



**Forest Heath**  
District Council

**DEV/FH/17/043**

# **Development Control Committee**

## **6 December 2017**

### **Planning Application DC/17/2080/FUL – 15 Craven Way, Newmarket**

<b>Date Registered:</b>	11.10.2017	<b>Expiry Date:</b>	06.12.2017
<b>Case Officer:</b>	Kerri Cooper	<b>Recommendation:</b>	Approve Application
<b>Parish:</b>	Newmarket	<b>Ward:</b>	Severals
<b>Proposal:</b>	Planning Application - Change of use from B1 (Light Industrial) to B2 (Food Preparation)		
<b>Site:</b>	15 Craven Way, Newmarket		
<b>Applicant:</b>	Mr Paul Morrison		

**Synopsis:**

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

**Recommendation:**

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

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**Background:**

1. The application is before the Development Control Committee as the Council owns the building for which planning permission is sought.

**Proposal:**

2. Planning permission is sought for the change of use of the building from Class B1 (light industrial) to Class B2 (food preparation).

**Site Details:**

3. The application site comprises a light industrial unit within a cluster of units combining a variety of uses, located within the Housing Settlement Boundary of Newmarket.

**Planning History:**

4.

<b>Reference</b>	<b>Proposal</b>	<b>Status</b>	<b>Received Date</b>	<b>Decision Date</b>
F/80/603	Block of 10 mini unit factories & access.	Deemed Approval	18.09.1980	13.11.1980
F/78/005	Erection of six unit factories, site development works and car parking facilities (Stage 1)	No Objection	23.12.1977	17.02.1978

**Consultations:**

5. Public Health & Housing: No objection.
6. Environment & Transport – SCC Highways: No objection, subject to condition.

**Representations:**

7. Town Council: No objection.
8. Ward Councillor: No comments received.
9. Neighbours: No representations received.

**Policy:**

10.

- Policy DM1 - Presumption in Favour of Sustainable Development
- Policy DM2 – Creating Places – Development Principles and Local Distinctiveness
- Policy DM46 – Parking Standards
- Policy CS1 – Spatial Strategy
- National Planning Policy Framework (NPPF)

**Officer Comment:**

11.The issues to be considered in the determination of the application are:

- Principle of Development
- Impact on Visual Amenity and Character
- Impact on Neighbour Amenity
- Other Matters

12.The proposed development involves the change of use of a light industrial building (Class B1) to a food preparation unit (Class B2). The preparation will include sandwiches, salads and sweet treats and the nature of the business will be to produce and deliver deli products to the town of Newmarket.

13.The units within the vicinity comprises a range of uses that are appropriate for the area.

14.As there is no changes to the external appearance of the building, there will be no impact to the character and appearance of the area.

15.No customers will visit the site and all orders will be placed online or via the phone. All of the produce made on site will be delivered by the two employees of the company. Due to limited cooking on site, through the use of combi ovens, no extraction or ventilation is required. As such, there will be no impact on the surrounding units and properties within the near vicinity by virtue of noise and odour.

16.There is two allocated parking spaces for the unit seeking the change of use, with an area of unallocated parking to be used by all units. Therefore, there is sufficient parking for the proposed use which is in accordance with Suffolk Parking Standards.

**Conclusion:**

17.In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

### **Recommendation:**

18. It is recommended that planning permission be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Application Form – 11<sup>th</sup> October 2017  
Planning Statement – 11<sup>th</sup> October 2017  
Location Plan – 11<sup>th</sup> October 2017  
Block Plan – 11<sup>th</sup> October 2017  
Floor Plan – 11<sup>th</sup> October 2017

Reason: To define the scope and extent of this permission.

### **Informative:**

- 1 When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. In this case the application could be approved without negotiation or amendment so there was no need to work with the applicant.

### **Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/17/2080/FUL](https://www.barnet.gov.uk/DC/17/2080/FUL)