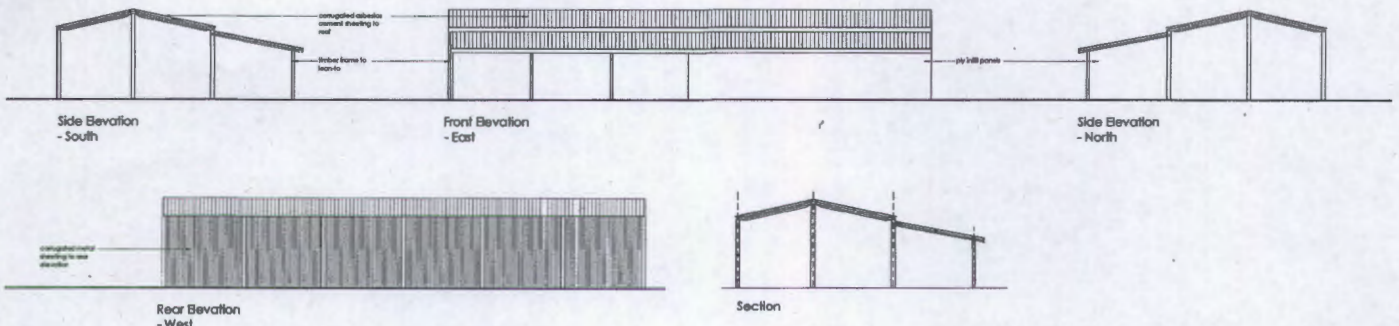
LAST & TRICKER
PARTNERSHIP
ARCHITECTURAL & INTERIOR DESIGNERS
11 Lower South Street, Lowestoft, Suffolk IP11 1BA
Tel: 01473 520001 / 01473 520002 Fax: 01473 520003
www.lastandtricker.co.uk

Client:
MR. M. BAKER

Job description:
USE OF LAND/BUILDINGS,
THE FISH CENTRE,
MICKFIELD, SUFFOLK

Drawings:
PLAN & ELEVATIONS
AS EXISTING - BUILDING 1
Date: AUG 14 Scale: 1:100 @ A2 Drawn: SFW
Job No: 4567 Drawing No: 1

1132/15



MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
26 MAR 2015
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DATE
PAGES TO

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PARTNERSHIP
ARCHITECTURAL & INTERIOR DESIGNERS

31 Lower South Street, Lower South Street, Ipswich, Suffolk IP1 3DA
Tel: 01473 510001 Fax: 01473 510002
www.lastandtricker.co.uk

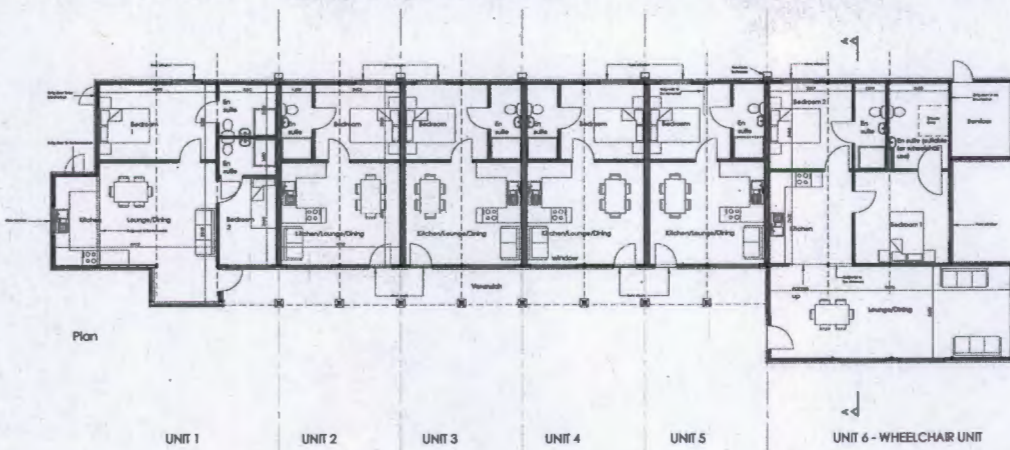
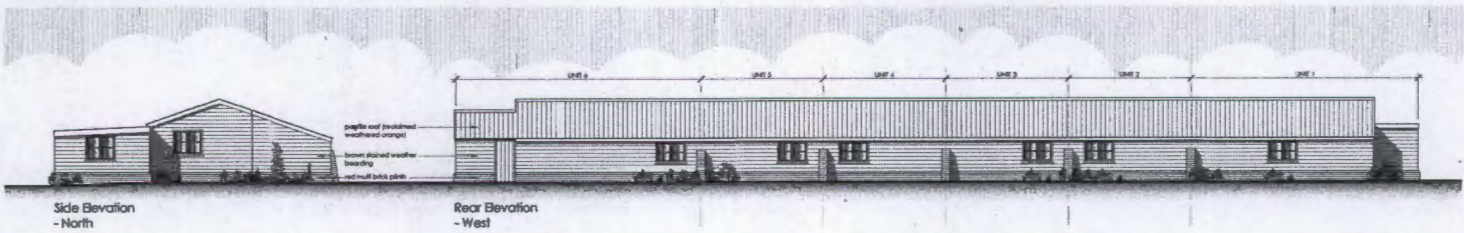
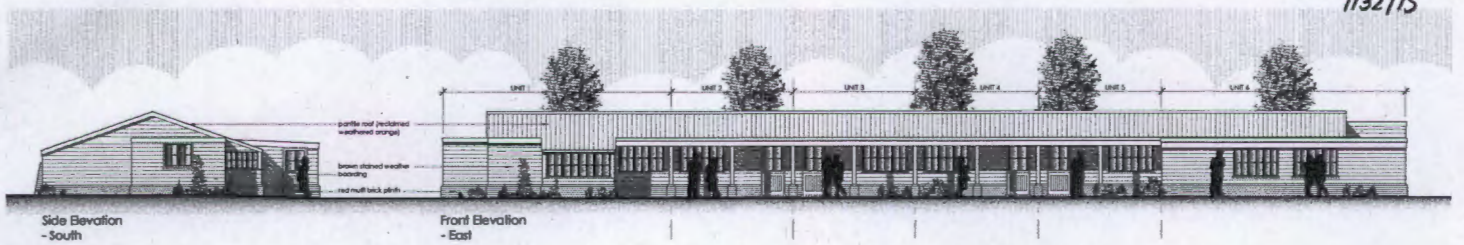
Client: **MR M BAKER**

Site Location: **USE OF LAND/BUILDINGS, THE FISH CENTRE, MICKFIELD, SUFFOLK**

Drawings: **PLAN & ELEVATIONS AS EXISTING - BUILDING 2**

Scale: **A3/D 1:4** Date: **1.10.14** Drawing No: **4567** Sheet No: **2** of **2**

1132/15



NO SCALE DRAWING
 PROPOSED
 28 MAR 2015
 APPROVED
 DATE
 NAME TO

For A/B 00-1-1, amended to show revision

LAST & TRICKER
PARTNERSHIP
 ARCHITECTS

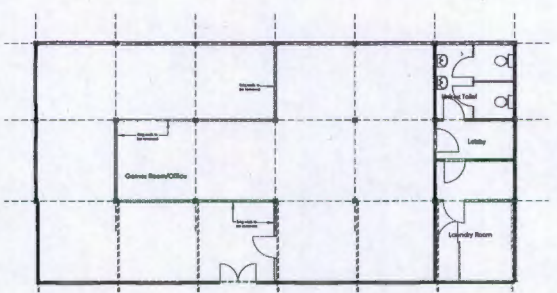
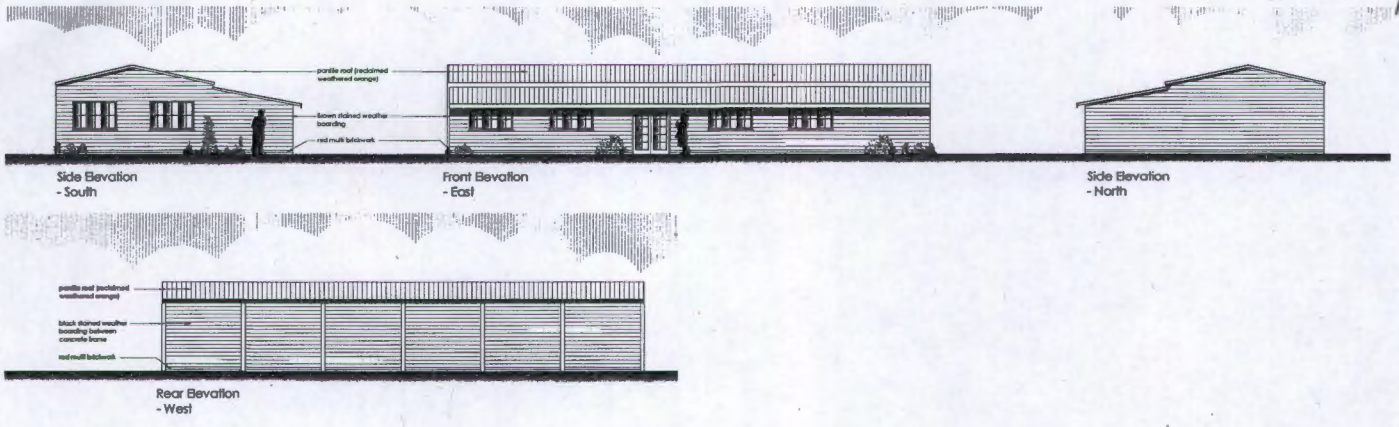
11 Green Park, Broom's Barn, 1000 High Street, Ipswich, Suffolk, IP1 4JG
 Tel: 01473 200000 Fax: 01473 200000
 www.lasttricker.co.uk

Client:
MR M BAKER

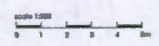
Site Description:
 Proposed conversion of existing buildings to Holiday Lets and ancillary games/office building, Former Mickfield Water Garden Centre, Mickfield IP14 5LP

Project:
PLAN & ELEVATIONS AS PROPOSED - BUILDING 1

Date: SEPT 14 No: 1-200 & A2 Sheet: 02 of 05
 Date No: 4567 Drawing: 4 Scale: A



Plan



MID SUFFOLK DISTRICT COUNCIL
PLANNING COMMITTEE
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26 MAR 2015
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DATE
TIME TO

See 2015-16-14-2 for a sketch of building material.
See A15-10-16-4 attached to other comments.

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PARTNERSHIP
ARCHITECTURAL & INTERIOR DESIGNERS

11 Lower Brook Street, Lower Brook Street, Ipswich, Suffolk, IP1 1SA.
Tel: 01473 22222 Fax: 01473 22222 www.lasttricker.co.uk

Client
MR M BAKER

Site Location
Proposed conversion of existing buildings to Holiday Lets and ancillary games/office building. Former Mickfield Water Garden Centre, Mickfield, IP14 5LP

Drawings
PLAN & ELEVATIONS AS PROPOSED - BUILDING 2

Date: AUG 14 Scale: 1:100 @ A2 Sheet: 5 of 5

Job No: 4567 Drawing No: 5 B

Mickfield Parish Council

Chairman
Cllr D Lynk
1 Dragon Cottages
Debenham Road
Mickfield
Stowmarket
Suffolk
IP14 5LQ

Clerk and Responsible Finance Officer
Mrs A Thompson
Heron Chase
Hestley Green
Thorndon
EYE
Suffolk
IP23 7LR

Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

14 July 2015

Dear Sirs

Planning Application 1132.15

Following a recent meeting of Mickfield Parish Council at which the above application was discussed, I am writing to advise you that the Parish Council **objects** to this application.

It is acknowledged that the objectives of the National Planning Policy Framework look for sustainable development, but the Parish Council believes that this application falls short of these objectives for the following reasons:

1. At the present time Mickfield has a problem with traffic speeding through the village which is not only a nuisance and potential danger to residents, but a danger to drivers as well given the sharp bends at each end of the village, particularly on Debenham Road. This proposed development will, necessarily, lead to a significant increase of traffic through the village at all times of the day and night which the village roads cannot support and which will significantly add to Mickfield's carbon emissions.
2. The village of Mickfield has no facilities whatsoever which means that any visitor to these holiday lets will need to travel into Debenham or Stowmarket to acquire provisions. Inevitably such journeys will be undertaken by car as the public bus service passes through the village once every two hours adding to the increase in carbon footprint through such additional traffic flow.
3. This location is not an appropriate one for such a development. The site is surrounded by residential housing which will be adversely affected by this change of user in terms of noise and light pollution. Temporary visitors often have little consideration for indigenous occupiers. When on holiday it is common for people to play music loudly, drink alcohol and generally 'make merry' often late into the night; activities which, if occurring on a week in week out basis, are not conducive to the quiet enjoyment of neighbouring and adjoining properties. Further, residents will have no means of taking enforcement action against such behaviour due to the transient nature of the perpetrators of the nuisance.
4. In terms of light pollution referred to at 3 above, Mickfield has no street lighting and this development will need to include lighting for common areas including the play area, which will have a significant impact not only on the neighbouring and adjoining properties but for the village as a whole.
5. The absence of any pavements or public walkways adjoining the highways through Mickfield and the rural nature of the roads mean that visitors to the site, who may be unfamiliar with rural living, may be at risk when walking in the village from the significant volume of traffic that

passes through the village, often at speed. It is noted that the Police are unable to monitor speeding traffic in Mickfield as, from a health and safety point of view, there are no safe places for them to effect such monitoring.

6. As indicated above, Mickfield has no facilities and the presence of a tourist facility can offer no economic, social or other benefit to the village.

Yours faithfully

Amanda Thompson
Clerk to Mickfield Parish Council

Jacqueline Pannifer

From: David Pizzey
Sent: 01 July 2015 13:56
To: Elizabeth Truscott
Cc: Planning Admin
Subject: 1132/15 Mickfield Water Garden Centre, Mickfield.

Libby

I had a look at this site today and the trees are all generally of low amenity value and/or poor condition. I therefore have no objection to the proposal and would only suggest using a protective fencing condition, for the trees being retained, if you are minded to approve the scheme.

David

David Pizzey
Arboricultural Officer
Babergh and Mid Suffolk District Councils - Working Together
E: david.pizzey@babergh.gov.uk
T: 01473 826662 & 01449 724555
www.babergh.gov.uk and www.midsuffolk.gov.uk

From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]
Sent: 29 June 2015 12:00
To: David Pizzey
Subject: Consultation on Planning Application 1132/15

Correspondence from MSDC Planning Services.

Location: Former Mickfield Water Garden Centre, Debenham Road, Mickfield

Proposal: Change of use of existing buildings to six holiday lets together with ancillary games/office building

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.

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Elizabeth Truscott, Development Control Team

FROM: Joanna Hart, Environmental Protection Team

DATE: 10.08.2015

YOUR REF: 1132/15/FUL

SUBJECT: Land at former Mickfield Water Garden Centre, Debenham Road, Mickfield, STOWMARKET, Suffolk.
Change of use of existing buildings to six holiday lets together with ancillary games/office building.

Please find below my comments regarding 'Environmental Health - Other issues' only.

Thank you for your consultation on the above application.

I have no objections in principle to the proposed development.

I note that there has been some concern about noise emanating from the site and I understand that in order to address this the applicant no longer proposes for building 2 to be a games room – it will be used purely for storage and to house an office.

I note that the layout of the holiday lets in building one is such that bedrooms and bathrooms are situated to the rear of the unit, with living accommodation situated at the front of the units, thus orientated away from existing residential premises. This is good practice and I would see any noise arising as being comparable to domestic residential noise. I understand that concerns have been raised relating to noise associated with customers - if you felt it necessary you may wish to require by means of a condition details of site management/site rules in respect to the activities such as playing music externally and location of BBQs.

It is unclear as to whether any external lighting is proposed at this time. I would suggest that a condition be attached to any permission to the effect that details of any proposed scheme of lighting should be submitted for prior approval to the LPA. Such a scheme should include types of luminaire (to include manufacturer's details), mounting position and angle and hours of use. It may then be necessary for a polar luminance diagram to be requested, to be based on the vertical plane, to assess light spill at the boundary of the site.

Finally I would request that the applicant provide further details relating to the proposed play area so that I can assess whether separation distance is adequate.

Kind regards

Joanna Hart
Senior Environmental Protection Officer

From: Nathan Pittam
Sent: 03 July 2015 10:17
To: Planning Admin
Subject: 1132/15/FUL. EH - Land Contamination.

1132/15/FUL. EH - Land Contamination.

Mickfield Water Garden Centre, Debenham Road, Mickfield, STOWMARKET, Suffolk.

Change of use of existing buildings to six holiday lets together with ancillary games/office building.

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that I have no objections to the proposed development from the perspective of land contamination. I would only request that we are 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.

Regards

Nathan

Your Ref: MS/1132/15
Our Ref: 570\CON\1935\15
Date: 03 August 2015
Highways Enquiries to: kyle.porter@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.

Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Elizabeth Truscott

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN MS/1132/15

PROPOSAL: Change of use of existing buildings to six holiday lets together with ancillary games/office building

LOCATION: Former Mickfield Water Garden Centre, Debenham Road, Mickfield

Notice is hereby given that the County Council as Highways Authority recommends that permission be refused for the following reasons:

Following a site investigation, Suffolk County Council deems the proposed development unsuitable due to highway safety concerns. Suffolk County Councils perceive the proposal to be unacceptable risk to highway safety as it cannot be confirmed that safe and suitable access to the site can be achieved for all, as stated in NPPF Para 32 -35.

The visibility splays at the access are below standard and cannot accommodate the proposed intensification of use. This section of Debenham Road is within a National Speed Limit Zone, for this speed and nature of road Suffolk County Council would be obtaining its standards from DMRB which would require a visibility splay of x=2.4m by y=215m in both directions, measurements taken of the existing situation were found to be x=2.4m by y=22m (West Bound) & x=2.4m by y=96m (East Bound). For this reason, SCC will be recommending this application be refused until it can be confirmed that safe and suitable access to the site can be achieved for all.

Yours faithfully,

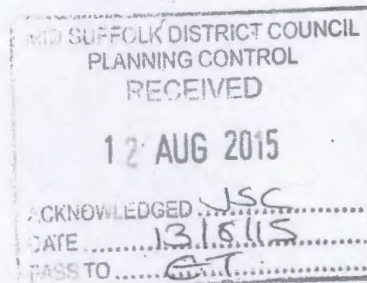
Kyle Porter
Development Management Technician
Highway Network Management Group
Economy, Skills & Environment

Your Ref: MS/1132/15
 Our Ref: 570\CON\1935\15
 Date: 13 August 2015
 Highways Enquiries to: andrew.pearce@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.
 Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Elizabeth Truscott



Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/1132/15

PROPOSAL: Change of use of existing buildings to six holiday lets together with ancillary games/office building

LOCATION: Former Mickfield Water Garden Centre, Debenham Road, Mickfield

Notice is hereby given that the County Council as Highway Authority make the following comments:

Further to your enquiry about our initial assessment of application MS/1132/15, I have reviewed this case and can advise accordingly.

We have provided an initial recommendation of refusal dated 12/08/15 which was prepared by Mr Porter on the basis of recommended design standards. The requirement for a visibility splay of 215m is correct based on the speed limit of Debenham Road at this location. This certainly would be the requirement for any new access and I would uphold that if this was the case. But you have asked me to reconsider if our recommendation is still relevant based on the previous use since this site has a lawful use for a Water Garden Centre (retail use), water plant nursery, landscape contracting business with external storage of landscape materials.

Although the visibility from this site is acceptable looking east, it is restricted by a hedge looking west. Although the hedge may be cleared to improve the visibility in this direction this may be limited due to the extent of Highway land in the area. I have made a site visit and it is my opinion that, although the site access is within a 60mph speed limit, the actual speeds of vehicles are significantly less than this. The approach to this access has tight bends in either direction and act as natural traffic calming measures to slow vehicles. I observed passing vehicle speeds closer to 40mph when on site. There is the ability to provide a minor improvement to the visibility looking west by moving the access further to the east (as shown on Drg No.4567-8C) which I understand that the applicant is prepared to do.

I feel that it is unlikely that the impact of six new holiday lets would be more intensive than the site was used previously, or that could be if a new garden centre was to re-open on this site. Arguably it would be less intensive since it would be unlikely that all the lets would be fully occupied throughout the year. Indeed it is my opinion that in this location it is likely that the lets would be unoccupied for significant periods of time during the year. Whereas, a successful garden centre would attract visitors on a daily basis and could be busy with vehicle movements during weekends.

On consideration of this I have concluded that this proposal is not severe in terms of highway safety compared with the previous use of this site and withdraw our original recommendation for refusal.

I suggest that any grant of planning permission should include the following conditions:

Condition 1: No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with Drg No.4567-8C. Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

Condition 2: Prior to the lets hereby permitted being first occupied, the new access onto the site shall be properly surfaced with a bound material for a minimum distance of 15 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

Yours faithfully

Mr Andrew Pearce
Senior Development Management Engineer
Strategic Development – Resource Management

From: Annette Ellis
Sent: 11 August 2015 10:56
To: Elizabeth Truscott
Cc: David Benham
Subject: RE: Mickfield 1132/15
Importance: High

Hi Libby

Pls see statement below – which I have slightly reworded - & in particular the paragraph in bold which we referred to in earlier conversations/emails.

Mid Suffolk's Tourism team welcomes new additions to our holiday accommodation offer to encourage both visitors from outside the area and also local residents who, eg might be needing to find somewhere for family or friends to stay when visiting, to invest in the locality & support Mid Suffolk's growth agenda – eg by job creation and spend in the local area in shops, garages, other local businesses and by visiting local tourist attractions.

We would of course wish to see accommodation – whatever the target visitor market and price bracket – of a high quality – both in terms of the design and build itself & the facilities offered, as well as the environment in which it is sited. These elements will further endorse our reputation as a quality destination offering opportunities for relaxation, exploration, discovery and indulgence and will then also encourage repeat visits – hopefully over many years. Close proximity to both major roads and (slightly less so) rail connections will make this an accessible location, with Mickfield sits close to our promoted A1120 'Tourist Route'.

The next nearest self-catering accommodations offered in the locality are WoodFarm Barns at Crowfield, Barn Cottages at Stonham Aspal and The 3 Bears Cottage at Middlewood Green. However, it is envisaged that the proposed accommodation here, showing 6 adjoined units with a capacity for 16 guests in total for any stay represents a slightly different offer to a different target market – including the additional Games Room and children's play area.

Whilst the units could potentially be booked completely for either a weekend or week for a large family group holidaying together, it is understood that the applicant is not wishing to encourage bookings of this nature and is mindful of couples/adults without children booking the accommodation who would need to just be made aware that there could be children staying too in close proximity.

Just a few local visitor attractions in the Heart of Suffolk vicinity include the Suffolk Owl Sanctuary, Stonham Barns, the Mid Suffolk Light Railway, Debenham Village, Helmingham Hall and the Museum of East Anglian Life.

I hope that you will feel happy with the above but of course if you have any further concerns please contact either me or Dave Benham (Head of Econ Devp't/Tourism).

Kind regards,
Annette Ellis

Annette Ellis
Coordinator, Mid Suffolk Tourist Information Centre
at The Museum of East Anglian Life
STOWMARKET IP14 1DL