

From: Dina Bedwell [mailto:db@suffolk.ml] **On Behalf Of** debenham.pc@btinternet.com
Sent: 02 March 2017 14:35
To: Planning Admin
Subject: planning application 0214/17 73 High Street

To whom it may concern
the Parish Council would like to recommend the refusal of this planning application. The Parish council would like to ask the Planning Department to look into this application further so that the issues raised by neighbouring residents and members can be duly considered before a final decision is made.

The applicant has an industrial type unit at the Bloomfields site and it would appear that it would make more sense for this location to be used for the purposes listed on this application, rather than the High Street in Debenham.

The type of industry being proposed for the site is not appropriate for a conservation area; the chemicals and other materials used are toxic and carcinogenic in nature; the activities being proposed and materials used represent a high fire risk. There is no extraction on the site and the resulting vapors will end up affecting the neighbouring properties; Traffic flow and parking are already challenging on the High Street and such a commercial venture would only exacerbate the problem. The development is also near a water course and any accidental spillages would contaminate it and affect it all the way to Woodbridge.

Kind regards
Dina Bedwell
Clerk to the Council

From: Steve Merry

Sent: 06 June 2018 14:23

To: Steven Stroud <Steven.Stroud@babberghmidsuffolk.gov.uk>

Cc: Kyle Porter <Kyle.Porter@suffolk.gov.uk>

Subject: FW: 73 High Street, Debenham, Stowmarket, Suffolk, IP14 6QS (ref. 0214/17)

Steven

I have reviewed this case again and can find no reason to amend our previous response.

I note our response to the application DC/17/05702 at Cherry Tree Inn, Debenham was raised in relation to the application for 73 High Street. The Cherry Tree Inn site is immediately adjacent to a road junction and of a different scale and character of development which in our opinion and experience may, if suitable parking is not provided within the site, lead to inappropriate parking on the public highway creating a hazard to road users.

On this occasion I can only restate our view that this is a retrospective application for a site that has been operating for a number of years in its current form and that from the information we have available this use has not created a severe impact on the highway ie no recorded crashes or complaints.

Regards

steve

Steve Merry

Transport Policy and Development Manager

Growth, Highways and Infrastructure

Suffolk County Council

Endeavour House, 8 Russell Road, Ipswich, Suffolk

IP1 2BX

Tel: 01473 341497

Email: steven.merry@suffolk.gov.uk

Your Ref: 0214/17
Our Ref: 570\CON\3672\17
Date: 29 November 2017
Highways Enquiries to: steven.merry@suffolk.gov.uk

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

Email: planningadmin@baberghmidsuffolk.gov.uk

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

For the Attention of: Steven Stroud

Dear Steven

TOWN AND COUNTRY PLANNING ACT 1990
Supplementary Highway Comments on 0214/17

PROPOSAL: Continued use of premises as mixed use retail shop with furniture restoration and repair workshop and associated packaging of furniture for delivery of instore and internet sales (sui generis)

LOCATION: 73, High Street, Debenham, IP14 6QS

Notice is hereby given that the County Council as Highway Authority make the following comments following additional communication with the Planning Authority, specifically the letter from LSR Solicitors and Planning Consultants dated 30th August 2017:

It is understood by the Local Highway Authority (LHA) that a business has been operating from this premises for a number of years and that the applicant does not seek to increase this use. Therefore, it is reasonable to assume that there has not been any recent intensification of use in terms of deliveries or other traffic movements. The LHA has therefore based its response on historical data relating to the site. There have been no recorded crashes resulting in injury at or close to this location between 2011 and 2016 (latest records). Our database does not record any complaints relating to road safety or congestion at this location. Thus, we do not consider that this development has a severe impact and therefore there is a presumption to allow development as stated in the National Planning Policy Framework. If the site is extended or use increases we would expect that a new planning application would be made and that we would have the opportunity to comment on this.

It is noted that the access to the site does not comply with current design guidance that would be applicable to new 'greenfield' developments (ie DM04). We would only seek to condition these

criteria as mitigation or as grounds to recommend refusal for retrospective applications if data or other factual reasons showed there was an extant severe impact on the highway.

Yours sincerely,

Mr Steve Merry
Development Management Manager
Strategic Development

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Steven Stroud, Development Management Team

FROM: Joanna Hart, Environmental Protection Team

DATE: 23.11.2017

YOUR REF: 0214/17/FUL

SUBJECT: Debenham Antiques, 73 High Street, Debenham, STOWMARKET, Suffolk.
Continued use of premises as mixed use retail shop with furniture restoration and repair workshop and associated packaging of furniture for delivery of instore and internet sales (sui generis)
Reason(s) for re-consultation: Please see five revised plans, all dated 28/09/2017

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

Thank you for your re-consultation on the above application. I have now had sight of the five revised plans, all dated 28.09.17.

In addition to the comments made and conditions suggested in my memos of 08.03.2017 and 08.05.2017, I would make the following comments:

The site layout plan shows that the deliveries door is located on the Northern façade, facing No.71. There is therefore some potential for loss of amenity both during deliveries and if this door is left open, which might allow escape of noise from packaging works taking place inside the building (use of power tools etc) – it is unfortunate that the packaging area is nearest to these doors as this is likely to be one of the noisiest processes associated with the use, as opposed to other areas such as the showroom and photography areas.

As per my previous comments, I am aware that a summary of vehicle movements associated with the use has previously been given. It is a subjective judgement as to whether you feel this is commensurate with an A1 use/comparable with previous uses. I also note from section 1.4 of the document 'planning statement – additional comment' (dated July 2017) that the applicant is suggesting that it would be possible for timber for packaging crates to arrive by the applicant's light goods van rather than by third-party HGV/grab lorry as has been the case previously – this would be a positive move. I would continue to suggest that you may wish to consider limiting the vehicle movements under control of the applicant (e.g. movements in the applicants van, courier deliveries/collections and delivery of chipboard crate construction materials) by means of condition to both frequencies and timings and prohibiting HGV deliveries/collections – I understand there is a warehouse associated with the business and so perhaps if HGV deliveries or collections are needed they could go via the warehouse.

I would suggest that, should you be minded to approve this application, a condition be attached to any permission to the effect that the side delivery door must be kept closed at all times save for ingress/egress and that the 'van' space should be used solely for vehicles no larger than light goods vehicles.

I would continue to suggest that conditions be attached to any permission to the effect that all construction of packaging materials and packing of items shall take place wholly inside the building with all doors and windows shut, and that the hours of deliveries/loading and unloading shall be limited to 08.00 – 18.00hours Monday – Saturday with no such activity to take place on Sundays or bank holidays and the businesses opening hours to the public should be limited to 08.00 -18.00 Monday – Saturday and 10.00 – 16.00hrs Sundays.

Kind regards

Joanna Hart
Senior Environmental Protection Officer

From: Joanna Hart
Sent: 09 February 2017 11:20
To: Andrew Thornton; BMSDC Planning Area Team Yellow
Subject: RE: 0214/17 73 High Street, Debenham - Land Contamination

Hello Andrew,

**0269/17/FUL. EH - Land Contamination Issues.
Hampton House, The Street, Occold, EYE, Suffolk, IP23 7PS.
Erection of a first floor side extension.**

Thank you for your consultation on this application.

In terms of land contamination, we have no objections to this application.

Kind regards

Jo

Joanna Hart, MCIEH
Senior Environmental Protection Officer
Babergh and Mid Suffolk District Councils - Working Together

Needham Market: 01449 724717
Hadleigh: 01473 826623

Email: joanna.hart@baberghmidsuffolk.gov.uk
Websites: www.babergh.gov.uk www.midsuffolk.gov.uk

BABERGH MIDSUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Stephen Burgess, Planning Control
FROM: Kathrine Allen Environmental Protection Team
DATE: 13 February 2017
YOUR REF: 0214/17/FUL

SUBJECT:

Location: 73 High Street, Debenham, IP14 6QS

Proposal: Proposed change of use from Class A1 (Retail) to mixed use A1 (Retail) and furniture restoration/packaging.

The Environmental Protection Team do not have any comments to add regarding this application, and we have no objections subject to your approval.

Thank you

Kathrine Allen
Environmental Protection Officer
Environmental Protection

Consultee Comments for application 0214/17

Application Summary

Application Number: 0214/17

Address: 73 High Street, Debenham, IP14 6QS

Proposal: Proposed change of use from Class A1 (Retail) to mixed use A1 (Retail) and furniture restoration/packaging.

Case Officer: Stephen Burgess

Consultee Details

Name: Mrs Susan Francis

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

Email: susan.francis@midsuffolk.gov.uk

On Behalf Of: MSDC - Planning Enforcement (retention applications and existing enf case)

Comments

There is a current planning enforcement investigation relating to this application.

From: Kyle Porter
Sent: 01 March 2017 11:11
To: Stephen Burgess
Cc: Planning Admin
Subject: RE: 0214/17 - 73 High Street, Debenham, IP14 6QS - Proposed change of use from Class A1 (Retail) to mixed use A1 (Retail) and furniture restoration/packaging.

Dear Stephen,

Site: 73, High Street, Debenham, IP14 6QS
Proposal: Proposed change of use from Class A1 (Retail) to mixed use A1 (Retail) and furniture restoration/packaging

It is anticipated that there will be no material difference in vehicle movements should permission be granted; volume and vehicle types.

Furthermore, there have been zero recorded accidents at that location in the previous five years.

Additionally, any vehicles causing an obstruction should be reported to the Suffolk Constabulary as that is a criminal offence.

Regards,

Kyle Porter
Development Management Technician
Central Area
Resource Management
Suffolk County Council
Endeavour House, Russell Road, Ipswich
IP1 2BX
Ext. 5379

- You will have to accept this as SCC's formal response as our system is down and a letter cannot be generated at present

From: Dina Bedwell [mailto:db@suffolk.ml] **On Behalf Of** debenham.pc@btinternet.com
Sent: 02 March 2017 14:35
To: Planning Admin
Subject: planning application 0214/17 73 High Street

To whom it may concern

the Parish Council would like to recommend the refusal of this planning application. The Parish council would like to ask the Planning Department to look into this application further so that the issues raised by neighbouring residents and members can be duly considered before a final decision is made.

The applicant has an industrial type unit at the Bloomfields site and it would appear that it would make more sense for this location to be used for the purposes listed on this application, rather than the High Street in Debenham.

The type of industry being proposed for the site is not appropriate for a conservation area; the chemicals and other materials used are toxic and carcinogenic in nature; the activities being proposed and materials used represent a high fire risk. There is no extraction on the site and the resulting vapors will end up affecting the neighbouring properties; Traffic flow and parking are already challenging on the High Street and such a commercial venture would only exacerbate the problem. The development is also near a water course and any accidental spillages would contaminate it and affect it all the way to Woodbridge.

Kind regards
Dina Bedwell
Clerk to the Council



Consultation Response Pro forma

1	Application Number	0214/17 73 High Street, Debenham, IP14 6QS	
2	Date of Response	02/03/2017	
3	Responding Officer	Name:	Rebecca Styles
		Job Title:	Heritage Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • Negligible harm to the character of the Debenham Conservation Area as the scheme to change the use of 73 High Street, Debenham would not result in any external alterations to the existing building, although the change of use may result in an increase in associated traffic typical of a more industrial use, which may have an impact on the Conservation Area. No further comments.	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.		
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions		

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Stephen Burgess, Development Management Team

FROM: Joanna Hart, Environmental Protection Team

DATE: 08.03.2017

YOUR REF: 0214/17/FUL

SUBJECT: Debenham Antiques, 73 High Street, Debenham, STOWMARKET, Suffolk.
Proposed change of use from Class A1 (Retail) to mixed use A1
(Retail) and furniture restoration/packaging.

Thank you for your consultation on the above application.

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

I understand that this application seeks to change the use form a purely A1 retail site to a mix of A1 and furniture restoration and packing.

The site is in close proximity to residential dwellings and therefore given the specifics of the use, I could only support this application if the following conditions are added to any permission, for reasons of protecting residential amenity:

1. That any permission granted be a personal permission and limited specifically to the activities stated in the planning statement.
2. No furniture restoration or other related work shall take place outside, except for loading/unloading of deliveries.
3. All doors and windows to be kept shut at all times when restoration work is going on (as outlined in Paragraphs 4.4 and 4.6 of the planning statement accompanying the application).
4. Hours of operation (to include vehicle movements) shall be limited to 08.00 – 18.00 hours, with no work carried out on Sundays and Bank Holidays.

Kind regards

Joanna Hart
Senior Environmental Protection Officer

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Stephen Burgess, Development Management Team

FROM: Joanna Hart, Environmental Protection Team

DATE: 08.05.2017

YOUR REF: 0214/17/FUL

SUBJECT: Debenham Antiques, 73 High Street, Debenham, STOWMARKET, Suffolk.
Proposed change of use from Class A1 (Retail) to mixed use A1
(Retail) and furniture restoration/packaging.

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

Thank you for your re-consultation on the above application. I have now had sight of the document 'supplementary planning statement, 73 High Street, Debenham'.

In addition to the conditions suggested in my memo of 08.03.2017, I would make the following comments:

A summary of vehicle movements associated with the use is given. It is a subjective judgement as to whether this is commensurate with an A1 use/comparable with previous uses. You may wish to consider limiting the vehicle movements under control of the applicant (e.g. movements in the applicants van, courier deliveries/collections and delivery of chipboard crate construction materials) by means of condition to both frequencies and timings as given in the application – also specifying that no HGV deliveries/collections shall be made. The delivery of packaging materials is the delivery most likely to result in loss of amenity due to the size of vehicle used and the use of the loading arm (an activity that I would suggest is not commensurate with A1) – although I understand this is limited to once every 2 months. You may wish to explore with the applicant where these items could instead be delivered to the warehouse.

I would suggest that a condition be attached to the effect that all construction of packaging materials and packing of items shall take place wholly inside the building with doors and windows shut.

Finally, would suggest that conditions be attached to any permission to the effect that hours of deliveries/loading and unloading shall be limited to 08.00 – 18.00hours Monday – Saturday with no such activity to take place on Sundays or bank holidays. I would also recommend that a condition be attached to any permission limiting the businesses opening hours to the public to 08.00 -18.00 Monday – Saturday and 10.00 – 16.00hrs Sundays.

Kind regards

Joanna Hart
Senior Environmental Protection Officer



Consultation Response Pro forma

1	Application Number	0214/17 73 High Street, Debenham, IP14 6QS	
2	Date of Response	02/03/2017	
3	Responding Officer	Name:	Rebecca Styles
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