



Richard Watson
Head of Planning (Control)
Babergh District Council
Corks Lane, Hadleigh, Ipswich IP7 6SJ

DX NO: 85055 Exchange: Babergh
Main Switchboard: 01473 822801
Website: www.babergh.gov.uk

REFUSAL OF PLANNING PERMISSION
Town and Country Planning Act 1990

Correspondence Address:
Mr & Mrs D M Witt
Brewery Farm
Bower House Tye Polstead
Colchester Essex
CO6 5BZ

Applicant: Mr & Mrs D M Witt

Part 1 - Particulars of Application
Date of application: 26 November 2005
Date received: 30 November 2005

Application No: B/05/02066/ROC

Particulars and location of development:

**Variation of Condition 02 attached to P. P. B/05/00111/FUL to allow sale of alcohol and in excess of 30% of the display space being occupied by goods other than those listed at Condition 02 to a maximum of 45% (including alcohol).
Brewery Farm, Bower House Tye, Polstead, Colchester, CO6 5BZ**

Part 2 - Particulars of decision

The **Babergh District Council** hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been refused** for the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reasons:

1. The application site lies in an unsustainable countryside location, away from any urban or village centre, where, in the interests of agriculture, rural amenity, road safety and the economy of services, existing land uses will remain (for the most part) undisturbed. Policy SP07 of the Babergh Local Plan (Alteration No.2) - Second Deposit Draft requires proposals for farm retail shops to be assessed in relation to, inter alia, the impact of the proposal on the viability of nearby town or village shops, the proximity of the nearest town or village and highway safety issues. The proposal to expand the range of goods sold at the premises from those specified under planning permission reference B/05/00111/FUL/MF would result in an increase in the retail sale of 'brought in' goods for which the display area of all such restricted items would increase to 45%, resulting in a significant proportion of all goods sold at the site being of a general retail nature, not grown at the site, in a location where a general Class A1 retail use would unacceptably undermine existing town and village centres and where customers and suppliers are heavily dependant on private vehicles as a means of transport. The proposal is therefore contrary to the aforementioned Policy SP07 and the general principles of sustainable development contained within Planning Policy Guidance 13: Transport, Planning Policy Statement 7: Sustainable Development in Rural Areas and Planning Policy Statement 6: Positive Planning for Town Centres.

Richard Watson
Head of Planning (Control)

Date: 13/01/2006