

**From:** Stradbroke Parish Council <StradbrokePC@outlook.com>  
**Sent:** 19 December 2020 16:46  
**To:** Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>  
**Subject:** DC/20/05516

Ref: DC/20/05516 - full planning application, change of use Public House (sui generis) to 1no. Dwelling (C3) - The Ivy House, Wilby Road IP21 5JN

Stradbroke Parish Council reviewed the application above at the December meeting of the full Council.

Councillors noted the many objections from residents to this proposal.

Councillors voted to OBJECT to this application as it is contra Policy STRAD14, which seeks to protect retail premises within or adjacent to the existing settlement boundary.

Stradbroke Parish Council will be seeking to register The Ivy House as an Asset of Community Value as per the community actions laid out in the made Neighbourhood Plan.

Councillors requested that Cllr Flatman call-in the application to be determined by MSDC Planning Committee members.

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Regards  
Odile Wladon  
Clerk  
Stradbroke Parish Council  
Mobile: 07555 066147  
website: <https://www.stradbrokepc.org/>



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Your Ref:DC/20/05516  
Our Ref: SCC/CON/5025/20  
Date: 17 December 2020  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)

The Planning Department  
MidSuffolk District Council  
Planning Section  
1st Floor, Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

For the attention of: Daniel Cameron

Dear Daniel,

**TOWN AND COUNTRY PLANNING ACT 1990**

**CONSULTATION RETURN: DC/20/05516**

**PROPOSAL:** Full Planning Application - Change of use of Public House (Sui Generis) to 1no. Dwelling (C3).

**LOCATION:** The Ivy House Wilby Road Stradbroke Suffolk IP21 5JN

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 20140 3 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

Yours sincerely,

**Kyle Porter**  
**Development Management Technician**  
Growth, Highways and Infrastructure

-----Original Message-----

From: BMSDC Economic Development <BMSDCEconomicDevelopment@baberghmidsuffolk.gov.uk>

Sent: 09 February 2021 12:11

To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Cc: Daniel Cameron <Daniel.Cameron@baberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/20/05516 - 29/12/2020

The Economic Development team would not support this application. The public house is well located and could still has potential to be an asset to the village.

The importance of the public house to the sustainability of our local communities is significant. In addition to offering essential social amenity for the village, surrounding area and visitors alike, they also offer locally accessible, and flexible employment in rural communities where opportunities for work are frequently limited, for example by access to transport or by caring responsibility.

**From:** Nathan Pittam  
**Sent:** 09 December 2020 11:42  
**To:** Daniel Cameron  
**Cc:** BMSDC Planning Mailbox  
**Subject:** DC/20/05516 Land Contamination

Dear Daniel

**EP Reference : 284719**  
**DC/20/05516 Land Contamination**  
**The Ivy House, Wilby Road, Stradbroke, EYE, Suffolk, IP21 5JN.**  
**Change of use of Public House (Sui Generis) to 1no. Dwelling (C3).**

Many thanks for your request for comments in relation to the above application. I can confirm that I have no objection to the proposed change of use to a residential end use.

Kind regards

Nathan

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

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

**From:** Paul Harrison  
**Sent:** 10 December 2020 12:07  
**To:** Daniel Cameron Yellow  
**Subject:** DC 20 05516 Stradbroke

Heritage consultation response

Daniel

The proposal in this application is for change of use of the building from Public House to Dwellinghouse. The building is listed and stands in the Stradbroke Conservation Area.

The normal approach to change of use in listed buildings is to prefer the use for which they were built. The list entry suggests that the building has remnants of medieval date, but it is difficult to be clear how long it has functioned as a PH or even whether it was ever simply a dwelling. It is recorded on 1880s OS sheets as 'Ivy House (PH)', indicating that it has been a PH for a significant period, but it also seems fairly likely that it was originally a house.

I would also have concerns that the proposal might affect the economic vitality of the Stradbroke Conservation Area, but I would recommend that you take advice from our Economic team on this point.

In my view any harm to the listed building from the change of use is likely to be very low, and the question whether it is justified would depend on economic factors. Similarly, there is some potential for impact on the character of the Conservation Area, but the nature and degree of harm is best described in economic terms.

The applicant should be advised that any alterations to the building that are associated with the change of use are likely to require an application for listed building consent. This would include any works arising from requirements under the Building Regulations. Heritage officers will be happy to offer advice on whether works need listed building consent and whether they would be supported by officers. Because of the building's listed status, alterations to or erection of walls, fences and gates would continue to need planning permission, as would any alterations to or erection of outbuildings.

Paul

**Paul Harrison**  
Heritage and Design Officer

## MEMBER REFERRAL TO COMMITTEE

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

Planning application reference	DC/20/05516 – Change of use from public house (sui generis) to residential dwelling (C3)
Parish	Stradbroke
Member making request	Julie Flatman
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>Conversion of the property from public house to dwelling would remove a valued community facility from the area. It is not clear from the submitted documents that the provisions of the 'Retention of Shops, Post Offices and Public Houses in Villages' SPG is being followed. Moreover, the application would result in a loss of employment within the village contrary to policies of the Local Plan. No plan to market the business has been agreed with Economic Development Officers.</p> <p>Para 83 of the NPPF states that planning decisions should enable the retention and development of accessible local services and community facilities, including public houses.</p>
13.4 Please detail the clear and substantial planning reasons for requesting a referral	<p>There is significant local interest in retaining the public house as a functioning business. Consequently, there is strong local opposition to the scheme. The Parish Council are looking to register the business as an Asset of Community Value and whether it could be run as a community public house.</p> <p>At the time of writing the SPG 47% of Mid Suffolk villages did not have a public house. These are a dwindling resource and often provide facilities to wider areas within the district, especially where food or other services can be provided.</p>
13.5 Please detail the wider District and public interest in the application	<p>Stradbroke is a core settlement with many amenities including nursery, primary and secondary schools, shops, library and a leisure centre with pool and new gym. There are around 300 new houses in the pipeline either with planning or in the process. Surrounding villages use all the facilities. Therefore, the catchment area is significant and able to support a well-run public house.</p> <p>The community are supportive of the Ivy house so much, so The Parish Council have now through strong community correspondence registered the Ivy House as an Asset of Community value.</p>

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	N/A
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	I have discussed with Daniel Cameron and made him aware of local concerns.