

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A 17th AUGUST 2016

INDEX TO LATE REPRESENTATIONS/SUPPLEMENTARY PAPERS

<u>ITEM</u>	<u>REF. NO</u>	<u>REPRESENTATION FROM</u>	<u>SUMMARY/COMMENTS</u>	<u>CASE OFFICER</u>	<u>PAGE NO</u>
1	1822/16	Hilary Mace	Neighbour Objection (dated 28/07/16)	SLB	1 - 2
2	1822/16	SCC Public Rights of Way	Consultee Comment (dated 03/08/16)	SLB	3
3	1822/16	Gary Godbold	Correspondence from Agent (dated 10/08/16)	SLB	4
4	1822/16	Gary Godbold	Revised Proposed Site Plan Drawing 2000-09 Rev C	SLB	5
5	1822/16	Gary Godbold	Revised Site Plan Drawing 2000-17-Rev B	SLB	6
6	2351/16	Trinity Construction Consultancy Ltd	Support Comment (dated 10/08/16)	GP	7
7	2351/16	Aedis Group	Support Comment (dated 08/08/16)	GP	8
8	2351/16	Eagle Freight Terminal Ltd	Support Comment (dated 09/08/16)	GP	9
9	2351/16	LB Group	Support Comment (dated 10/08/16)	GP	10
10	2351/16	Messina Group	Support Comment (dated 10/08/16)	GP	11
11	2351/16	Kays Hotel Ltd t/a Best Western Claydon Country House Hotel	Support Comment (dated 10/08/16)	GP	12
12	2351/16	Canute Logistics	Support Comment (dated 09/08/16)	GP	13
13	2351/16	JMS Civil & Structural Consulting Engineers	Support Comment (dated 08/08/16)	GP	14
14	2351/16	Suffolk Chamber of Commerce	Support Comment (dated 11/8/16)	GP	15

Stephen Burgess

From: Hilary Mace <hilary.mace@outlook.com>
Sent: 28 July 2016 22:35
To: David Burn; Parish Meeting - Yaxley; Parish - Mellis; Stephen Burgess
Subject: Fwd: MSDC planning application 1822?16. Correction

Dear all

Following on from my email below that I sent earlier, please note that in section 2 on parking, traffic and access, the first sentence should readrat run between the A143 and the A140' (not A12).

Kind regards

Hilary Mace
Sent from my iPad

Begin forwarded message:

From: "Hilary Mace" <hilary.mace@outlook.com>
Date: 28 July 2016 16:29:49 BST
To: "David Burn" <David.Burn@midsuffolk.gov.uk>
Cc: "Yaxley Clerk" <philip.c.freeman@btinternet.com>, "Mellis clerk" <mellisparishcouncil@gmail.com>, "Stephen Burgess" <stephen.burgess@baberghmidsuffolk.gov.uk>
Subject: MSDC planning application 1822?16

Dear David

I am writing on behalf of my elderly mother, the owner of Hartley Cottage (situated just a few yards from the entrance to the proposed development), to object to the above planning application on which, I understand, a decision has yet to be made. I apologise for not commenting before but at the time of notification by MSDC my father was fighting for his life in hospital (he subsequently passed away) so our attention was and has been understandably elsewhere.

Firstly, let me say that I concur with the objections made by Mellis Parish Council. Our two major objections, as detailed below, are: firstly, the proposed floodlighting to the manege and, secondly, the proposed size of the livery business.

The details:

1 re the lighting of the manege.

This is a rural area, and close to a conservation area, and as such the light pollution created by the LED floodlights will destroy the tranquillity and character of the area. The countryside here is relatively flat and so the lights will be seen for some considerable distance shining into local houses and beyond, lighting up the night sky and disturbing wildlife in the vicinity. My research into similar sized liveries suggests that the proposed manege is likely to be in continuous use in the evenings. Therefore, with the exception of high summer, floodlights are likely to be on all evening. While it is understood that the ability to use the manege in the evenings is desirable we assert that:

2.

- it is not necessary for the lights to be at a height of 6 metres; 3 metres should be more than sufficient

- LED lights are totally unsuitable and unnecessary in a rural area; softer, lower intensity lighting should be used instead

- each light should be fitted with a cowl to direct the light only where needed preventing any spillage outside the curtilage of the property.

2 re parking, traffic and access

Mellis Road, although a rural road, already carries much traffic as it is a rat run between the A143 and A12. The speed limit is 30mph but few vehicles seem to stick to this. It is very busy during morning and evening rush hours, and at school times, when cars are parked in the road outside Mellis school right back to the parish boundary by Yaxley Manor, it becomes a single track road for over 100 yards. It is imperative therefore that the proposed development does not result in more vehicles being parked on the road and so sufficient parking must be provided on site for the livery clients, staff and suppliers.

My research suggests that 10 spaces is *totally* inadequate to meet the needs of the potential number of cars likely to be on site. As well as for cars, spaces will be needed for clients' trailers and horse boxes (my research suggests this could be 5-10 vehicles). For a livery of this proposed size there will be many deliveries of feed and bedding plus visits from vets, farriers etc. In addition manure from 19 horses will quickly fill a trailer (at least 2 loads per week) creating further lorry journeys to and from the site each week. Space is required to park these vehicles, perhaps several at a time.

For safety and security reasons the gate will no doubt need to be kept shut at all times and although there is room for a car to pull off the road to open it, a lorry or car with horsebox would partially block the road whilst the driver opens the gate. This will create more congestion.

In addition with only one bridle path accessible (boggy in wet winters) it is likely that riders will at times use the road to access other local off road riding routes. Whilst understanding that horses have as much right to be on roads as cars, we feel that, particularly during busy times, this may endanger the lives of both rider and animal.

In summary we believe that the planning application as it stands should be rejected. Our two main objections are the proposed floodlighting and the size of the livery business. I suggest that the size, access and location facilities of this site are suitable only for a livery of no more than 10 horses and also that the flood lighting issue should be addressed as described above.

I have copied this email to the clerks of both Yaxley and Mellis councils and Stephen Burgess, Mid Suffolk Planning Officer.

Kind regards

Hilary Mace
C/o Hartley Cottage
Mellis Road
Yaxley
Eye
Suffolk
IP23 8DG

07760 415818

Stephen Burgess

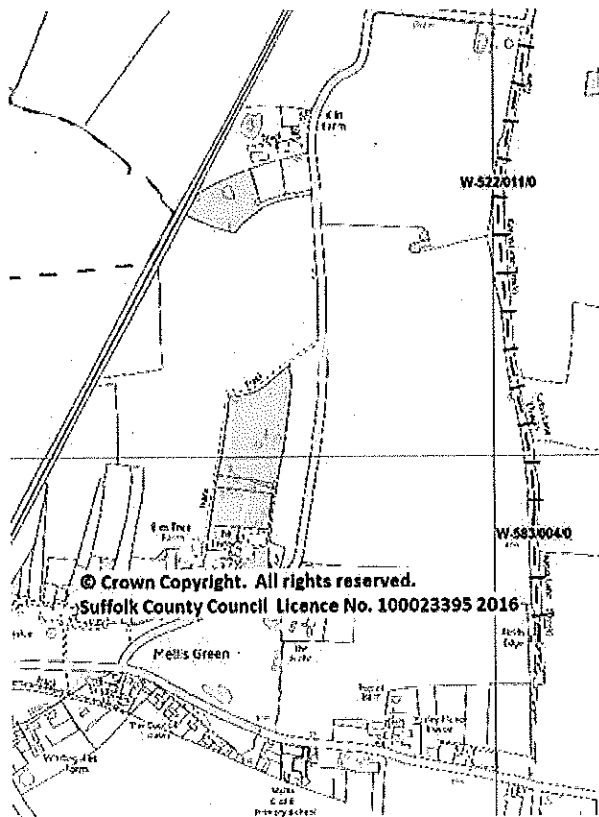
From: RM PROW Planning
Sent: 03 August 2016 15:43
To: Stephen Burgess; Planning Admin
Cc: Francesca Clarke; cotton.consulting@live.co.uk
Subject: 1822/16 Yaxley Manor House, Mellis Road, Yaxley, IP23 8DG

Dear Stephen

Public Rights of Way Response

We have just been made aware of this application for a commercial livery at Yaxley Manor; although we appreciate the consultation period has ended and believe the application is going to committee, would you be able to consider our comments?

We have no objection to the proposal, however we are concerned with the potential damage that could be caused to Yaxley Bridleway 4, becoming Thrandeston Bridleway 11, due to the significant increase in horses using the lane.



Regards
Jackie

Jackie Gillis
Green Access Officer
Access Development Team
Rights of Way and Access
Resource Management, Suffolk County Council
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

<http://publicrightsofway.onesuffolk.net/> | [Report A Public Right of Way Problem Here](#)

Stephen Burgess

From: Gary Godbold <cotton.consulting@live.co.uk>
Sent: 10 August 2016 15:03
To: Stephen Burgess
Subject: Planning Reference 1822/16 - Yaxley Manor House Mellis Road Yaxley

Stephen

Following our discussions our clients would be grateful if you would make the Planning Committee aware of the following:

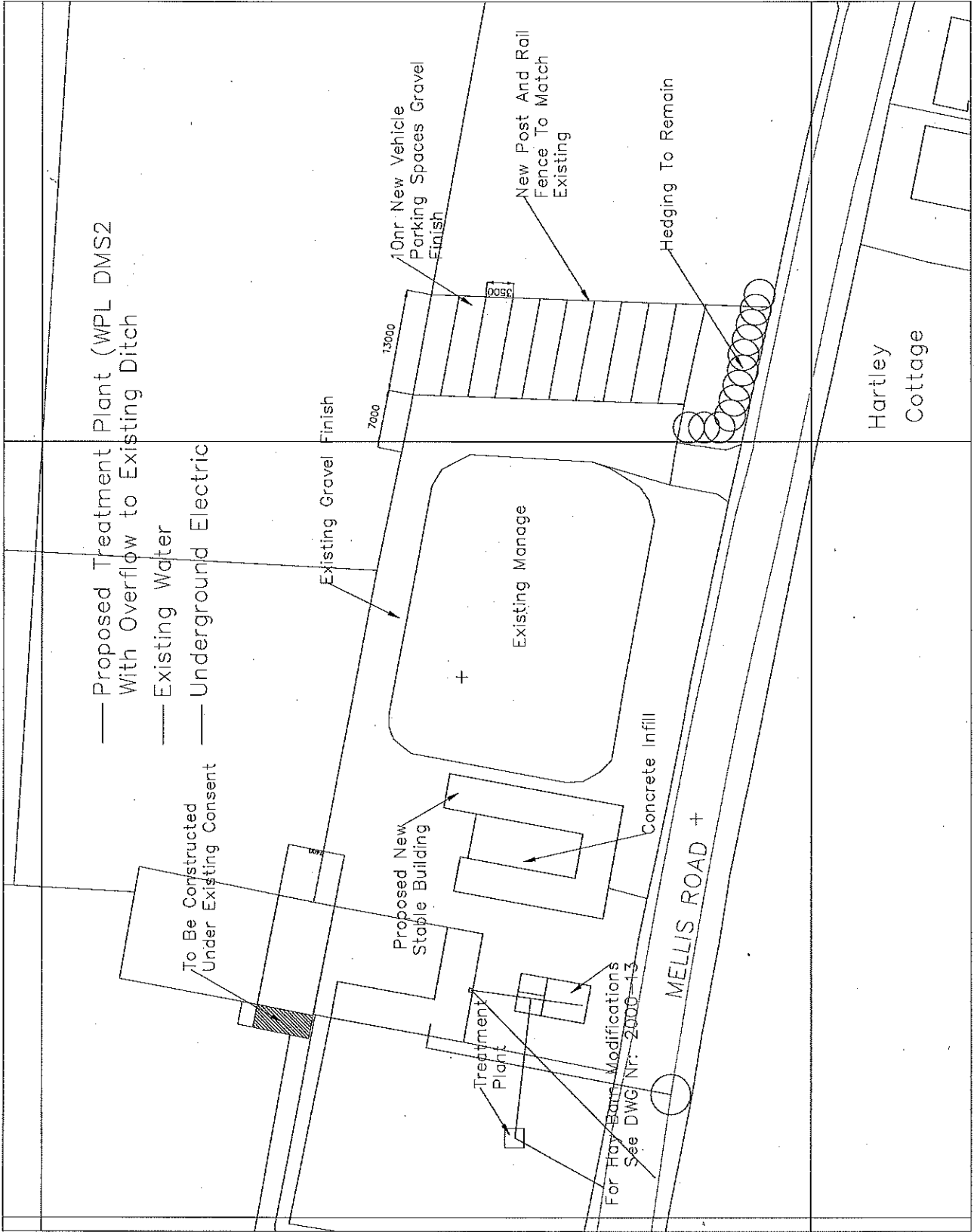
- There is considerable demand for this rural pursuit locally.
- This proposal will contribute to rural interests and the sustainability and improvement of country pursuits in a rural area.
- Improved links with the existing holiday lets on site to attract a wider holiday clientele into the area.
- The proposal provides for the provision of improved facilities on site.
- Our clients will voluntarily restrict access from the site to the local Bridleway network in times of bad weather.
- Our clients will make the necessary amendments to the access and visibility splay as required by SCC Highways.
- Our clients have amended the driveway access to provide adequate parking and on site turning for vehicles as our discussion.

Regards

Gary Godbold
07976 921335

M.B.A; BSc (Hons); MCI Arb

For and on behalf of Cotton Consulting



Rev	Revision	Checked By	Date
C	Car park space amended	GG	12.06.15
B	Add Light Spread	GG	26.04.16
A	Add Info	GG	24.04.15

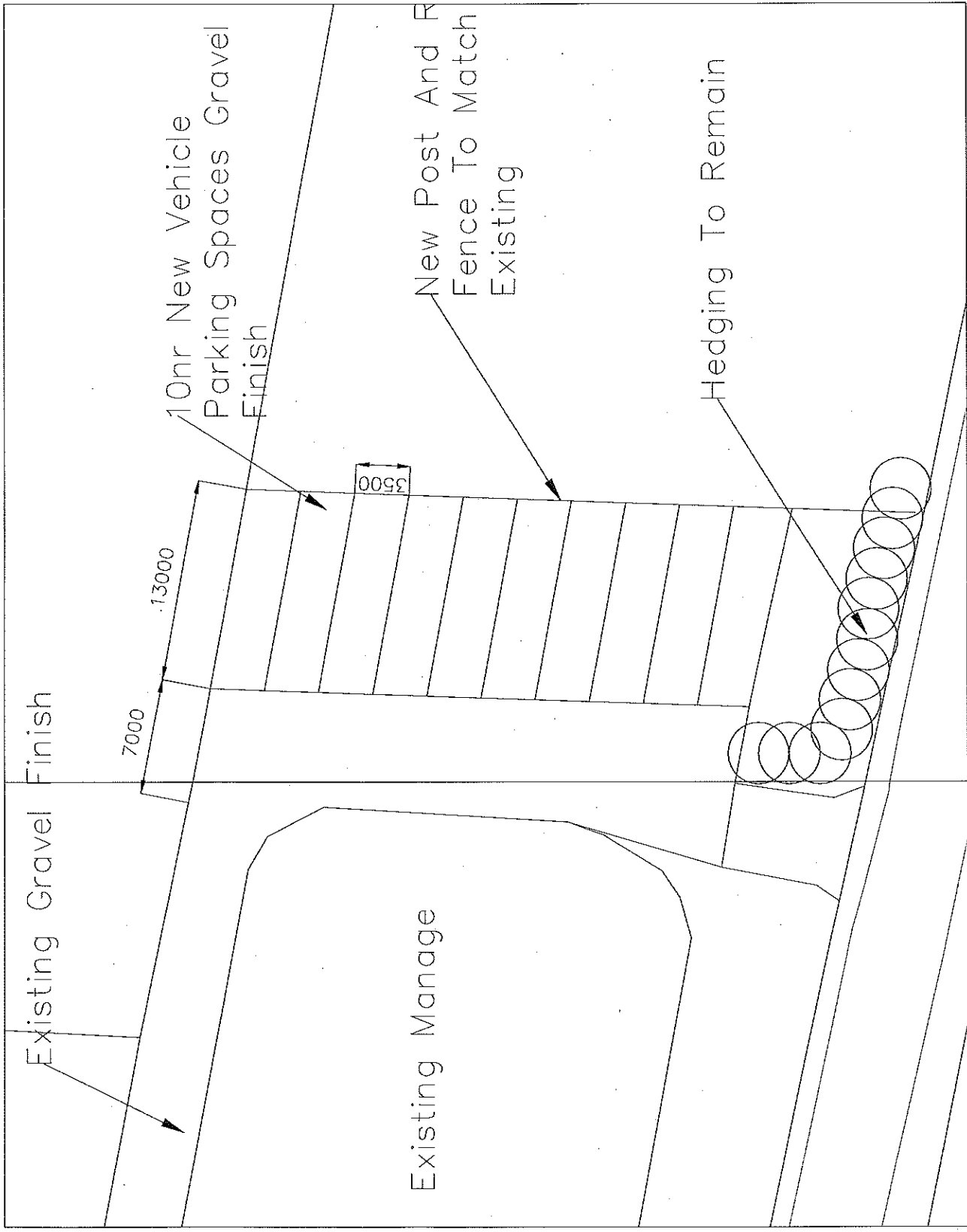
Cotton Consulting
 3 The Meadows, Cotton, Slowmarket,
 Suffolk, IP14 4NZ
 TEL: 01449 780347

Client
 Catherine Emery

Project
 Yaxley Manor House
 Mellis Road
 Yaxley
 IP23 8DG

Title		Proposed		Site Plan	
Drawn by	SG	Date	06/04/16	Traced by	-
Checked by	GG	Date	-	Scale	1:500
Job No.	200	Job No.	200	Drawing No.	2000-09
Rev.	C	Rev.	C		

51



B Car park spaces amended GG 12.06.15
 A Auld, Info GG 24.06.16
 Rev/ Revision Checked By Date

Cotton Consulting
 3 The Meadows, Colton, Stowmarket,
 Suffolk, IP14 4NZ
 TEL: 01449 780947

Client
 Catherine Emery
 Project
 Yaxley Manor House
 Mellis Road
 Yaxley
 IP23 8DG

Title
 Site Plan

Drawn by	SS	Date	06/04/16
Traced by	-	Date	-
Checked by	GG	Date	-
Scale	1:250	Job No.	200
Drawing No.	2000-17	Rev.	B



2351/16

Chartered Surveyors
Project Managers, Principal Designers
CAD Design Services, Sustainability Assessors

trinity construction consultancy ltd

Mr L Isherwood,
Curzon De Vere,
Unit 7 Pegasus,
Orion Court,
Addison Way,
Great Blakenham,
Suffolk
IP6 0RL

10th August 2016

Dear Larry,

Re: Proposed Development of St. James' Park, Great Blakenham

Further to a review of the planning application submitted to Mid Suffolk District Council for the proposed Business Park at St. James' Park, we write in support of the application.

It is our view that the development makes good use of the current area of waste land, with a design that is in keeping with existing local developments, while having a minimal impact on the surrounding roads and properties.

Furthermore, the development will provide a wealth of improved job opportunities for the local community and also aid with transportation links.

We look forward to hearing more with regard to the progress of the development in the coming months.

Yours sincerely,

Mike Dymond

8.

2351/16



First Floor
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IP6 0LW

Tel: 0191 2719 933 Fax: 0871 5227039

Email: admin@aedisgroup.co.uk
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Curzon de Vere Ltd.
7 Pegasus
Orion Court
Great Blakenham
Ipswich
Suffolk
IP6 0RL

8 Aug 2016

Planning reference: 2351/16

RE: Land at Blackacre Hill, Great Blakenham, Ipswich Suffolk.

Dear Maxwell,

We write to confirm our support of the planning application titled above.

After much discussion within our team and consulting the planning drawings, we feel the scheme would be a welcome addition to the area. The access looks well thought out and adequate for the increased traffic flow and we anticipate no adverse effect on the existing industry and commerce. In fact, we feel the welcome addition of new business to the area together with their clients and visitors could actually enhance our business opportunities and help continue our growth.

Very exciting times ahead, with the development and growth of the area and we are very happy to be in such a thriving location and look forward to works commencing with no apprehension whatsoever.

Yours faithfully

Tony Harvey-Soanes BSc (Hons), Cert Mgmt (Open), MRICS, C. Build E, CABE
Southern Operations Manager

Directors: Alan Barraclough BSc(Hons) MRICS, FBEng Joe Aye C.Build E, FCABE, PEng, MSPE, AssocRICS

Registered in England & Wales Company No: 06829223 t/a Aedis Regulatory Services Ltd
Registered Office: Aedis House, Unit 3 Pioneer Court, Darlington DL1 4WD





2351/16

E A G L E
F R E I G H T · T E R M I N A L · L T D

UNITS 3 & 4 · LODGE LANE · GREAT BLAKENHAM · IPSWICH · SUFFOLK · IP6 0LB
TELEPHONE (01473) 832700 · FACSIMILE (01473) 832701
email: sales@eaglefreight.co.uk

Ms Gemma Pannell
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich
Suffolk
IP6 8DL

9th August 2016

Dear Ms Pannell,

Thank you for your letter dated the 04th August 2016 ref the land at Blackacre Hill, Bramford Road, Great Blakenham.

Eagle Freight Terminal LTD is a local business who has been in operation in Great Blakenham for 25 years. We are looking to expand our facility and increase our staff from 50-100, as we wish to have a purpose built 100,000sqft warehouse.

We welcome the application as there is a shortage of industrial commercial land/buildings in this area and we feel this will be a great step in enhancing the local employment and local area.

Kind Regards

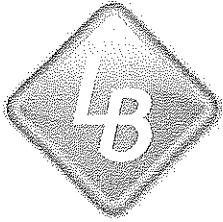
V.Sharma
Managing Director



A MEMBER OF THE EAGLE GROUP OF COMPANIES · ESTABLISHED 1967
ALL WAREHOUSING SUBJECT TO UKWA CONDITIONS · ALL DISTRIBUTION SUBJECT TO RHA 1998
AND CMR CONDITIONS OF CARRIAGE · COPIES AVAILABLE ON REQUEST · REGISTERED IN ENGLAND NO 2533320
REGISTERED ADDRESS · UNITS 3 & 4 · LODGE LANE · GREAT BLAKENHAM · IPSWICH · IP6 0LB

10.

2351/16



LB GROUP

Chartered Accountants
Business Advisers
Chartered Tax Advisers

82 East Hill, Colchester
Essex CO1 2QW
Telephone: 01206 867 551
Fax: 0845 834 0897
Email: info@lbgroupltd.com

L Isherwood, Esq
Blackacre (Great Blakenham) Limited
Cear
The Street
Charsfield
Woodbridge
Suffolk IP13 7PY

RF/IPS

10 August 2016

Dear Mr Isherwood

Proposed development at Great Blakenham

We write as occupiers of a commercial property at Orion Court, Great Blakenham, where we have 25 employees.

We wholly support your proposed development of the land adjacent to the business park where our property is located. Currently there is a need for more infrastructure in the immediate area, and the development will only further improve the standing of the area as a commercial centre in the Ipswich area, and will bring much needed jobs, and a boost to the local economy.

Yours sincerely

R Francis
Director
LB Group

Colchester • London • Chelmsford • Ipswich

Directors: Richard Francis BA FCA, Trevor Lake FCA, Paul Mustoe CTA, Mark Middleton BSc FCA, Chris Annis FCA, Stuart Sheldrick FCCA CTA
Associate Directors: Ewan Reid BA FCA CTA, Brad Sinclair BA FCCA, Richard Lane BA ACA, Magnus Baird ACCA, Tatia Goldstone FCCA
Consultant: John Jardine MCIBS

Proprietor: LB Group Limited **Registered office:** 82 East Hill, Colchester, Essex CO1 2QW
Registered in England and Wales, **Company Number:** 2796741

Registered to carry on audit work in the UK and Ireland by the Institute of Chartered Accountants in England and Wales
Registered with the Chartered Institute of Taxation as a firm of Chartered Tax Advisers
Authorised to carry out investment business by the Financial Conduct Authority

www.lbgroupltd.com



**CHARTERED
TAX ADVISERS**

Messina Group

Unit 2 Columba, Orion Court, Great Blakenham, Ipswich. IP6 0RL
Tel: 0800-689-3795

10 August 2016

Larry Isherwood,
Blackacre (Great Blakenham) Ltd,
Cear
The Street
Charsfield
Woodbridge
Suffolk.

Dear Mr Isherwood

Great Blakenham Development

We are writing as an occupier of several units on the Orion Court development at Great Blakenham. We employ 8 people.

We are fully supportive of your planning application for the further development of the land close by to our site. The proposed development will certainly enhance the area and will no doubt bring further jobs to the area.

Yours sincerely



Messina Group

Tracey Hunter

From: Khurram <khurram@hotelsipswich.com>
Sent: 10 August 2016 16:31
To: larryish49@btinternet.com
Subject: St. James Business Park Planning Application

Dear Mr. Isherwood,

I understand that your company has put in a planning application for the above site. I would like to say that I wholeheartedly support this application.

In addition to the 600 plus jobs (direct and indirect) which will be created in our local economy, this development will also have a positive impact on our business hence further increasing the benefits to the local economy.

Kind regards

Khurram Saeed
Director,
Kays Hotels Ltd T/a
Best Western Claydon Country House Hotel,
16/18 Ipswich Road,
Claydon,
Ipswich,
IP6 0AR
Tel. 01473830382
Fax. 01473832476
Email: khurram@hotelsipswich.com
Website: www.hotelsipswich.com

Tracey Hunter

From: Jason Alexander <Jason.Alexander@canutegroup.com>
Sent: 09 August 2016 16:41
To: Larry Isherwood (jcconsultancyLtd@btinternet.com)
Subject: Great Blakenham Development

Good afternoon,

I am writing in relation to the proposed industrial development and road improvements planned for the adjacent land surround the business park where we, Canute are situated. We are very pleased as a business there are improvements and addition business premises being developed, and look forward to these changes helping the area and local businesses move forward.

I would be grateful if you could keep me informed of planning approvals and development plans as this exciting project moves forward.

Kind Regards

Jason Alexander

Canute Logistics

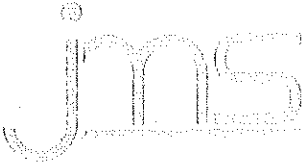
Jason Alexander | General Manager | Canute Group | Unit B Orion Business Park | Great Blakenham, Suffolk | IP6 0RL
Tel: +44(0)1473 836390 | Fax: +44(0)1473 832233 | Email: jason.alexander@canutegroup.com

Click the logo to visit the Canute Logistics website



14.

2351/16



CIVIL & STRUCTURAL CONSULTING ENGINEERS
LONDON · MIDLANDS · EAST ANGLIA · MANCHESTER · GREECE

The Directors
Curzon De Vere Ltd
7 Pegasus
Orion Court
Great Blakenham
IP6 0RL

8th August 2016

Dear Sir/Madam

St James Business Park, Blakenham

With regard to the above proposed development we write to confirm our support.

With one of our offices located at Orion Court, Great Blakenham, we see the development as a much needed boost to the area and can only improve the local infrastructure in this area.

Yours faithfully
For and on behalf of JMS Consulting Engineers Ltd

Daniel Staines

JMS Engineers Consulting Group Ltd

- JMS Midlands**
Victoria Court, 25 Tennant Street, Nuneaton, Warwickshire CV11 4LZ Tel: 02476 350505
- JMS East Anglia**
Unit 10, Brightwell Barns, Waldringfield Road, Brightwell, Suffolk IP10 0BJ Tel: 01473 487250
- JMS London**
150 Minorities, City of London EC3N 1LS Tel: 0207 347 5239
- JMS Manchester**
204 Bolton Road, Worsley, Manchester M28 3BN Tel: 0161 790 4404 • 79 Thomas Street, Manchester M4 1LQ Tel: 0161 883 2909
- JMS Chelmsford**
BIC110 - The MedBIC, Alan Cherry Drive, Chelmsford, Essex CM1 1SQ Tel: 01245 905886
- JMS Greece**
27 Arapitsas Street, Sykies, Thessaloniki, 56626 Greece Tel: 0030 2310 960636

Registered office: 100 Long Street, Atherslone, Warks CV9 1AP Registered No. 9119667 England

www.jmsengineers.co.uk





Suffolk
Chamber of
Commerce

Felaw Maltings, South Kiln, 42 Felaw Street, Ipswich, Suffolk IP2 8SQ

Tel: 01473 680600 Fax: 01473 603888

Email: info@suffolkchamber.co.uk

Web: www.suffolkchamber.co.uk

The Voice of Business

Head of Planning
Mid-Suffolk District Council
131, High Street
Needham Market
Suffolk
IP6 8DG

11 August 2016

Dear Sir / Madam

Re; Planning Application No 2351/16

Proposed development of a Business Park on land at Blackacre Hill, Bramford Road, Gt Blakenham

Suffolk Chamber of Commerce would wish to place on record our full support for the proposed development of the St James' Business Park, bringing with it a much needed opportunity for both local business expansion and inward investment.

We understand that the proposal has already attracted strong interest from a number of differing businesses which, if approved, will provide opportunity for 600 new jobs in a variety of occupations, suitable for school leavers to professionals and giving welcome boost to the local economy.

We also recognise the significance of the proposed location and its proximity to both the local Ports and the A14, providing the essential conduit to and from the hinterland for international trade.

In registering our support we note that Mid-Suffolk District Council is requesting a 'call for sites' elsewhere in the county and sincerely hope that this ground-breaking, innovative and forward thinking development hails the start of several more new energy-efficient Suffolk Business Parks.

Yours sincerely

PP Nick Burfield
Policy Director

Cc John Dugmore, CEO, Suffolk Chamber of Commerce

Head Office

Felaw Maltings, South Kiln, 42 Felaw Street, Ipswich, Suffolk IP2 8SQ

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