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10th September 2021

Dear Sir/Madam,

Portal Reference: PP-10202800

Application: Application under Section 73 of the Town and Country Planning Act:
Proposed B1 offices and light industrial units and associated parking - Variation of Condition 2 (Approved Plans & Documents) of planning permission DC/18/03811 to allow alterations to the internal layout and appearance of Block H-L and Block D-G (originally approved under planning permission n 2638/15)

Site: Elm Farm Park, Great Green, Thurston, Bury St Edmunds Suffolk IP31 3SH

I write in relation to the above Section 73 application submitted via the planning portal reference PP-10202800 on behalf of our client, Haydon Holdings Ltd. This application seeks approval for the variation of the plans approved under condition 2 of planning permission reference DC/18/03811 to allow alterations to the internal layout and appearance of Units H-L and Units D-G.

The original planning permission for the erection of the B1 offices and light industrial units with associated parking was granted on 13th October 2015 under planning application reference 2638/15 (now falling within the newly defined Class E under The Town and Country Planning (Use Classes) Order 1987 (as amended)). Condition 7 of this permission was subsequently varied under planning application reference DC/18/03811 to allow the car parking to be provided in phases aligned with the phased completion of the buildings introducing an additional 'Phasing Plan' drawing. The application to vary Condition 7 of 2638/15 was approved on 7th March 2019. Condition 2 of the revised planning permission reference DC/18/03811 sets out the list of approved drawings.



Condition 2, Section A of planning permission DC/18/03811 states:

This decision refers to drawing no./entitled as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

- Block Plan - Proposed Phasing Plan - Received 22/08/2018
- All drawings contained in Permission Ref 2638/15 – Received 28/07/2015

The approved drawings therefore comprise:

- Block Plan – Phasing Plan
- Drawing Number: 01 Rev. B – Site Layout Plan
- Drawing Number: 02 Rev. A – Plans and Elevations (A-B-C)
- Drawing Number: 03 Rev. A – Plans and Elevations (D-E-F-G)
- Drawing Number: 04 Rev. A – Plans and Elevations (H-I-J-K-L)
- Drawing No LSDP 11239.01: Tree Protection Plan, AIA & Landscape Proposal

The development is at an advanced stage but yet to be completed and occupied. The applicant is seeking to make some small-scale amendments to the approved plans to allow for the changing market and client demands allowing for quick and beneficial occupation of the units. The amended plans also better reflect the topography of the site than that shown on the previously approved drawings but this does not materially alter the overall scale of the buildings.

The amendments are set out within the table below (continued overleaf):

Approved Plan	Proposed Plan (s)	Summary of Amendments
Block Plan Phasing Plan	/	No change
Site Layout Plan Drawing number 01 Rev. B	/	No change

Plans and Elevations (A-C) Drawing number 02 Rev. A	/	No change
Plans and Elevations (D-G) Drawing number 03 Rev. A	Floor Plans Units D-G Drawing Number 4620-10 Rev P8 Elevations Units D-G Drawing Number 4620-11 Rev P3	Enlarged, accessible WCs Unit F – reduced height vehicle access door Unit G – vehicle access door changed to full height windows
Plans and Elevations (H-L) Drawing number 04 Rev. A	Floor Plans Units H-L Drawing Number 4620-20 Rev C9 Elevations Units H-L Drawing Number 4620-21 Rev C4	Position / layout of office accommodation amended Enlarged, accessible WCs Unit H – Installation of commercial kitchen and extraction Units H - L – vehicle access doors changed to full height windows or reduced in height and re-positioned to account for new internal layout
Tree Protection Plan & Landscape Proposal	/	No change
/	Unit H - Ventilation Details Drawing Number NWV8398/1	Additional plan showing extraction system and external flue details

These minor amendments will not materially alter the scale or overall appearance of the development which is well contained within the established industrial estate, is screened by landscaping and sited a considerable distance from neighbouring residential properties.



For the avoidance of doubt, the use of Unit H by the proposed hospitality company remains within a light industrial use as originally permitted by application 2638/15 and as defined by The Town and Country Planning (Use Classes) Order 1987 (as amended). The use involves the preparation of meals at this location and distribution to retail units, such as farm shops (no onsite sales / retail element). The Land Use Gazetteer lists a “food preparation place with no sales to visiting members of the public” as falling within Use Class B1(c) now falling within the newly defined Class E, specifically Class E(g)(iii).

All of the above documents have been submitted electronically via the Planning Portal. The application fee of £234 to cover the statutory planning fee for the S73 application will be paid directly via the Planning Portal.

I look forward to receiving your written confirmation that the application has been received and validated. In the meantime, please do not hesitate to contact me if you have any queries or require any additional information.

Yours faithfully,



Amy Lang BA (Hons)
Senior Planner