

Development Control Committee Comment

Agenda Item No 1- 3328/15- Grove Farm, Mill Lane, Creeting St Peter

Additional information from Case Officer

The Case Officer for the above application would like to draw the following additional items to the Committee's attention.

Change in proposal description

The proposal description has been amended to account for the installation of weighbridge prior to determination of the application. The proposal now reads:

Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and retention of a weighbridge.

Additional recommended conditions

Since publication of the committee report it is recommended that the following conditions be included to page 10 of the Committee Report

- Provision of cycle storage area
- Restrict weighbridge to be used solely by Poundfield Products
- Drainage condition to include foul and surface water drainage details

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From: Jennie Blackburn
Sent: 13 January 2016 10:30
To: Rebecca Biggs
Subject: Poundfield Products - Grove Farm - Planning Application

Dear Rebecca

The members of Creeting St Peter Parish Council note that the above planning application is to be considered by the Planning Committee at it's meeting on 20th January. Whilst the Parish Council will not be represented at the meeting, we should be grateful if the Committee would give serious consideration to our observations and objection to the application.

Yours sincerely

Jennie Blackburn

Parish Clerk to Creeting St Peter

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Joe Lampart

From: BMSDC Economic Development
Sent: 18 January 2016 11:36
To: Planning Admin; BMSDC Economic Development
Cc: Rebecca Biggs; Dawn Easter
Subject: RE: Consultation on Planning Application 3328/15

Importance: High

Hi Rebecca

Once again apologies for lack of response on this one. I had marked consultee request in red and I think we discussed but overtaken by other urgent issues in the pre-Christmas rush. Will check with Dawn tomorrow in case her response is in email ether somewhere!

Although we are rather disappointed in Economic Development as we were not consulted at the pre-application stage even though the applicant appears to have had these discussions with Planning Development Management Team (John Pateman-Gee).

Consultee Comment

From Babergh Mid Suffolk Economic Development Team in respect of above planning application on behalf of Poundfield Products operation at Grove Farm, Creeting St Peter;

RECOMENDATION

We support this application as described in the planning application.

DISCUSSION

Poundfield Products are an established local business, the application represents a consolidation of this business that will help to ensure its sustainability. Although the business is not located within a recognised employment location the current operation has traded from existing site for over 10 years successfully without causing harm to the local community or environment. The applicant has cited Health and Safety reasons as part of the reason for their current application. It is not clear from the application if these proposals will result in additional traffic to and from the site, although access alterations would imply that this could be the case. The proposals for development of the Mill Lane Business Park include a new road that will take traffic from Mill Lane east through the new business park and onto a new roundabout access, opposite Tesco. Once implemented, access to and from the Poundfield site will cause less harm to those properties located on Mill Lane west.

SUGGESTED CONDITIONS

We would like to ensure that the present operating conditions applicable to this site are extended to cover the new application and any operations resulting from grant and implementation of planning.

Regards.

Delia Cook
Economic Development Officer
DD : 01449 724786

Economic Development
Babergh and Mid Suffolk District Councils working together



Consultation Response Pro forma

1	Application Number	3308/15 Phase 6c, Cedars Park, Stowmarket	
2	Date of Response	14.1.16	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Enabling 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"> • less than substantial harm to a designated heritage asset because it would further compromise the setting of the listed buildings, but the level of harm is considered to be low and unlikely to warrant refusal on heritage grounds. 	
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.	<p>The site is currently open farmland, but has long been included in schemes for Cedars Park. To its north east stands the listed Norton Cottage, and to its north west across Stowupland Road stands the listed Uplands.</p> <p>From historic OS maps Norton Cottage does not appear to have any association with the land in question but occupies a narrow plot along the east leg of Stowupland Road. To its south east stands a house of the later 1900s on land formerly associated with Norton Cottage. To its north east stand recent residential properties. The Cottage's grounds are surrounded by hedging beyond which land falls away westwards.</p> <p>There is inevitably a degree of harm in the loss of rural character in the Cottage's setting, but this has long since been eroded particularly by the road to its front and development beyond, and by development of the adjacent house. There is little current sense of its rural origins.</p> <p>Uplands stands raised above Stowupland Road, and the falling contours of the site contribute to a sense of detachment. The formerly rural setting of Uplands is now compromised by the commercial development on the south side of Stowupland Road, but is still evident in its wider surroundings.</p> <p>Again there is a degree of harm in erosion of Uplands' rural setting, but the impact is marginal.</p>	

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.