

From: Jane Storey
Sent: 28 April 2017 09:03
To: Sian Bunbury; Planning Admin; Phillip Isbell
Subject: Re: 4996/16 Farm Buildings, Sharpes Row, Woolpit

Dear Ms Bunbury

Further to our telephone conversation last Friday and your subsequent emails to me I would like to bring this application before the Development Control Committee for a number of reasons - principally on the basis that it is detrimental to the privacy and safety of adjacent properties, the highway access and that this would be contrary to a number of MSDC policies, including, but limited to GP1, H16, T10, CL8 and our policy on commercial development on agricultural land.

These have been set out below:-

4996/16 | Change of use of agricultural land & building to siting, storage, service, maintenance & repair of vehicles. | Farm Buildings, Eastern End of Sharpes Row, The Heath, Woolpit IP30 9RJ
I wish to call this application in to be considered by committee for the following reasons;-

1. The change of use proposed will materially and detrimentally affect the character and amenity of the area by means of appearance, traffic generation, nuisance and safety.
2. There will be the loss of open spaces which contribute to the character or appearance of an area. (Change of use of agricultural land to a commercial vehicle operation)
3. The proposed development materially reduces the amenity and privacy of adjacent dwellings and will erode the character of the surrounding area. There will be increased traffic and adjacent dwellings will be affected. Most are built right beside the track - an increase in traffic will reduce privacy but if heavy vehicles are used they could have a detrimental effect on the structures of the buildings themselves.
4. The proposed change of use does not take into account the detrimental effect that it will have on highway matters - specifically the provision of safe access to and egress from the site via a single track, unmade track which has to cross a cycle path and footway used by local residents and particularly children on their way to and from the local primary school.
5. The proposed change of use does not take into account the suitability of existing roads giving access to the development, in terms of the safe and free flow of traffic and pedestrian safety. The access to this unmade track is on a bend in the road and it crosses a cycle path and footway.
6. The proposed change of use application does not give adequate information on the use of, and disposal of, hazardous waste and substances. The description of the change of use includes 'service' of vehicles and yet no provision has been made for the storage of oil, petrol, diesel, cleaning materials. 'Maintenance and repair' would also include these materials and possibly the use of welding equipment. It is misleading to not include these materials in the application. In section 7 of the application document there is no allowance made for the storage, collection or disposal of waste.
7. Water treatment and habitat. Nothing has been included for water - surface or sewage.

8. Car parking. On the application form this is listed as 16 cars and 1 light goods vehicle – with no change to existing arrangements. I do not believe that this is true. I have looked at the site and can see no evidence of so many cars on the site – from several viewpoints. This number of vehicles and the resultant movement only adds weight to the objection noted in points 1, 3, 4 and 5 above whilst this number of vehicles will give rise to significant waste – and therefore reinforces the point raised in 6 and 7.
9. Mid Suffolk has a policy regarding the use of agricultural land and conversion to business use. The land is currently being farmed and the change of use would be contrary to the council policy.

I trust that these are sufficient grounds to bring this application to committee - as I requested in my email of 28th March should you 'be minded' to approve this application.

Jane Storey
Mid Suffolk Councillor for Woolpit Ward

Consultee Comments for application 4996/16

Application Summary

Application Number: 4996/16

Address: Farm Buildings, Eastern End of Sharpes Row, The Heath, Woolpit IP30 9RJ

Proposal: Change of use of agricultural land & building to siting, storage, service, maintenance & repair of vehicles.

Case Officer: Sian Bunbury

Consultee Details

Name: Mr Jack Wilkinson

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

Email: jack.wilkinson@babergh.gov.uk

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

Comments

There is an active enforcement case for this site. No further comment.

From: David Harrold
Sent: 16 March 2017 14:47
To: Planning Admin
Cc: Sian Bunbury
Subject: Plan ref 4996/16/FUL Sharpes Row, The Heath, Woolpit. EH - Land Contamination.

Thank you for consulting me on the above application.

I can confirm in respect of land contamination that I do not have any further adverse comments and no objection to the proposed development.

I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

Consultee Comments for application 4996/16

Application Summary

Application Number: 4996/16

Address: Farm Buildings, Eastern End of Sharpes Row, The Heath, Woolpit IP30 9RJ

Proposal: Change of use of agricultural land & building to siting, storage, service, maintenance & repair of vehicles.

Case Officer: Sian Bunbury

Consultee Details

Name: Mrs Peggy Fuller

Address: 86 Forest Road, Onehouse, Stowmarket IP14 3HJ

Email: peggy.woolpitpc@btinternet.com

On Behalf Of: Woolpit Parish Clerk

Comments

Councillors strongly object to the proposal. The site is accessed along a narrow unmade track. Any vehicles that meet would not be able to pass and one would have to reverse onto Heath Road which is on a bend and is already a dangerous junction. A cycle path crosses the road at this junction.

There will be a detrimental affect on the amenity of residents by means of safety, traffic generation and nuisance.

The application form states there will be no trade effluent. Maintenance and servicing of vehicles will include the changing of oil, how will this be stored and disposed of? There is a possible danger of pollution.

This is an inappropriate development in the countryside.

Contrary to Policies GP1, H16, T10, CL8, nppf.

Your Ref: MS/4996/16
Our Ref: 570\CON\0955\17
Date: 24/03/2017
Highways Enquiries to: kyle.porter@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email: planningadmin@babberghmidsuffolk.gov.uk

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

For the Attention of: Sian Bunbury

Dear Sian

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/4996/16**

PROPOSAL: Change of use of agricultural land & building to siting, storage, service, maintenance & repair of vehicles
LOCATION: Farm Buildings, Eastern End Of Sharpes Row, The Heath, Woolpit, IP30 9RJ

Notice is hereby given that the County Council as Highway Authority make the following comments:

The current proposal would not have any severe impact on the highway network in terms of vehicle volume or highway safety. Therefore, Suffolk County Council does not wish to restrict the grant of permission.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management