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MSDC PLANNING	
DATE:	WEDNESDAY, 17 JANUARY 2024 9.30 AM
VENUE:	KING EDMUND CHAMBER, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

For consideration at the meeting on Wednesday, 17 JANUARY 2024, the following additional or updated papers that were unavailable when the Agenda was printed.

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c	DC/22/06288 PORT ONE BUSINESS AND LOGISTICS PARK, BRAMFORD ROAD, LITTLE BLAKENHAM	7 - 8

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, A. Norman on: 01473 296384 or Email: Committees@baberghmidsuffolk.gov.uk

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Agenda Item 7a

Tabled Paper for MSDC Planning Committee 17th Jan 2024 – Item 7a DC/23/04053 Old Hall Cottage, Main Road, Hemingstone

Updated Heritage Response RE: Conditions

The heritage team requested conditions requiring details of the proposed roof materials and mechanical ventilation. Details were subsequently submitted by the agent and have been considered by the heritage team.

The following response was provided by the Heritage Team:

“I can confirm that the proposed Redland Rosemary Clay Plain Tiles and the proposed Vent Axial mechanical ventilation would be appropriate. As such, my previous recommendation for roof material details and mechanical ventilation details can be superseded.”

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Agenda Item 7b

Tabled Paper for MSDC Planning Committee 17th Jan 2024 – Item 2 DC/20/04296

Addendum to officer's report.

Please find further assessment of the application against the Joint Local Plan:

Policy SP03

Policy SP03 controls the location of new development to ensure it is sustainable. This policy carries forward the settlement boundaries defined by the previous development plan documents. The application site is located in the countryside for the purposes of SP03. SP03 states that development will generally be directed within settlement boundaries unless provided for by other policies in the JLP, which are set out in Table 5. Table 5 includes policy LP13 Countryside Tourist Accommodation against which the proposed development is assessed in the officer's report.

Flood risk

Further to para 7.3 of the officer's report it is hereby clarified that the size of the site and nature of the development, replacing greenfield agricultural land with hard surfaces and structures, has the potential to affect the flood risk impacts to the development itself and elsewhere. The application documents are insufficient to allow the planning authority, in consultation with the Lead Local Flood Authority to assess these impacts. The application therefore fails to accord with the requirements of policy LP27.

Planning balance

Whilst the principle of appropriate development for the provision of tourist accommodation in the countryside is supported by the policies of the development plan such support is offered on an exceptional basis subject to the demonstration of an overriding business need. The proposal does not accord with this requirement, nor some individual elements of topic-specific policies within the plan. The proposal does not therefore accord with the plan when read as a whole.

Updated recommendation:

- A. That the contents of this risk assessment be noted and the application determined without the 'minded to' reason for refusal of Planning Committee 20th January 2021;

AND

- B. That authority be delegated to the Chief Planning Officer to REFUSE planning permission for the following reason(s) and any other reason officers consider necessary:
1. The application fails to demonstrate an overriding business need for the development such as would be considered an exceptional circumstance for the purposes of policy LP13. As such, the principle of the development is in conflict with the development plan.
 2. The application documents include insufficient information to enable assessment of the flood risk impacts of the development, contrary to policy LP27 of the development plan And the NPPF paras 8, 11, 161, 167 and 168.

3. The application fails to identify and pursue opportunities for securing measurable net gains, equivalent of a minimum 10% increase, for biodiversity, as required by policy LP16. As such the application is in conflict with the development plan.

Agenda Item 7c



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Mr Vincent Pearce – Principal Planning Officer
Babergh Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Re: Hemisphere Freight Services Occupation - Unit 5 Port One Logistics Park Great Blakenham

Dear Sir,

We are writing to yourself directly as we believe you are the Case Officer for this outstanding planning application which is due to be considered by committee members on the 17/01/2024. We have so far dealt directly with the Directors of the Curzon De Vere Group (Developers) who have kept us informed of the planning process together with the numerous delays.

As a Group, we have legally contracted and committed to purchase and operate from the proposed Unit 5 Port One Logistics Park which is only conditional on receipt of a full planning approval. We have already agreed a Deed of Variation and the original contract to accommodate planning delays which hopefully, are now all resolved.

We are all now waiting for the resolution of the existing application on the 17th January 2024 which will presumably be presented to the members by yourself on the day. Hemisphere as a group have committed to over £50 million to enable this project to move ahead and we are hopeful that we can take possession late March 2024 generating millions of pounds per annum into the local economy. If for whatever reason the resolution is not forthcoming this month, we will have no alternative but to relocate this operation into a North-West facility of the UK where our plan B contingency will come into place together with other activities relocating to mainland Europe as we need to be operational to service our existing substantial order book.



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As a major independent logistics provider operating for over 35 Years and headquartered locally, we have tended to focus our growth and expansion around Suffolk and the port of Felixstowe and certainly our intention would be to continue to do so however as mentioned above given our timelines and the delays already incurred we are reaching the point where we will have to execute our contingency plans and relocate our activities up North and further afield. By example of our local growth and expansion you may well be aware we have recently acquired the Magnus Groups operations in Great Blakenham together with the full allocation of their redundant staff across their warehousing and Freight forwarding divisions and this move is centred around being able to relocate the goods and staff into the development at Unit 5 when the short term leases agreed at their existing sites expire.

We applaud the commitment of this developer to create something special for this county and we are 100% behind the green credentials set out in the developer's 2022 vision. We are also delighted at the new night shunt of electric vehicles from Felixstowe Dock to Port One which can be powered from green renewable energy. This foresight will enable the site to become a world leader in the renewable supply chain with the total green facility.

We wanted to write to you directly to try to provide some understanding of our current issues should there be any delay and kindly ask that yourself and all members are fully aware that 100's of jobs aligned to this application will be lost if this scheme is delayed any further and whilst we would appreciate this information is kept confidential, we are happy for you to distribute to the committee members for their kind consideration and to form part of their decision-making process on this application.

If we can offer any personal assistance to this matter then please do not hesitate to ask.

Kind Regards,

Craig Perrin
Director