

Application No: DC/25/1622/FUL

AGENT

Mr Andrew Cann
The Maltings
Princes Street
Ipswich
IP1 1SB

APPLICANT

Mr and Mrs Dilloway and Birch
Weavers Business Centre
6 Hamlet Road
Haverhill
Suffolk
CB9 8EE

Date Registered: 18 November 2025

Date of Decision: 10 November 2025

Town And Country Planning Act 1990 (as Amended)

**Town & Country Planning (Development Management Procedure)
(England) Order 2015**

PROPOSAL **Planning application - change of use of office building
(class E) to dwellinghouse (class C3)**

LOCATION **Weavers Business Centre , 6 Hamlet Road, Haverhill,
Suffolk, CB9 8EE**

Permission is hereby **REFUSED** by the Council as Local Planning Authority for the purpose of the above Act and Orders for development proposed in the application shown above.

The reason(s) for the Council's decision to refuse permission are/is:

1. Policy LP24 states that in order to meet our overall employment needs over the plan period this policy seeks to protect and safeguard all employment land and existing businesses, across the district which include:
 - a. Land designated as a general employment areas and rural employment areas.
 - b. Sites allocated for employment purposes (including employment land as part of a mixed-use allocation).
 - c. Land and existing businesses which are not specifically identified in the

local plan.

It is recognised that there are a number of existing businesses and employment uses across the district that are not designated on the policies map that lie outside of the 129 defined general employment areas, rural employment areas and employment allocations as detailed above (category c).

Proposals resulting in the loss of employment land or an existing business falling within categories a and c to an employment use which generates jobs but do not neatly fall within the employment uses set out in policy SP22, will only be permitted where the proposal complies with criteria d to h of LP24.

As a minimum, evidence of 12-month marketing of the site and premises in accordance with guidance in appendix J, demonstrating that genuine attempts have been made to sell and/or let the site and premises in its existing use (or last previous use) and other suitable employment uses (where supported by the policies in the development plan) and no alternative business use has been found.

The application does not contain supporting information in relation to demonstrating that there is a sufficient supply of alternative and suitable employment land available (d). It is not considered that the existing use as office accommodation has created over-riding environmental problems such that the change of use would result in a substantial environmental benefit (e). It is not considered that the change of use to a market dwelling would assist in urban regeneration and offer greater benefits to the community in meeting local business and employment needs(f). The proposed change of use is not for an employment related support facility (g) and is not related to on-site renewable energy development(h). The application has not been accompanied by evidence that the application site has been marketed in accordance with the appendix J guidance.

The proposal is therefore not in accordance with the provisions of LP24 and the principle of development is not acceptable.

2. Policy LP41 requires all development proposals to provide for active travel on and off site through maximising walking opportunities, promoting cycling opportunities, providing secure cycle storage and safe and suitable access to public transport. The provision of cycle storage is set out within Policy LP44 and Suffolk Guidance for Parking (2023). The submitted plans do not demonstrate cycle storage either externally or internally within the proposed dwelling. As a result of this it is considered that the development proposal would be contrary to the provisions of LP41 and LP44.

Informatives

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, insufficient information has been provided to demonstrate policy compliance and the application proposals represent a clear departure from the Development Plan and any amendments to the proposals could not address these 'in-principle' objections.

This decision relates to the following document and drawing references:

Reference No:	Plan Type	Date Received
(-)	Block plan of the site	15.10.2025

The Following policies are considered relevant to the current decision:

SP1 – The climate and environment emergency and sustainable development
SP4 – Design
SP8 – Biodiversity net gain and enhancements
SP12 – The spatial strategy
SP13 – Settlement hierarchy
LP1 – Sustainable design and construction
LP5 – Water quality and resources
LP7 – Protecting and enhancing natural resources, minimising pollution and safeguarding from hazards
LP9 – Well-designed spaces
LP24 – Safeguarding employment
LP35 – Listed buildings
LP37 – Conservation areas
LP41 – Active and sustainable travel
LP44 – Parking standards

Informatives:

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Penelope Mills

Penelope Mills
Service Manager (Planning - Development)

Date: 10 November 2025

NOTES

1 If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78
Town and Country Planning Act 1990

Listed Building Applications: Section 20
Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78
Town and Country Planning Act 1990 Regulation 15
Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made online at <https://www.gov.uk/appeal-planning-decision>. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2 If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

3. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.