

**MID SUFFOLK DISTRICT COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE A MEETING 1<sup>ST</sup> AUGUST 2018**

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<b><u>ITEM</u></b>	<b><u>REF. NO</u></b>	<b><u>Representation From</u></b>	<b><u>Summary/Comments</u></b>	<b><u>Case Officer</u></b>	<b><u>PAGE NO</u></b>
7a	DC/17/03147	Cllr. Suzie Morley	Member call in sheet	ALSC	1
7c	DC/18/01279	Cllr. Jane Storey	Member call in sheet	MARU	2-3
7c	DC/18/01279	Nathan Pittam – BMSDC Environmental Health – Land Contamination	Additional consultation response received 25.7.18  No objection (see attached document)	MARU	4
7c	DC/18/01279	Phillipa Stroud – BMSDC Environmental Health – Noise	Additional consultation response received 16.7.18  Further clarification and matters to be addressed at the reserved matters stage of the application (see attached document)	MARU	5

## MEMBER REFERRAL TO COMMITTEE

If any Member wishes to refer a planning application to Committee for determination, this form must be completed (in its entirety) and emailed to Philip Isbell – see email addresses below. A copy must also be sent to the Case Officer for the application). The form must be emailed by the expiry of 28 days from the start of the latest publicity period for the application.

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

Planning application reference:	<b>DC/17/03147/FUL</b>
Planning application address:	<b>Land on East Side of Flordon Road, Creeting St. Mary,</b>
Member making request:	Suzie Morley
Date of request:	25 <sup>th</sup> October, 2017
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	
13.4 Please detail the clear and substantial planning reasons for requesting a referral	Significant disquiet in the Parish
13.5 Please detail the wider District and public interest in the application	
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	
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	Discussed with Alex Scott

Philip Isbell

Professional Lead – Growth and Sustainable Planning

[Philip.Isbell@babergmidsuffolk.gov.uk](mailto:Philip.Isbell@babergmidsuffolk.gov.uk)

## MEMBER REFERRAL TO COMMITTEE

(Completed form to be sent to Case Officer and Corporate Manager – Growth & Sustainable Planning)

Planning application reference	DC/18/01279 (Land At Lawn Farm Warren Lane Woolpit Suffolk)
Parish	Woolpit
Member making request	Jane Storey
Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>This industrial site will be immediately adjacent to the grade 2 listed properties of Lawn Farmhouse and Lawn Cottage and will be severely detrimental to their setting.</p> <p>The core planning principle at NPPF paragraph 17 requires that Planning should be plan-led with the aim of empowering local people to shape their surroundings by objectively identifying business needs against tests of area roles and character. This principle is ignored should the Application succeed.</p> <p>Local Polan policy E10 - There is no evidence that employment land is needed in this area. The Draft Local Plan states that there is sufficient land already allocated in MSDC to provide for industrial needs.</p> <p>This development is close to Haughley Woods and will be very conspicuous from Woolpit and the A14. Development should not take place in this high area.</p>
Please detail the clear and substantial planning reasons for requesting a referral	This application is referred to planning committee for consideration because both Woolpit Parish Council and the neighbouring Elmswell Parish Council both object to the application and on that basis it is considered <b>CONTROVERSIAL</b> .
Please detail the wider District and public interest in the application	The local parish council, Woolpit, and the neighbouring parish council, Elmswell, have both raised significant objections to this application

<p>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>Please confirm what steps you have taken to discuss a referral to committee with the case officer</p>	<p>I have exchanged emails with the case officer.</p>

**From:** Nathan Pittam  
**Sent:** 25 July 2018 11:30  
**To:** Mark Russell <[Mark.Russell@babberghmidsuffolk.gov.uk](mailto:Mark.Russell@babberghmidsuffolk.gov.uk)>  
**Cc:** BMSDC Planning Area Team Yellow <[planningyellow@babberghmidsuffolk.gov.uk](mailto:planningyellow@babberghmidsuffolk.gov.uk)>  
**Subject:** DC/18/01279. Land Contamination.

Dear Mark

**EP Reference : 240178**  
**DC/18/01279. Land Contamination.**  
**Land at Lawn Farm, Warren Lane, Woolpit, BURY ST EDMUNDS, Suffolk.**  
**Hybrid Application. (1) Erection of 2No warehouses, 2No offices, creation of car parking and storage yards, landscaping, sustainable urban drainage system, infrastructure and highway improvements**

Many thanks for your request for comments in relation to the above application. Having reviewed the Phase I report by Norfolk County Laboratories I can confirm that I agree with the findings of the report that the risks from the former uses of the site are low. The report recommends that additional sampling is undertaken to confirm the low risk however I feel that it would not be necessary for these to be undertaken by means of condition. I therefore have no objection to the proposed development from the perspective of land contamination.

Should the developer wish to undertake the precautionary works then we would be willing to review their findings but this would be outside of the planning framework.

Kind regards

Nathan

**Nathan Pittam** BSc. (Hons.) PhD  
Senior Environmental Management Officer

**Babergh and Mid Suffolk District Councils – Working Together**

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**From:** Philippa Stroud  
**Sent:** 16 July 2018 09:53  
**To:** John Pateman-Gee <[John.pateman-Gee@baberghmidsuffolk.gov.uk](mailto:John.pateman-Gee@baberghmidsuffolk.gov.uk)>  
**Cc:** Elizabeth Thomas <[Elizabeth.Thomas@baberghmidsuffolk.gov.uk](mailto:Elizabeth.Thomas@baberghmidsuffolk.gov.uk)>  
**Subject:** DC/18/01279 Land at Lawn Farm. Warren Lane, Woolpit - Noise Assessment

WK/244576

Good morning John,

Your advice please. I have reviewed the Noise Assessment submitted, dated 22 June 2018, and it is fine as far as it goes, including its recommended wording at section 5.7, but it does not cover the impact of the outline part of the planning application. Is that something that can be addressed at the reserved matters stage?

Thank you.

Pip

**Philippa Stroud**  
Senior Environmental Protection Officer  
**Babergh & Mid Suffolk District Councils - Working Together**  
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