



Planning, Design & Access Statement. Full Planning Application for the temporary use of the Vacant Plot to the North-West of the Milton Road Car Park. Stowmarket IP14 1EJ

On behalf of: Mr Metin Bicen

Prepared by: Mr Andrew Cann B.A. (Hons) MCILT

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The Furnace, The Maltings, Princes Street,
Ipswich, IP1 1SB

 01473 407911

 enquiries@planningdirect.co.uk


 www.planningdirect.co.uk

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Introduction

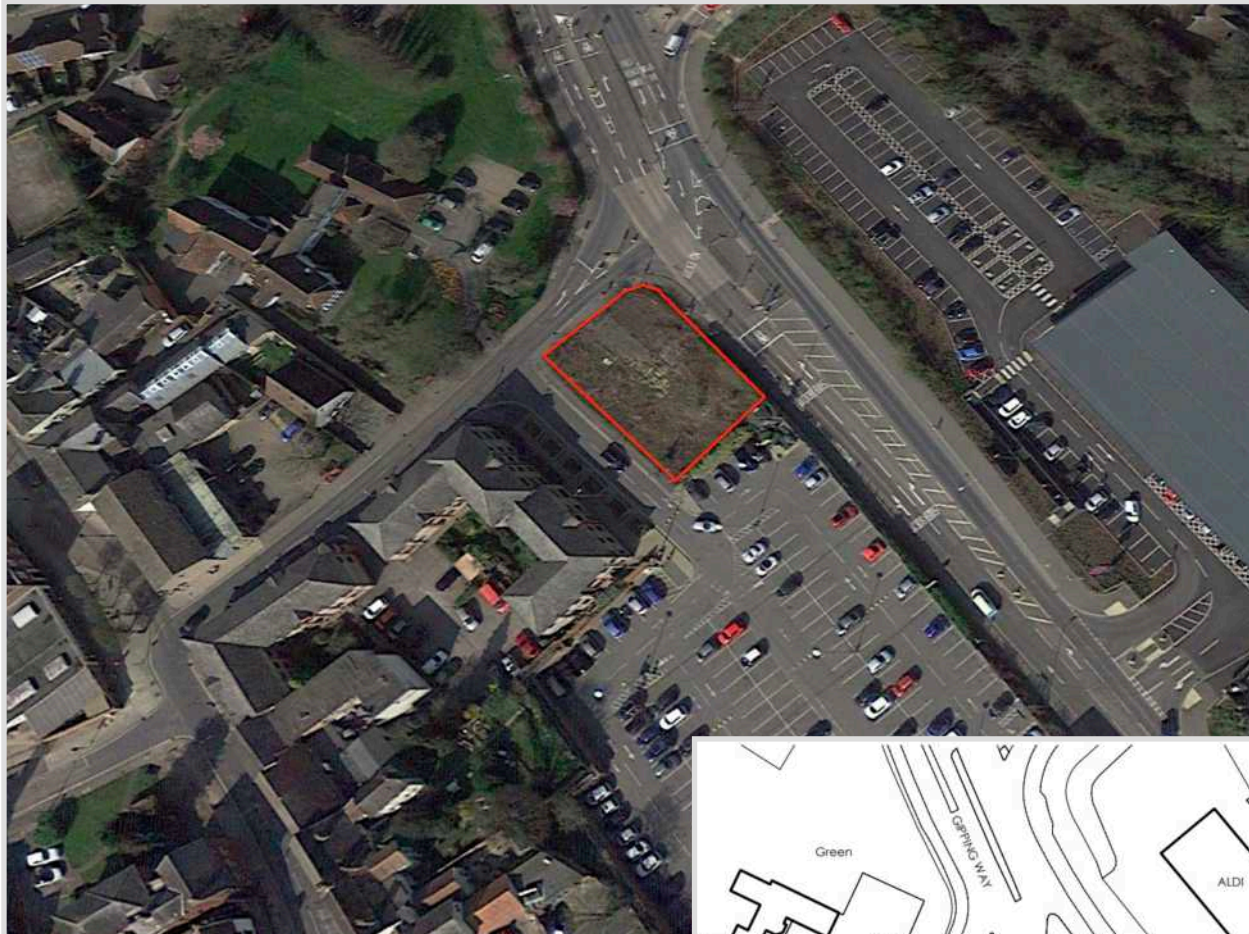
Planning Direct has been instructed to prepare this planning, design & access statement for a 725 sq m car wash site in Stowmarket.

Development proposals:

This planning, design & access statement accompanies a full planning application for the temporary (3 years) use of the Vacant Plot to the North-West of the Milton Road Car Park. Stowmarket IP14 1EJ for a proposed hand car wash, wash canopy, amenity building (for storage) and erection of a 2.2m high shelter for customers.

Location & Site Description

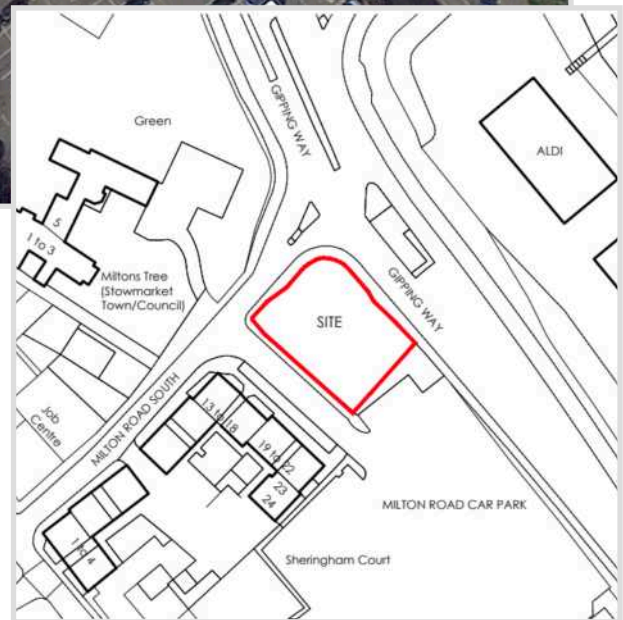
The site is located in the centre of Stowmarket on brown field land at the entrance to Milton Road Car Park.



The site is an unattractive parcel of land left derelict since 2017.

The site has some hardstanding and the remains of foundations from previous development on site (see overleaf).

The area is one characterised by modern development. Across the road is the large Aldi



site. To the immediate South-East the Milton Road Car Park and B&M. To the immediate south a flatted development. To the immediate west is Milton House and also Oak Cottage (1, 3 and 5 Milton Road) which is a Grade II Listed Building and home to Stowmarket Town Council.



The site



Aldi across Gipping Way

B&M



*Flats
to the
South*

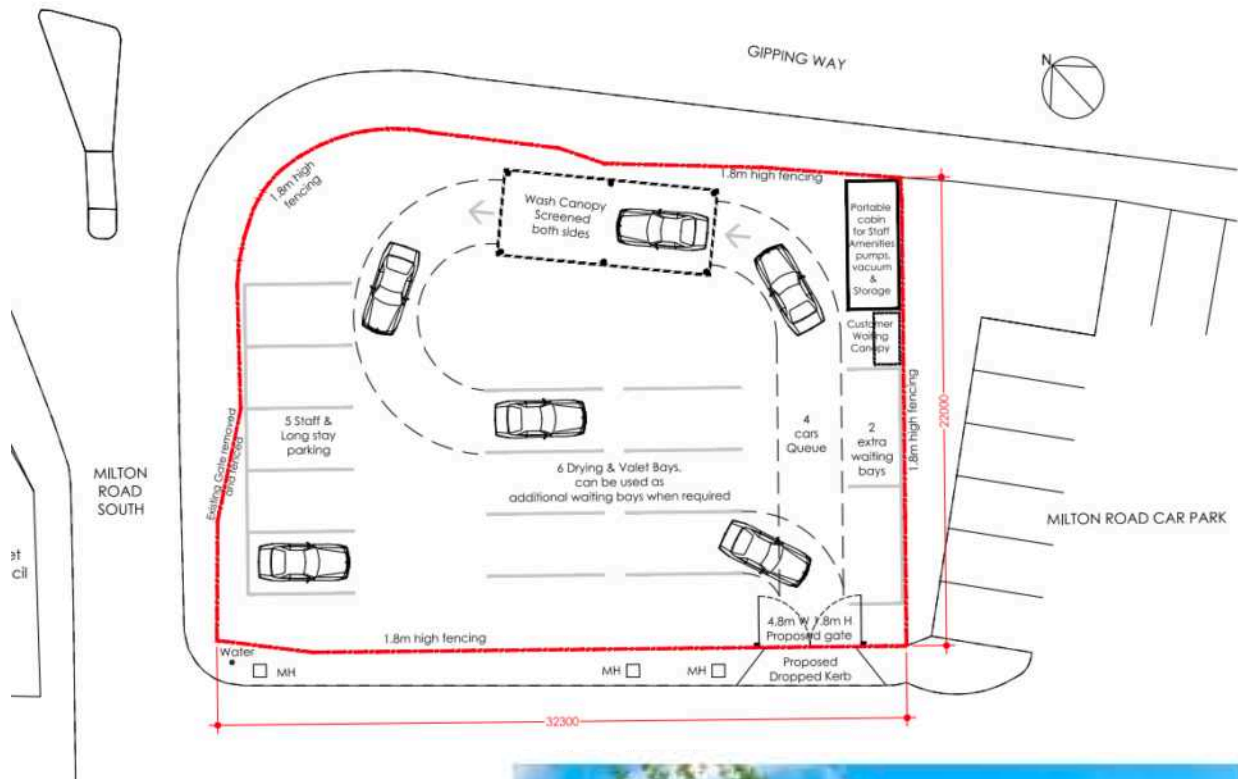


*O a k
Cottage*



Proposed Development

The development proposals consist a proposed hand car wash, wash canopy, 20ft shipping container (for storage) and erection of a 2.2m high shelter for customers on the 725 sq m site. The application is for a temporary 3 year use.



The proposal will require the hard paving of the entire site and erection of a 1.8m wooden palisade fence (see illustration).

A new gate will be installed in the Milton Road Car Park accessway thus representing less impediment to traffic than the existing entrance on Milton



Proposed Fencing, 1.8m high

Road South.

A customer waiting shelter will be provided to ensure customers have somewhere comfortable to wait whilst their cars are being cleaned and / or valeted.

A portable wooden / glass amenity building will be constructed to house storage for equipment and provide staff amenities.

The care wash canopy is of modern attractive design.



Customer waiting shelter



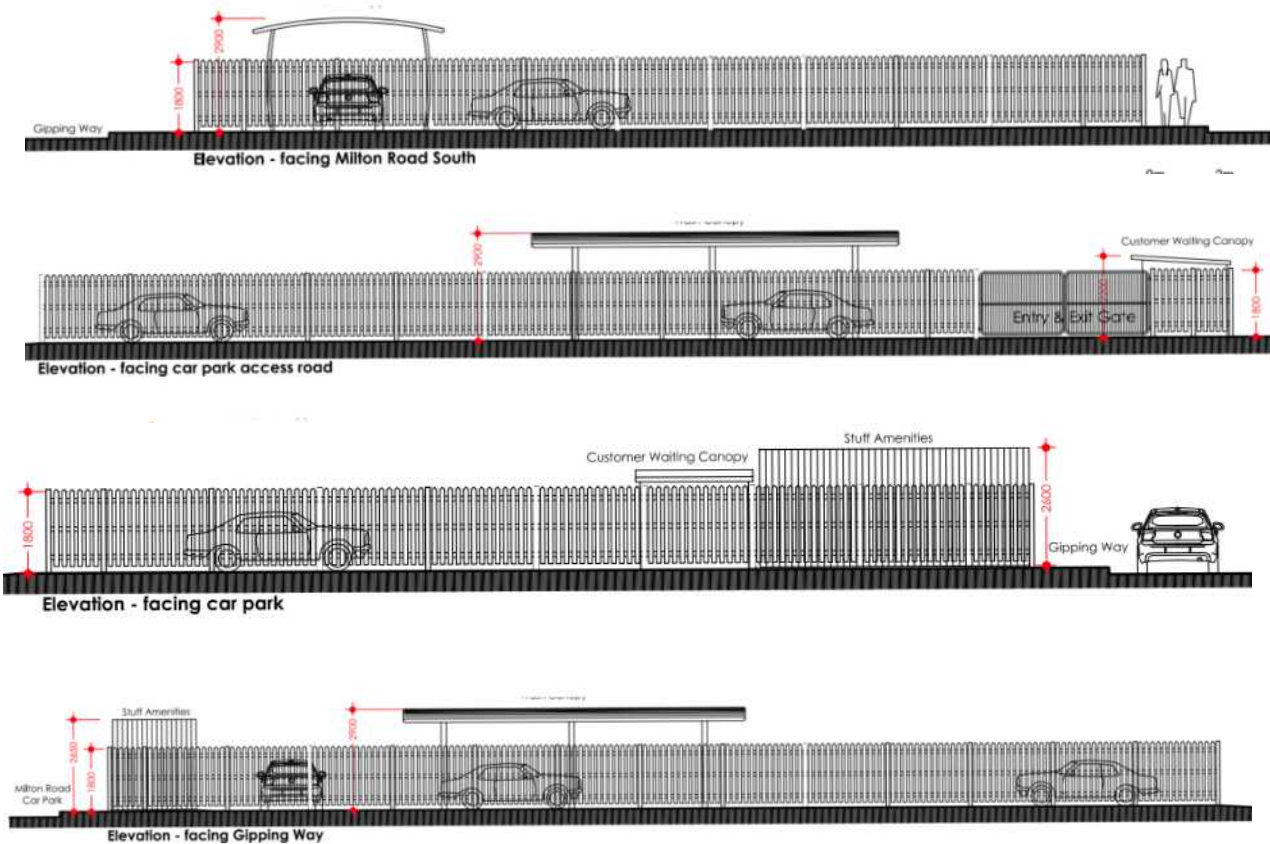
Staff Amenities, Pumps and Storage



Proposed Wash Canopy

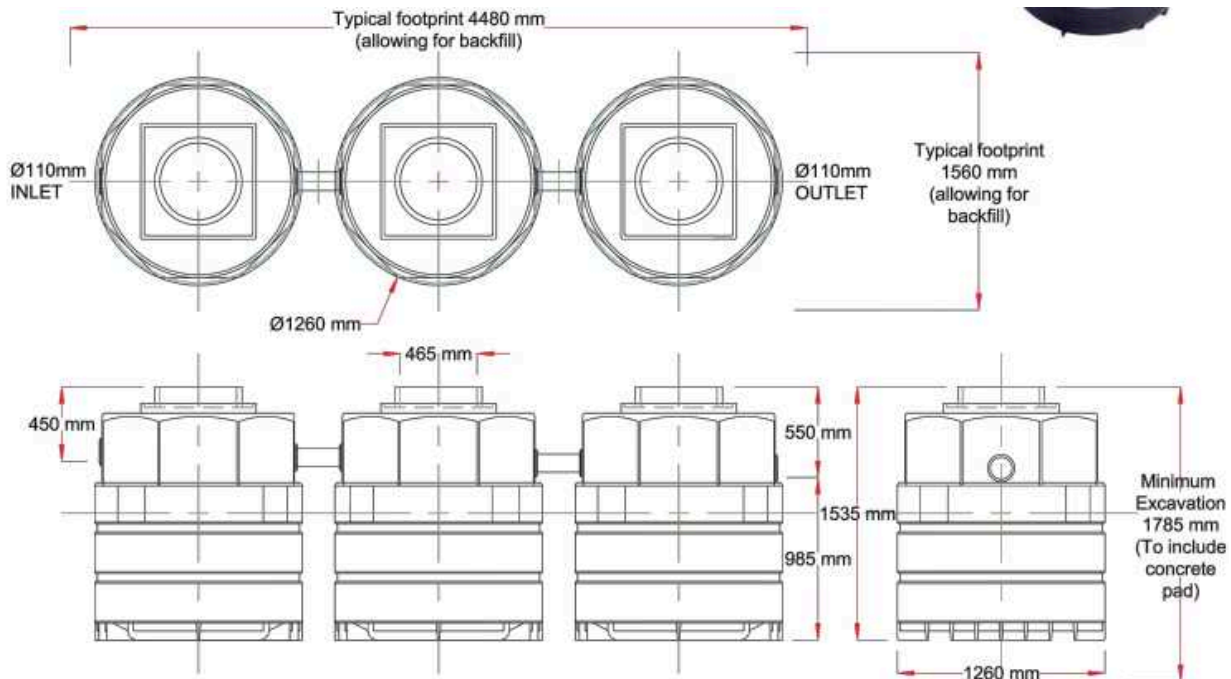
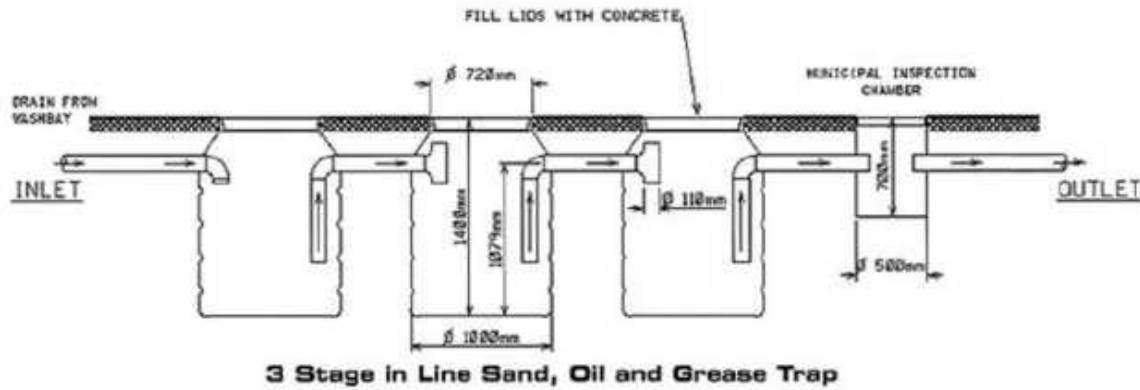
The site has been well planned to facilitate the easy access of up to 13 cars (parked) with additional cars in the queue thus minimising any issues at the gate. A sign directing cars not to queue on the road / across the path will be erected to stop customers queuing across the pavement. In addition at all operational times, the gates will be fully open¹.

The fence around the site presents a low profile with only the roof of the canopy, amenity block and customer waiting canopy protruding above the 1.8m of the wooden fence. The maximum height (of the canopy) is 2.9m.



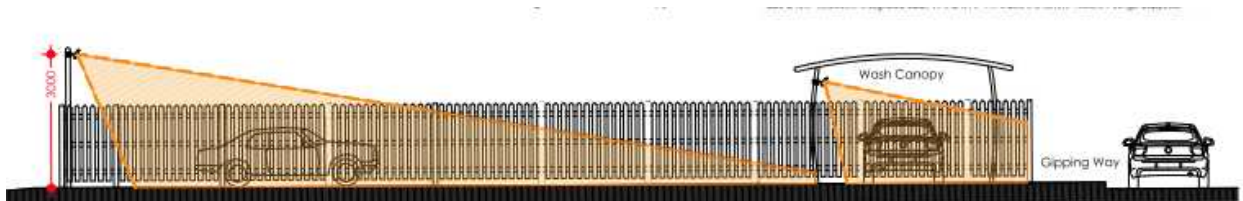
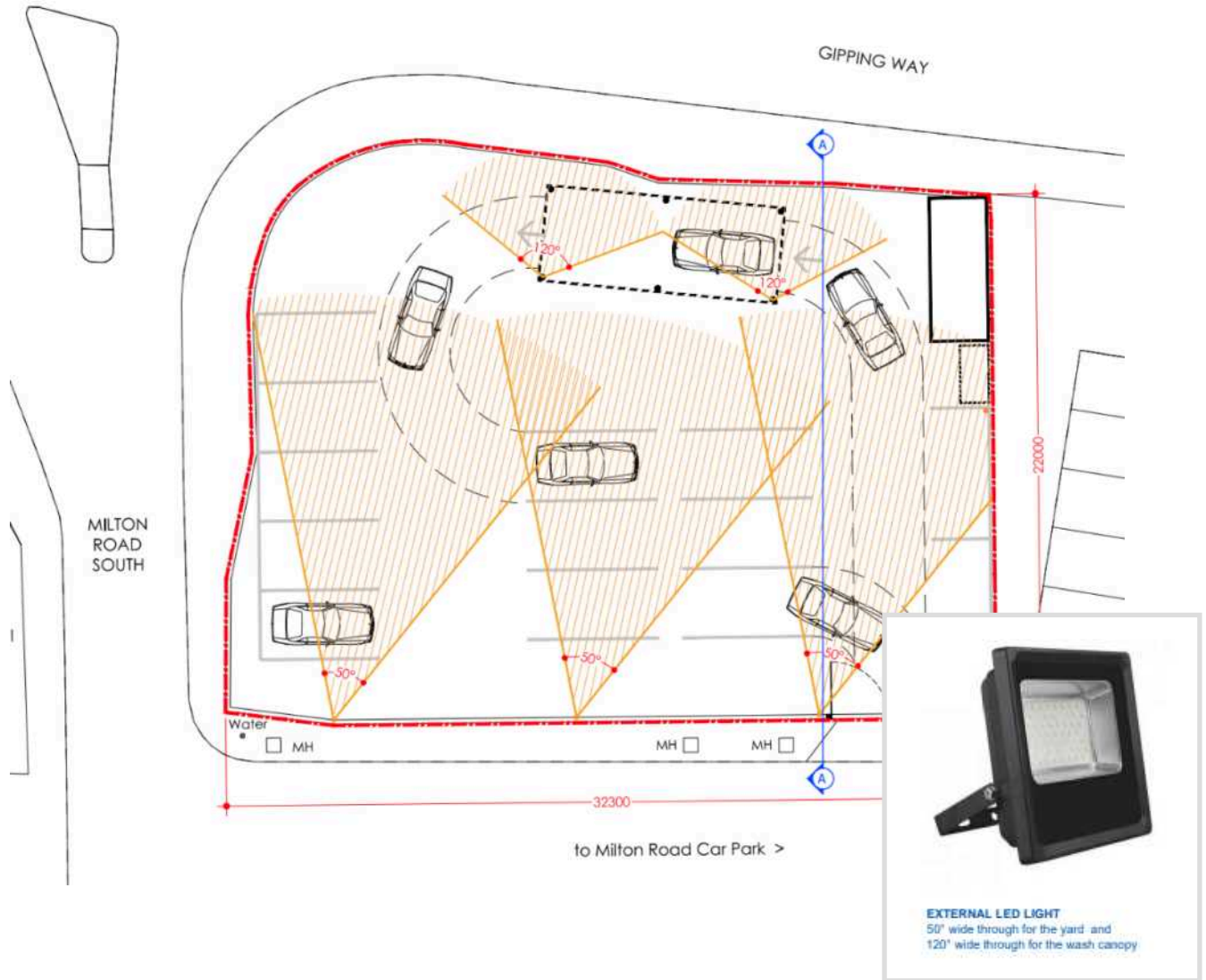
¹These measures are to address the concerns of the Highways Authority (letter of 26th August 2022 in response to former application DC/22/03819).

A detailed drainage proposal has been submitted along with the application with a sand, oil and grease trap included to ensure that foul water does not enter the wider drainage system.



- Placement with the site to be confirmed by the installation specialist.
- existing services, water, power and drainage are subject to client's survey.
- Anglian Water consent for local drainage system must be secured prior to installation.
- to be accessible for regular emptying and cleaning.
- Installed by manufacturer approved contractors.

A lighting layout has been devised to ensure that there is minimal spillage of light outside of the site whilst providing adequate levels of light in the winter months.



Planning History

Reference no.	Description	Decision	Date
DC/22/03819	Change of use to hand carwash facility. Erection of a hand carwash, installation of a wash canopy, placement of a 20ft shipping container as storage of car wash and erection of 2.2m high timber shelter for customer waiting	Withdrawn	12/9/2022

The application above was withdrawn following highways, heritage and the Town Councils concerns.

The heritage officer stated that²:

I consider that the proposal would cause:

- A low level of less than substantial harm to a designated heritage asset because the proposed development type and form would be further incongruous within the setting of Milton House over the existing situation.*
- A very low level of less than substantial harm to the significance of a designated heritage asset because the proposed development type and form would be further incongruous within the setting of this part of Stowmarket Conservation Area, over the existing situation, although the contribution this part of the Conservation Area makes to its overall character and appearance is fairly minimal.*

There were no objections from the Environment Protection Officer.

Highways concerns³ were restricted to ensuring that the accessway remained free of vehicles. The large number of parking bays (and queuing area) on site and the erection of a sign telling customers not to queue deals with these concerns.

² 23rd August 2022

³ 26th August 2022

The Town Council⁴ stated:

The Town Council re-affirms its previous objection to the grant of planning consent for change of use in respect of the site. The busy intersection of roads, ongoing traffic management issues and local congestion make the site wholly inappropriate for the proposed use. The new access is inadequate and the proposed boundary measures would be detrimental to the street scene in this high-profile location. Increased traffic movements will add to the existing problems with regard to highway safety and road rage which is experienced every day through the sounding of road car, van and lorry horns.

⁴ Undated

Commentary

Heritage

The main heritage concerns are due to the nearby Conservation Area and Listed Building; Oak Cottage (see below).



STOWMARKET

TM0558 MILTON ROAD 614-1/4/93 (North West side) 28/07/50 Nos.1, 3 AND 5 Council Offices and Oak Cottage (Formerly Listed as: MILTON ROAD (North East side) Nos.1, 3 AND 5 The Old Vicarage (3) and Oak Cottage (5))

||

Vicarage, now council offices since 1974 and a house. C17 origins, considerably altered and enlarged since. Timber-framed, rendered, pebbledashed and colourwashed. Plain tile roofs. The 2-storey north-western block is the C17 part, with an early C18 gabled cross wing added to the south-east gable end. This also 2-storey. The 2-storey range running north-east of this is also early C18, and constitutes Oak Cottage. c1860-70 the south-east extensions were added, now forming the council chamber. These terminate in a hipped bay against the gable with 4-light Geometric tracery windows and one-light returns. In the late C18 general additions of oriel windows. Oak Cottage, extending north-east with replaced 2-light casements, 2 projecting oriels to the first floor and a cluster of 3 2/2 ground-floor sashes. Gabled roof with central ridge stack. The C17 north-west wing illuminated through various types of sashes. Gabled roof and central ridge stack. Both these wings of 4 irregular bays. The cross wing between them with oriels to the south-west gable and the south-east flank, next to an external stack. Both these oriels appear in mid C18 drawings. The C19 extension has a dormer and a C20 entrance block of one storey. INTERIOR. Council chamber entered through a 2-panel early C18 door. Dentil cornice. Timber-framed rear parts with chamfered bridging beams with tongue stops. Doorways and fireplaces generally C20. The Rev. Dr. Thomas Young, a tutor of John Milton, was vicar here 1628-55. From his letters it is obvious that Milton visited the house. The Rev. A.G. Hollingsworth, author of "The History of Stowmarket", 1844, also lived here. (Double H: Stowmarket - A Book of Records: Stowmarket: 1983-: 43, 124).

The Heritage Officer has stated that the proposals would result in:

- A low level of less than substantial harm to a designated heritage asset because the proposed development type and form would be further incongruous within the setting of Milton House over the existing situation.*
- A very low level of less than substantial harm to the significance of a designated heritage asset because the proposed development type and form would be further incongruous within the setting of this part of Stowmarket Conservation Area, over the existing situation, although the contribution this part of the Conservation Area makes to its overall character and appearance is fairly minimal.*

Given the present state of the site as overgrown, unplanned and derelict the conclusion

that the proposed development represents any form of harm to the heritage assets is challengeable as the considered development of the site would represent a clear betterment over the present appearance of the site.

Notwithstanding that argument the proposed development has not been designed to directly better the heritage assets. Accordingly and in order to provide comfort the applicant proposes to have a temporary, 3 year, use of the site. In that way should longer term, permanent, proposals come forward for the site these can properly be considered in the light of heritage concerns whilst not preventing a short term benefit in terms of using redundant land, provide employment and a valuable local service.

The Town Councils Concerns

The Town Council stated:

The Town Council re-affirms its previous objection to the grant of planning consent for change of use in respect of the site. The busy intersection of roads, ongoing traffic management issues and local congestion make the site wholly inappropriate for the proposed use. The new access is inadequate and the proposed boundary measures would be detrimental to the street scene in this high-profile location. Increased traffic movements will add to the existing problems with regard to highway safety and road rage which is experienced every day through the sounding of road car, van and lorry horns.

In response to these comments the applicant points out that:

- 1) The proposed access is a considerable improvement over the existing legal access which represents a much greater concern in terms of highway safety;
- 2) The Highways Authority had no comment to make on boundary treatments nor position of the gates;
- 3) The Boundary Treatments represent a considerable improvement over the existing treatment;
- 4) The proposed use is temporary. The Councils are not relevant to a temporary use that represents clear betterment (in terms of design, employment use and service provision) in the short term.

Access

Conclusion

The site at present is in a derelict and unkempt condition.

The proposed temporary use will represent betterment without permanently affecting the concerns raised over heritage and design in a prominent location.