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	BABERGH PLANNING COMMITTEE
DATE:	WEDNESDAY, 30 MARCH 2022 9.30 AM
VENUE:	KING EDMUND CHAMBER, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

For consideration at the meeting on Wednesday, 30 MARCH 2022, the following additional or updated papers that were unavailable when the Agenda was printed.

TABLED PAPERS

		<u>Page(s)</u>
a	DC/21/04360 HINTLESHAM GOLF CLUB, GEORGE STREET, HINTLESHAM, SUFFOLK, IP8 3JG	3 - 4
b	DC/21/06805 LAND EAST OF THE CONSTABLE COUNTRY MEDICAL CENTRE, HEATH ROAD, EAST BERGHOLT, SUFFOLK	5 - 8

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Committee Services on: 01473 296376 or Email: Committees@baberghmidsuffolk.gov.uk

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Agenda Item 6a

UPDATED PAPERS

Babergh Planning Committee – 30th March 2022

Item 6a

DC/21/04360 Hintlesham Golf Club, George Street, Hintlesham

Hintlesham Parish Council have provided a statement of objection, which reads:

“The Parish Council has no objection to the replacement of the Greenkeepers Building, however the Parish Council does object to the construction of the 5 new houses.

Having reviewed the recommendation from the case officer for refusal we agree with the numerous points given for refusal.

There is no proven need for the houses in the village, currently there are 11 new houses nearing the end of construction in Hintlesham and a further 20 with full planning consent due to start construction in the first half of this year.

The proposed location for the houses is in open countryside and disconnected from the main body of the village.

The commercial viability of the golf club should not be used in determining this planning application.

The application has only been taken to the Planning Committee because the ward member “supports the application - on the grounds it offers significant economic advantages”, but the application provides NO economic benefit to the village.

There is a proposal to make land available for the creation of a nursery providing 3,000 trees, again this will NOT benefit the village, the suggestion at the site visit on the 23rd March that the trees would provide screening from the overhead transmission lines is nonsense, the trees will be uprooted and planted elsewhere long before any screening occurs”.

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Agenda Item 6b

From: publicaccess@baberghmidsuffolk.gov.uk <publicaccess@baberghmidsuffolk.gov.uk>

Sent: 23 March 2022 21:50

To: Samantha Summers <Samantha.Summers@baberghmidsuffolk.gov.uk>

Subject: Consultee Comments for Planning Application DC/21/06805

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 23/03/2022 9:49 PM from Mr Robert Feakes (Not Available) on behalf of Strategic Housing.

Application Summary

Reference:	DC/21/06805
Address:	Land East Of The Constable Country Medical Centre Heath Road East Bergholt Suffolk
Proposal:	Application under Section 73 of The Town and Country Planning Act 1990 - Variation of Condition 7 (Restriction On Operation Times) and Condition 8 (Restriction On Construction Times) of Reserved Matters Approval DC/20/04663 Dated: 08/12/2021 (Outline Planning Permission B/16/01092 - Mixed-use development including up to 75 dwellings, a preschool and a neighbourhood hub, comprising a swimming pool, office space and a local shop, public open space, and associated infrastructure and landscaping as amended by drawings received on 11th November 2016 (omission of school land)) to allow amendment to Operation Times and Construction Times.
Case Officer:	Samantha Summers

[Click for further information](#)

Comments Details

Dear Samantha,

Thank you for consulting again on this matter.

My previous comments (dated 25th January 2022) remain relevant. I retain a concern regarding the amenity impacts on residents of the affordable units above the shop. However, a balance needs to be struck with the operation of the shop.

Comments:

Environmental Health colleagues are better placed than I to advise on whether the proposed change to the conditions (as amended) is acceptable.

Best wishes,

Robert Feakes
Housing Enabling Officer

Kind regards

From: Joanna Hart <Joanna.Hart@babberghmidsuffolk.gov.uk>
Sent: 18 March 2022 13:47
To: Samantha Summers <Samantha.Summers@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>
Subject: DC/21/06805 - Land East of Constable Country medical centre

Dear Samantha,

YOUR REF: DC/21/06805

SUBJECT: Land east of The Constable Country Medical Centre, Heath Road, East Bergholt, COLCHESTER, Essex.

Application under Section 73 of The Town and Country Planning Act 1990 – Variation of Condition 7 (Restriction On Operation Times) and Condition 8 (Restriction On Construction Times) of Reserved Matters Approval DC/20/04663 Dated: 08/12/2021 (Outline Planning Permission B/16/01092 - Mixed-use development including up to 75 dwellings, a preschool and a neighbourhood hub, comprising a swimming pool, office space and a local shop, public open space, and associated infrastructure and landscaping as amended by drawings received on 11th November 2016 (omission of school land) to allow amendment to Operation Times and Construction Times.

Please find below my comments regarding noise/odour/light/smoke matters only.

Thank you for your re-consultation on the above application to vary condition 7. I have had regard to the email from Stephen Williams to yourself, dated 23rd February 2022 in which the operator has agreed to limit deliveries to 07.00 – 22.00hrs. On this basis I would recommend that this condition be discharged.

Kind regards

Joanna Hart, MCIEH

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Councils - Working Together

Telephone: 01449 724717

Email: joanna.hart@babberghmidsuffolk.gov.uk

Websites: www.babergh.gov.uk www.midsuffolk.gov.uk

Thank you for contacting us

We are working hard to keep services running safely to support and protect our residents, businesses, communities and staff through this period and beyond.

We will respond to your query as soon as possible. In the meantime, you can find the latest council information, including our response to Covid-19, on our website.



DC/21/06805	<p>Land east of the Constable Country Medical Centre, Heath Road, East Bergholt - Re-consultation due to applicant email regarding time restriction for deliveries received 23/02/22.</p> <p>Application under Section 73 T&CPA 1990 – Variation of Condition 7 (Restriction on Operation Times) and Condition 8 (Restriction on Construction Times) of Reserved Matters Approval DC/20/04663 Dated 08/12/2021 (Outline Planning Permission B/16/01092 – Mixed-use development including up to 75 dwellings, a pre-school and a neighbourhood hub, comprising a swimming pool, office space and a local shop, public open space and associated infrastructure and landscaping as amended by drawings received on 11 November 2016 (omission of school land)) to allow amendment to Operation Times and Construction Times.</p> <p>The email referred to above amended the delivery times to 7am – 10pm. At its meeting on 13 January 2022 the Council recommended opening and delivery times be 7am – 10pm. It was proposed by Councillor Woodcock, seconded by Councillor Miller and RESOLVED (unanimously) that approval be recommended as the opening and delivery times now accorded with the Council's recommendation of 13 January 2022.</p>
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