

Item 7

DC/21/3303/OUT

Extension to business park with erection of one and two-storey business units and studio/gym/creche

Clopton Business Park, Debach Airfield, Clopton, IP13 6QT

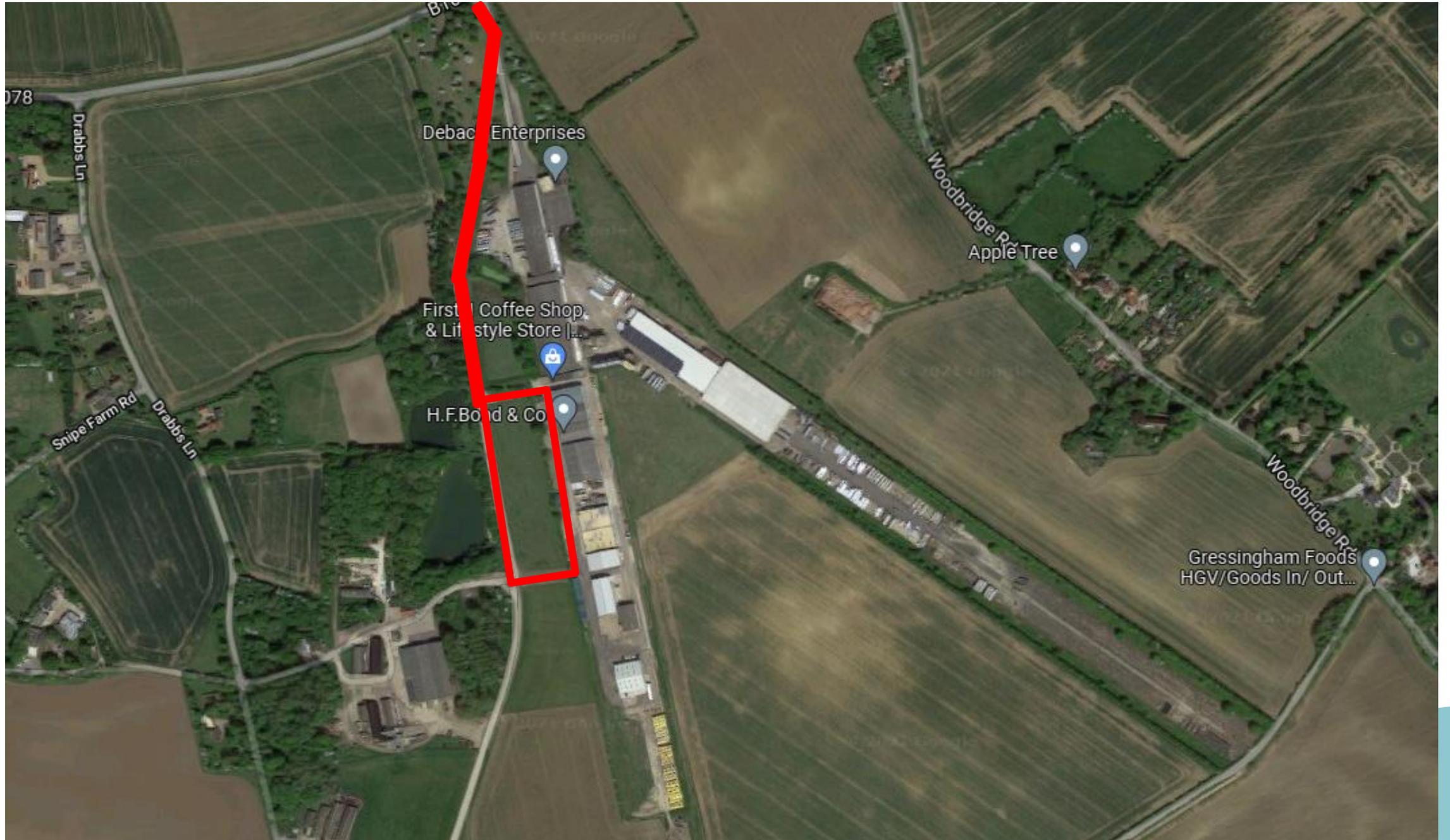


Trigger(s) to Committee:

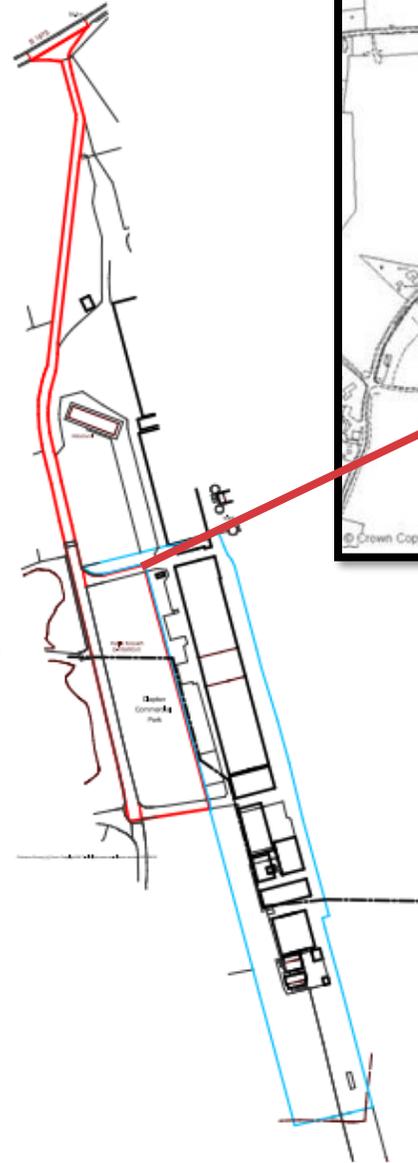
The application was presented to the referral panel on 28 September 2021 as Officer's were 'minded to refuse' the application contrary to the Parish Council's support.

The referral panel considered that there were material planning considerations which warranted further discussion by the planning committee.

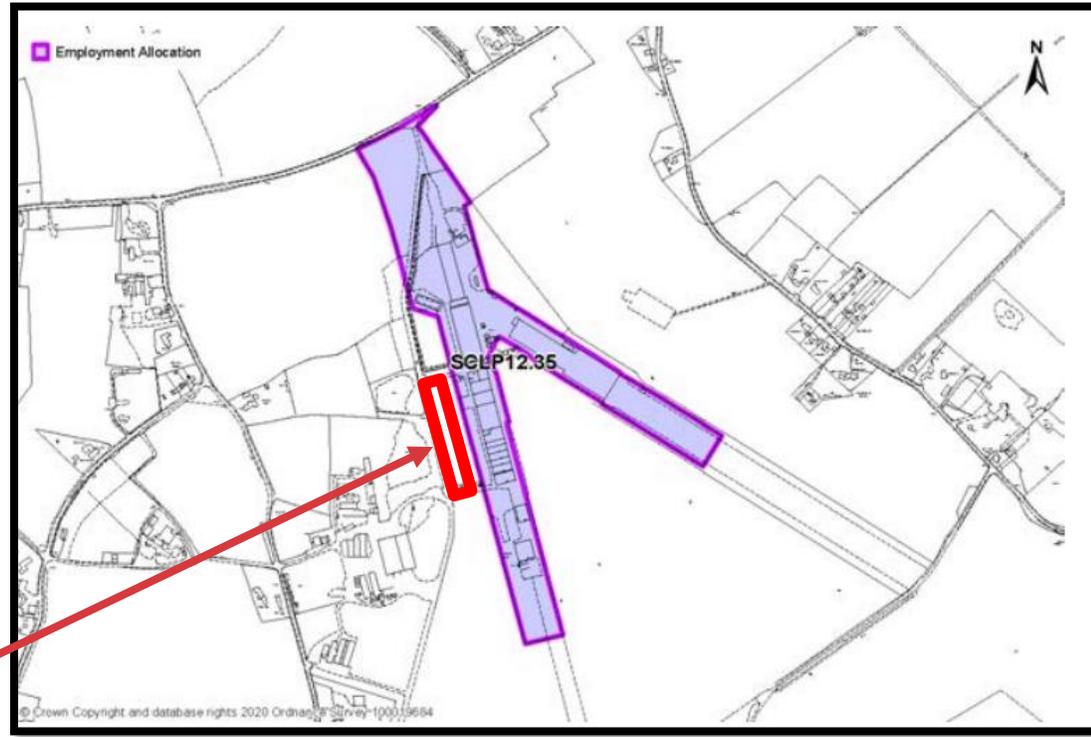
Aerial View of Site (Google ©)



Site Location Plan



PRoW 5



**SCLP12.35 – Former Debach Airfield
Employment Allocation**

- 10.89ha of employment land for B1, B2 and B8 uses.
- Planning permission will be granted for new employment provision, through re-development or refurbishment of existing buildings or any other change of use proposal that would result in an increased level of activity within the site provided that it meets the criteria of the policy.

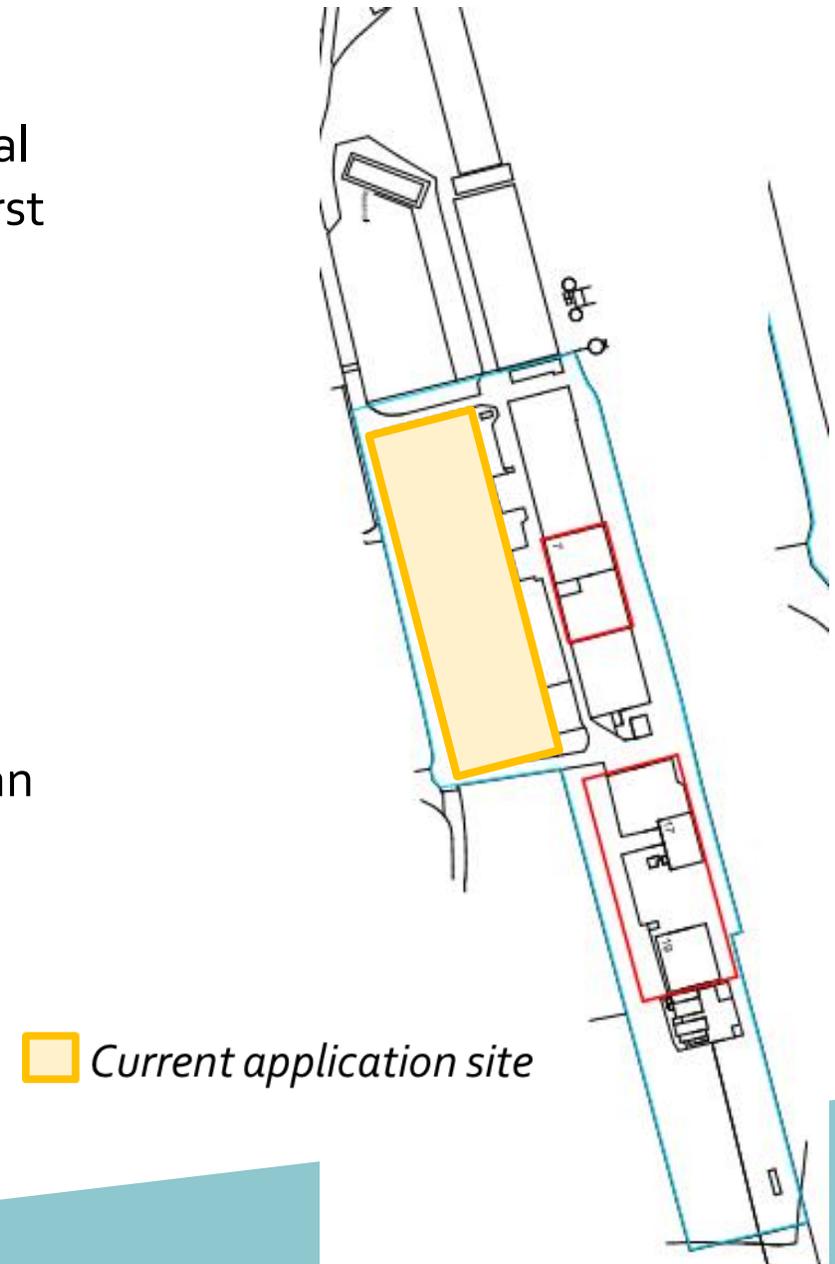
Recent Planning History:

The site has a complex planning history, most recent applications include:

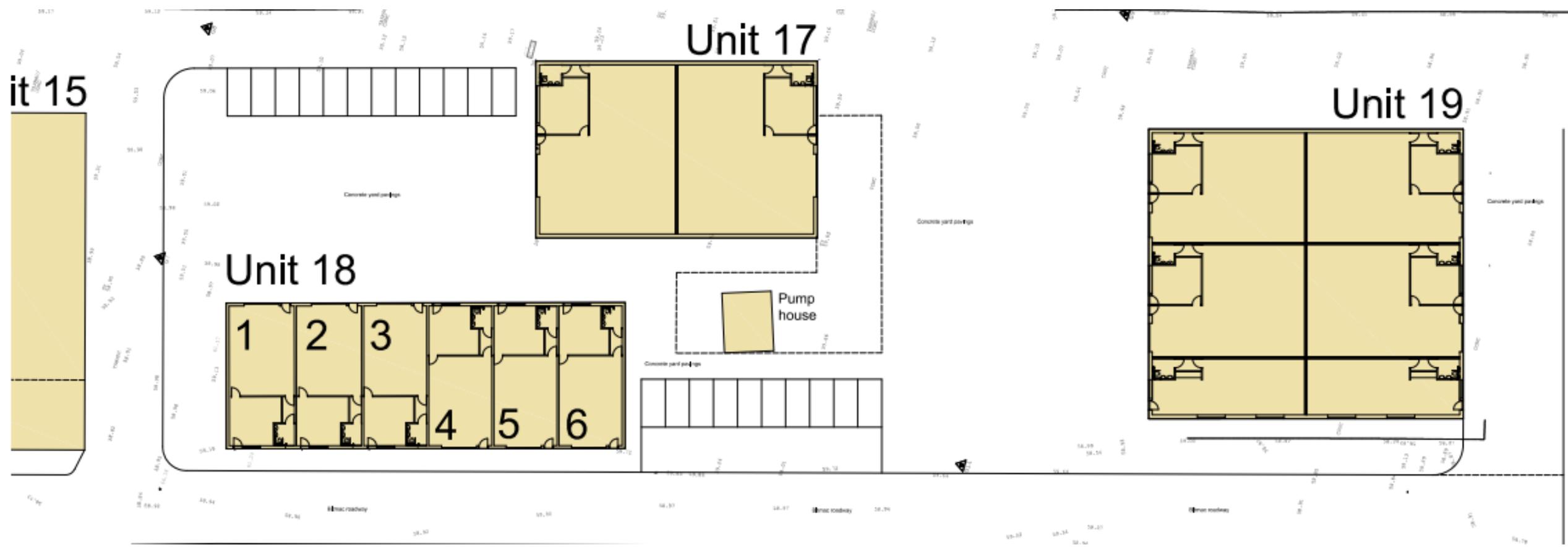
- DC/17/5419/FUL - Permitted - Erection of office extension to Unit 7. Erection of 6 business units Alterations to existing units 17 and 19.
- DC/18/3763/OUT - Withdrawn - Outline Application (Some Matters Reserved) - Extension to business park with erection of one and two storey business units and studio/gym.
- DC/19/1973/OUT - Withdrawn - Outline Application - Extension to business park with erection of one and two storey business units and studio/gym.
- DC/19/3497/FUL - Permitted - Erection of business units.

DC/17/5419/FUL - Permitted - Erection of office extension to Unit 7. Erection of 6 business units Alterations to existing units 17 and 19.

- This application granted the extension to unit 7 to provide an additional meeting room, reception room, WC, canteen and two offices on the first floor.
- The six additional units contain a work area, office and WC.
- Unit 17 would contain a work area, office and WC in each of the two sections of the conversion.
- Unit 19 is proposed to be converted into six units, four of which are to contain a work area, office and WC, the remaining two are to contain an office and WC.



DC/17/5419/FUL - Permitted - Erection of office extension to Unit 7. Erection of 6 business units Alterations to existing units 17 and 19.



DC/19/3497/FUL - Permitted - Erection of business units.

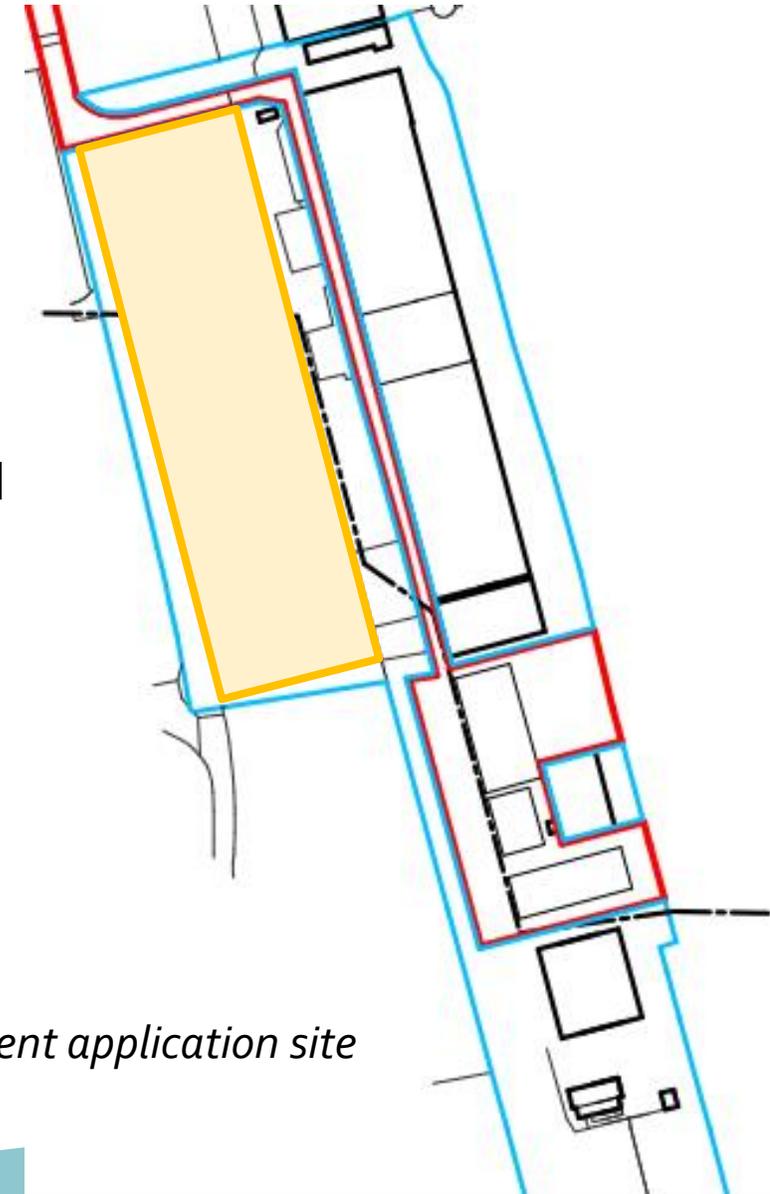
This application covered part of Clopton Commercial Park around recently erected Unit 15 and recently re-furbished units 17 and 19. Planning permission was granted in December 2017 (DC/17/5419/FUL) for the erection of new business units on part of the site.

This permitted a new B8 storage building for the expansion of an existing tenant on the site and the relocation of the six small business units permitted under DC/17/5419/FUL to accommodate the new B8 building and an additional run of three units.

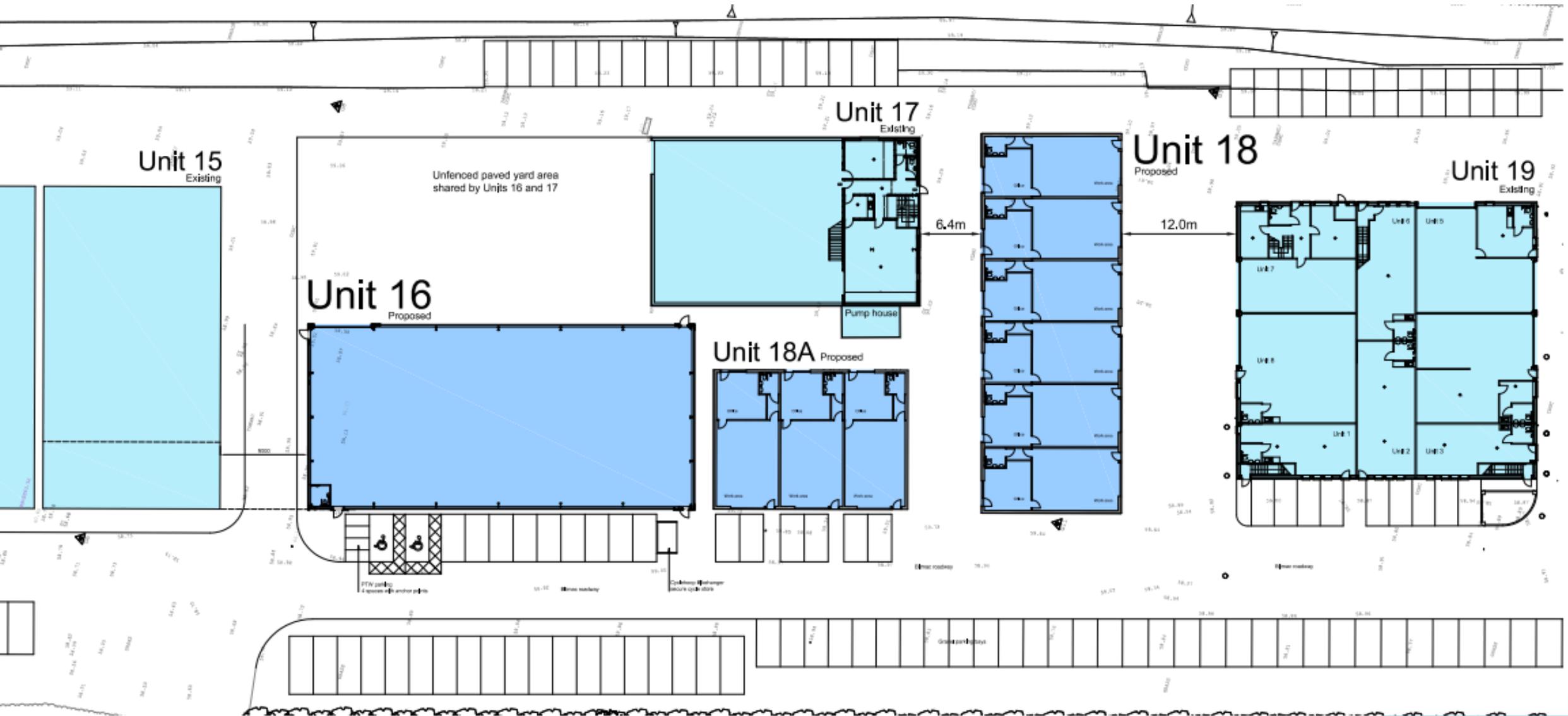
The above was accommodated within the existing employment allocation on an area of 0.6ha, comprised of the following:

- Terrace of 6no business units 580m²
- Terrace of 3no business units 290m²
- B8 storage unit 780m²

TOTAL 1650m²



DC/19/3497/FUL - Permitted - Erection of business units.



Allocated or Consented Sites



Yew Tree Courtyard, Earl Soham

Various B1, B2 and B8 uses permitted.

Ongoing development since DC/15/2705/OUT



SCLP12.35 Former Airfield, Debach

Allocated for B1, B2 and B8 uses

Hillview, Otley

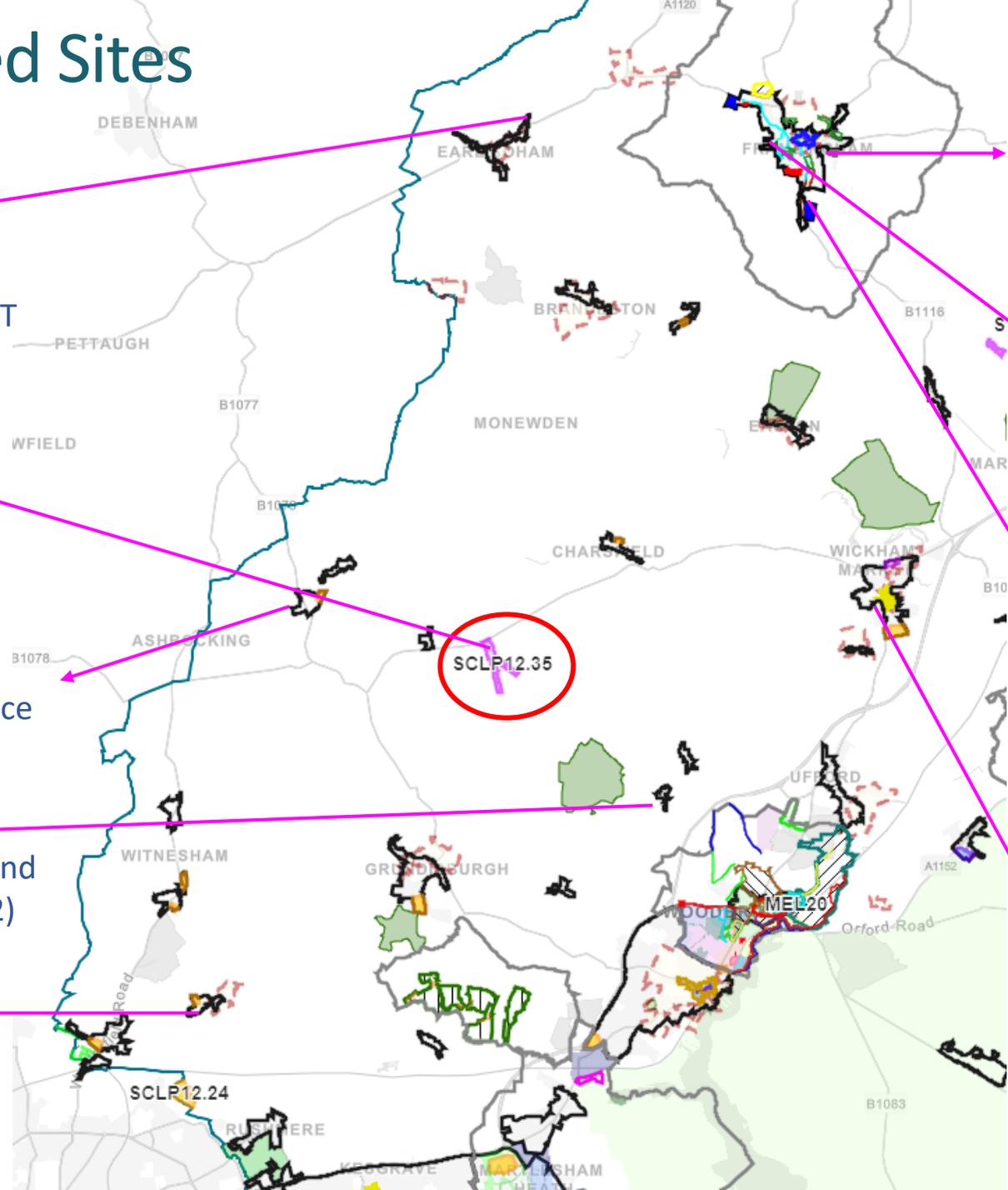
Consent for 900sqm of B1 of commercial space

BDP9 – Land adj. The Forge, Bredfield

0.48ha for relocation of existing businesses and opportunities for new enterprises (B1 and B2)

Old Station Works, Westerfield

Consent for approximately 1,285 sqm of commercial floorspace (16 no. B1 units, 1 no. B1/D2 units and 1 no. A1 unit)



Newnham Business Park, Framlingham

Pending – DC/21/1712/OUT
B1, B2 and B8 use classes
(previously approved ref. DC/16/4370/OUT)

FRAM20 - Land west of New Street, Framlingham

2.8ha for proposals within B1 employment uses

FRAM27 - Land off Woodbridge Road, Framlingham

3.7ha for Class B employment development

Riverside Industrial Estate, Wickham Market

Consent for 2.04ha of B1 and B2 uses

Proposed Development:

The proposal is comprised of the development of the 1.07ha rectangular site into business uses, including a studio which will provide a gym, nursery and café, ancillary to the existing uses on site:

- Business Centre 750m²
- Terrace of 6no 100m² business units 600m²
- Terrace of 3no 125m² business units 375m²
- Terrace of 3no 250m² business units 750m²
- Studio/other uses 375m²

Total: 2850m²

The above would include landscaping and car parking, all accessed via the existing access from the B1078.

Illustrative Block Plan



Photographs – Existing access approach from Debach



Photographs – Existing access approach from Clopton



Photographs – View to east towards existing units on Clopton Business Park



Photographs – View to south-east towards existing units on Clopton Business Park



Photographs – view north down access which joins B1078



Material Considerations & Key Issues:

- Principle of Development

- The site is located outside of the employment allocation in the countryside where new employment development should be resisted.
- Conflict with the Strategic Plan 2020 -2024



GROWING OUR **ECONOMY**

We want our district to achieve its maximum potential, for the good of everyone in the area

HOW WE WILL KNOW WE ARE DELIVERING

- Up to date local plans providing a strategy for growth and place making
- Supply of housing and business infrastructure to enable growth
- Town centre enhancement and regeneration through place-based initiatives

- Sustainability of the Site

- The site has poor sustainability. It is remote from residential areas with no footway/cycling connections.
- Reliance on reaching the site by car; with no potential mitigation likely to overcome the sites remoteness.

Recommendation – Refuse Planning Permission

1. This application seeks Outline Planning Permission (with only access to be considered) for the extension to Clopton Commercial Park, Debach Airfield, Clopton with erection of one and two-storey business units and studio/gym/creche. The site lies in the countryside, where policy SCLP3.3 states that new employment outside of settlement boundaries will not be permitted unless specific policies state otherwise. The development is not considered to accord with any of the policies within the Local Plan which would support new commercial or employment development in the countryside. Additionally, no sequential test has been submitted to confirm that the proposed uses could not otherwise be located within a more sustainable location. Therefore, the development would be contrary to SCLP3.2, SCLP3.3, SCLP4.2, SCLP4.3 or SCLP4.5; the principle of development has not been established.
2. The site has poor sustainability; it is remote from residential areas has no footway or cycle connections to any nearby, which are small and very rural. There is an informal bus stop at the entrance of the site, which provides limited transport links to/from Woodbridge and Ipswich. Users and employees of this site would therefore predominantly be reliant on reaching the site by car. The NPPF outlines that new development should promote sustainable transport, noting that “significant development should be focused in locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes” (para 105). Paragraph 85 further states that new development should exploit any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The proposed development does not demonstrate how the unsustainable location could be mitigated in any way to reduce travel by car, although this is unlikely to be possible in such a rural area. For these reasons the development is considered to be contrary to paragraphs 85 and 105 of the NPPF and Local Plan Policy SCLP4.5.