

Comments for Planning Application DC/23/0012/FUL

Application Summary

Application Number: DC/23/0012/FUL

Address: Hazel Stub Depot Burton End Haverhill Suffolk CB9 9AF

Proposal: Planning application - a. conversion of existing light industrial depot building (class E) to nine apartments (class C3) b. external car and bicycle parking, refuse area and landscaping

Case Officer: Ed Fosker

Customer Details

Name: Mr Clive Boase

Address: Cowslip Pightle, Burton End, Haverhill, Suffolk CB9 9AF

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Other
- Plan queries
- Residential Amenity

Comment: We live in a Grade II listed property adjacent to Hazel Stub depot.

We are in favour of changing the use of this site from industrial to residential for the following reasons:

- Hazel Stub hamlet is a residential area within the green belt around Haverhill. The industrial use of the depot site has become an historical anomaly. Former farm buildings at Hazel Stub Farm, were some years ago successfully converted to residential use from industrial use.
- The currently part-empty depot is at risk of deterioration and damage.
- There have been periodic changes of ownership of the depot, with new and inappropriate business plans, that have required contesting by residents.
- When the depot has been at capacity, there have been frequent and disruptive noise and heavy vehicle movements, including at night and weekends.
- Those renting space from the depot owners, often do not understand the existing planning restrictions, and residents have had to police use of the site in line with planning restrictions.

A change to residential use of the depot is therefore much more in line with the character of Hazel Stub hamlet, than continued industrial use.

However, we have the following concerns:

- Contrary to the applicant's plans, the depot does not own the north-east trackway that leads from

the highway to the depot. This trackway is owned by Cowslip Pightle. This ownership is registered with HM Land Registry.

- Converting the depot to nine residential units almost doubles the number of residences at Hazel Stub. In addition, the nine units, would be very different in character to those already in Hazel Stub, with its three Grade II listed properties. Conversion of the depot to fewer units, each of a larger size, might be more appropriate.

Approval of residential use should include consideration of:

no increase in building height; no nuisance from external lighting; and appropriate and secure boundaries.

(Full letter sent to Planning Case Officer 6. 3 23).