



**Riverside, 4 Canning Road, Lowestoft, Suffolk,
NR33 0EQ**

Strategic Planning Committee

Members:

Councillor Paul Ashdown (Chairman)
Councillor Debbie McCallum (Vice-Chairman)
Councillor Stuart Bird
Councillor Chris Blundell
Councillor Elfrede Brambley-Crawshaw
Councillor Norman Brooks
Councillor Jenny Ceresa
Councillor Tony Cooper
Councillor Linda Coulam
Councillor Mike Deacon
Councillor Tony Fryatt
Councillor Andree Gee
Councillor Colin Hedgley
Councillor Mark Newton
Councillor Malcolm Pitchers
Councillor David Ritchie
Councillor Craig Rivett
Councillor Kay Yule

Members are invited to a **Meeting of the Strategic Planning Committee**
to be held in the Conference Room, Riverside, Lowestoft,
on **Monday, 7 June 2021 at 10:30 am**

This meeting is being held in person in order to comply with the Local Government Act 1972. In order to comply with coronavirus regulations and guidance, the number of people at this meeting will have to be restricted to only those whose attendance is reasonably necessary.

Ordinarily, East Suffolk Council encourages members of the public to attend its meetings but on this occasion would encourage the public to watch the livestream, via the East Suffolk Council YouTube channel instead at
<https://youtu.be/XICsmANaerA>.

If you do believe it is necessary for you to be in attendance we encourage you to notify Democratic Services, by email to democraticservices@eastsuffolk.gov.uk, of your intention to do so no later than 12 noon on the working day before the meeting so that the meeting can be managed in a COVID secure way and the Team can endeavour to accommodate you and advise of the necessary health and safety precautions.

However, we are not able to guarantee you a space/seat and you are advised that it may be that, regrettably, we are not able to admit you to the meeting room.

An Agenda is set out below.

Part One – Open to the Public

Pages

- | | | |
|----------|---|---------------|
| 1 | Election of a Chairman
To elect a Chairman for the 2021/22 Municipal Year | |
| 2 | Election of a Vice-Chairman
To elect a Vice-Chairman for the 2021/22 Municipal Year | |
| 3 | Apologies for Absence and Substitutions | |
| 4 | Declarations of Interest
Members and Officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the Meeting if it becomes apparent that this may be required when a particular item or issue is considered. | |
| 5 | Minutes
To confirm as a correct record the Minutes of the Meeting held on 8 March 2021 | 1 - 7 |
| 6 | Energy Projects Update
To receive a presentation from the Deputy Leader and Cabinet Member with responsibility for Economic Development on Energy Projects within East Suffolk | |
| 7 | Annual Review of The Planning Referral Panel Procedure and Processes ES/0781
Report of the Cabinet Member with responsibility for Planning and Coastal Management | 8 - 14 |

		Pages
8	Enforcement Performance Report – January to March 2021 ES/0782 Report of the Cabinet Member with responsibility for Planning and Coastal Management	15 - 19
9	Planning Performance Report – January to March 2021 ES/0783 Report of the Cabinet Member with responsibility for Planning and Coastal Management	20 - 25
10	Appeals Performance Report – January to 12 May 2021 ES/0784 Report of the Cabinet Member with responsibility for Planning and Coastal Management	26 - 43
11	Planning Policy and Delivery Update ES/0786 Report of the Cabinet Member with responsibility for Planning and Coastal Management	44 - 50
12	Strategic Planning Committee's Forward Work Programme To consider the Committee's Forward Work Programme	

Part Two – Exempt/Confidential

Pages

There are no Exempt or Confidential items for this Agenda.

Close



Stephen Baker, Chief Executive

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democraticservices@eastsoffolk.gov.uk



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www.local.gov.uk/Community-Leadership

Unconfirmed



Minutes of a Meeting of the **Strategic Planning Committee** held via Zoom, on **Monday, 8 March 2021** at **10:30am**

Members of the Committee present:

Councillor Melissa Allen, Councillor Paul Ashdown, Councillor Stuart Bird, Councillor Chris Blundell, Councillor Jocelyn Bond, Councillor Norman Brooks, Councillor Jenny Ceresa, Councillor Tony Cooper, Councillor Linda Coulam, Councillor Mike Deacon, Councillor Graham Elliott, Councillor Tony Fryatt, Councillor Andree Gee, Councillor Colin Hedgley, Councillor Debbie McCallum, Councillor Malcolm Pitchers, Councillor David Ritchie, Councillor Craig Rivett, Councillor Kay Yule

Other Members present:

Councillor Peter Byatt, Councillor Rachel Smith-Lyte, Councillor Ed Thompson

Officers present:

Carolyn Barnes (Energy Projects Transport Lead), Liz Beighton (Planning Manager), Freya Carroll (Assistant Planner), Lisa Chandler (Energy Projects Manager), Nick Clow (Energy Projects Co-Ordinator), Sarah Davis (Democratic Services Officer), Naomi Goold (Senior Energy Projects Officer), Beth Hughes (Assistant Planner), Matt Makin (Democratic Services Officer), Bethany Rance (Graduate Town Planner - Energy Projects), Desi Reed (Planning Policy and Delivery Manager), Philip Ridley (Head of Planning and Coastal Management), Grahame Stutely (Senior Energy Projects Officer)

1 Apologies for Absence and Substitutions

There were no apologies for absence.

2 Declarations of Interest

Councillor Kay Yule declared a Local Non-Pecuniary Interest in item 7 of the agenda, specifically in relation to one of the appeal decisions detailed in the report. Councillor Yule advised that she was not able to disclose in what capacity she was declaring the interest; the Chairman sought advice from the Democratic Services Officer, and it was agreed that Councillor Yule would take no part in item 7 and leave the virtual room for its duration.

3a Minutes - December 2020

RESOLVED

That the Minutes of the Meeting held on 14 December 2020 be confirmed as a correct record and signed by the Chairman.

3b Minutes - January 2021

RESOLVED

That the Minutes of the Meeting held on 20 January 2021 be confirmed as a correct record and signed by the Chairman.

4 Nationally Significant Infrastructure Projects

The Committee received a presentation on Nationally Significant Infrastructure Projects (NSIPs) within East Suffolk from Councillor Craig Rivett, the Deputy Leader and Cabinet Member with responsibility for Economic Development.

Councillor Rivett thanked officers for the ongoing work on the various NSIPs within East Suffolk and noted the significant work undertaken to compile the Council's responses to the Development Consent Orders (DCOs) for Sizewell C, East Anglia One North and East Anglia Two.

Councillor Rivett's presentation summarised current and forthcoming projects. The presentation also provided a more detailed update on the East Anglia One North and East Anglia Two including deadline dates and remaining hearings. An update on Sizewell C was also given, detailing the preliminary meeting and the provisional timetable published in the Rule 6 letter.

Councillor Rivett provided further detail on forthcoming projects including Nautilus and Eurolink, SCD1, Five Estuaries (formerly known as the Galloper extension) and North Falls (formerly known as the Greater Gabbard extension).

The Committee was shown visual illustrations of the Five Estuaries and North Falls wind farms.

Councillor Rivett outlined the National Grid's Network Options Assessment for East Anglia and its relation to East Suffolk and highlighted the need to increase the amount of electricity that could be "pushed through" the network.

Councillor Rivett summarised the Council's ongoing priorities to work with partner organisations, local councillors, local town and parish councils, and to lobby and engage with Government and the National Grid.

The Chairman invited questions to Councillor Rivett and the officers.

A member of the Committee, who was Ward Member for Aldeburgh and Leiston, thanked the officers for their hard work; she noted dissatisfaction in her Ward regarding the East Anglia One North and East Anglia Two proposals and asked if further consultation with the local community would be considered.

Councillor Rivett advised that it would be a challenge to engage in additional consultation, given the tight deadlines outlined in his presentation; he said that the Council would engage with the local community on specific areas of concern.

There being no further questions, the Chairman thanked Councillor Rivett and the

officers for the presentation and said he looked forward to seeing further updates on NSIPs at future meetings.

5 Planning Enforcement Report

The Committee received report **ES/0691** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided information on the performance of the Council's Planning Enforcement section.

The report was introduced by the Cabinet Member with responsibility for Planning and Coastal Management. Councillor Ritchie explained that the report covered the period September 2020 to December 2020 inclusive and detailed the enforcement cases received and closed in that period, the time taken to close cases and the reasons for closure.

The Committee was advised that in that period, 37 new enforcement cases had been received and 41 cases had been closed; 16 cases had been closed due to no breach of planning regulations, 17 had been closed as compliance had been achieved or the use in breach had ceased, 6 had been closed as planning permission had been granted, and 2 cases had been closed as it had not been expedient to pursue them.

Councillor Ritchie invited the Planning Manager to comment on the report. The Planning Manager had nothing further to add and said she was happy to answer any question the Committee might have.

There being no questions to Councillor Ritchie and the officers, the Chairman moved to the recommendation to note the report.

On the proposition of Councillor Ritchie, seconded by Councillor Hedgley it was by unanimous vote

RESOLVED

That the report concerning Enforcement Team statistics be received.

6 Development Management Performance Report

The Committee received report **ES/0693** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided an update on the planning performance of the Development Management Team in terms of the timescales for determining planning applications.

The report was introduced by the Cabinet Member with responsibility for Planning and Coastal Management, who noted that the service had met or exceeded both the national targets for approving planning applications as well as the local "stretched" targets that it set itself. Councillor Ritchie highlighted that despite the ongoing COVID-19 pandemic, the team was dealing with at least the usual number of applications it normally would be.

Councillor Ritchie invited the Planning Manager to comment on the report. The Planning Manager said that the performance of the service had increased compared to the previous year and noted the figures at paragraph 2.8 of the report in respect of the

rate of approval for major, minor and householder applications. The Planning Manager thanked the Development Management Team for its hard work, particularly during the challenging period of working remotely under COVID-19 restrictions.

The Chairman invited questions to Councillor Ritchie and the officers.

In response to a question on the "stretched" targets referred to in the report, the Planning Manager explained that these were targets laid out in the Council's service plan to meet internally; these targets were above what was required nationally, in order to increase performance.

The Planning Manager confirmed that there had been more minor applications than major ones of late and that the majority of these applications had been approved.

The Committee was advised that the Development Management Team was now fully staffed, with four new officers commencing employment with the Council in January 2021.

A member of the Committee raised concerns about the referral panel system, which directed whether applications should be determined by the Head of Planning and Coastal Management using his delegated authority or be determined by one of the Council's Planning Committees. The Member compared this process to the call-in process used for applications at the former Waveney District Council, which he considered gave Ward Members more of a say in how planning applications were determined, and considered that the public, as well as town and parish councils, were not confident in the Council's planning system.

In response, the Head of Planning and Coastal Management noted that the reports to the Strategic Planning Committee, presented on a quarterly basis, provided a wealth of evidence on how the Council's planning system was operating including feedback and complaints. The Head of Planning and Coastal Management added that the Council regularly engaged with town and parish councils through forum events and that complaints from these authorities were few and considered the Council's relationship with them on planning issues to be good.

The Head of Planning and Coastal Management was of the view that the referral panel process was working well and highlighted that Ward Members were able to observe referral panel meetings; he accepted that Ward Members would not always be happy with where the referral panel directed an application for determination but stated that the Council operated a plan-led system which was producing good results.

Councillor Ritchie added that a recent forum event with town and parish councils had provided positive feedback and disagreed with the suggestion that there was a decline in confidence from towns and parishes.

There was significant discussion on the referral panel process. Several Members were content with how the system currently worked and other Members raised concerns with the level of Ward Member involvement in the process and suggested that Ward Members should at least be able to speak at referral panel meetings, to provide factual information.

The Chairman encouraged Ward Members to attend and observe referral panel meetings and highlighted that more often than not, comments were not received from Ward Members during the consultation period on applications, which could be considered by the referral panel when directing applications for determination.

The Vice-Chairman echoed the comments of the Chairman and stressed that the referral panel was not a decision-making body; she was of the view that if Ward Members were allowed to speak at referral panel meetings then it could be considered that planning decisions were being taken in private.

The Head of Planning and Coastal Management advised the Committee that it was considering a report on the performance of the Development Management Team and not a review of the referral panel process. It was confirmed by both the Head of Planning and Coastal Management and the Democratic Services Officer that a report reviewing the referral panel procedure and process would be presented to the Committee at its next meeting on Monday 7 June 2021.

There being no further questions, the Chairman moved to the recommendation to note the report.

On the proposition of Councillor Ritchie, seconded by Councillor McCallum it was by a majority vote

RESOLVED

That the contents of the report be noted.

7 Planning Appeals Report

Note: Councillor Kay Yule left the meeting for the duration of this item

The Committee received report **ES/0690** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided an update on all appeals received from the Planning Inspectorate (PINS) between 1 December 2020 and 12 February 2021.

The report was introduced by the Cabinet Member with responsibility for Planning and Coastal Management, who noted that 75% of all appeals in this period had been successfully defended; this rate was stated to be above the national average.

Councillor Ritchie highlighted that the report detailed the outcomes of each appeal and suggested that Members study this information, particularly where appeals had been upheld.

The Chairman invited the Planning Manager to comment on the report. The Planning Manager noted the reasons for appeals that had been allowed at paragraphs 2.8, 2.9 and 2.10 of the report.

There being no questions to Councillor Ritchie and the officers, the Chairman moved to the recommendation to note the report.

On the proposition of Councillor Ritchie, seconded by Councillor Cooper it was by a majority vote

RESOLVED

That the contents of the report be noted.

Note: Councillor Kay Yule returned to the meeting following the conclusion of this item.

8 Planning Policy and Delivery Update

The Committee received report **ES/0692** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided an update on key elements of the current work programme including progress on Neighbourhood Plans and housing delivery.

The report was introduced by Councillor Ritchie, Cabinet Member with responsibility for Planning and Coastal Management, who noted the heavy workload of the Planning Policy and Delivery Team with the various supplementary planning documents being produced to support the two Local Plans covering East Suffolk.

The Chairman invited the Planning Policy and Delivery Manager to comment on the report. The Planning Policy and Delivery Manager summarised section two of the report and highlighted the progress made on several documents including the Statement of Community Involvement and the Cycling and Walking Strategy.

The Planning Policy and Delivery Manager considered that her team took pride in making documents and consultations as user-friendly as possible and considered the 800 responses received digitally on the Cycling and Walking Strategy as testament to this.

The Committee was advised that the Council consulted the public on documents, i.e. the Statement of Community Involvement, even when it was not a statutory requirement as it was considered the right thing to do.

It was noted that the Annual Monitoring Report 2019/20, considered by the Committee at its meeting on 14 December 2020, had been published on the East Suffolk Council website alongside an interactive summary of its key findings. The Council had also recently published its first Infrastructure Funding Statement.

The Planning Policy and Delivery Manager explained that several key documents would be progressed over the coming months and presented to the Cabinet for adoption, and further consultations would take place including one on the new Community Infrastructure Levy (CIL) charging schedule. The Committee was also advised that the next CIL bidding window would open on 1 April 2021.

The development of several Neighbourhood Plans was being supported by the Planning Policy and Delivery Team and a number of these would be subject to referenda being held on 6 May 2021. Other Neighbourhood Plans in development were making good progress but, in some instances, had been delayed due to the impact of COVID-19

restrictions on consultation events.

The Planning Policy and Delivery Manager said that advice had been given to Neighbourhood Plan Working Groups to delay the Regulation 14 stage of consultation for their plans in some cases, but that these groups continued to be supported where they chose to continue.

It was noted that housing delivery completions would be lower for 2020/21 due to the impact of COVID-19. The Planning Policy and Delivery Manager advised that a questionnaire had been distributed to developers to seek their views on construction and delivery issues and this feedback would inform the Housing Action Plan.

The Chairman invited questions to Councillor Ritchie and the officers.

A member of the Committee asked if there was any update on the reforms proposed in the Government's Planning White Paper. The Planning Policy and Delivery Manager advised that the consultation had elicited a huge response and confirmation was still pending on how and when this White Paper would be progressed into legislation; Councillor Ritchie added that this particular White Paper had been more like a consultation and was at a very early stage.

The Chairman thanked officers for the support they were providing to the development of a Neighbourhood Plan in his Ward.

There being no further questions, the Chairman moved to the recommendation to note and endorse the report.

On the proposition of Councillor Ritchie, seconded by Councillor Hedgley it was by unanimous vote

RESOLVED

That the content of the report be noted and endorsed.

9 Strategic Planning Committee's Forward Work Programme

The Committee noted its Forward Work Programme.

It was agreed that there would be a standing item for the the 2021/22 Municipal Year to receive verbal updates on Nationally Significant Infrastructure Projects from the Deputy Leader and Cabinet Member with responsibility for Economic Development, and that there would be an item on the agenda for the Committee's 7 June 2021 meeting to receive feedback gathered from the Town and Parish Forum events.

The meeting concluded at 11:43am

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Chairman



STRATEGIC PLANNING COMMITTEE

Monday, 07 June 2021

Subject	Annual Review of The Planning Referral Panel Procedure and Processes
Report of	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
Supporting Officer	Liz Beighton Planning Manager (Development Management) 01394 444778 Liz.beighton@eastsoffolk.gov.uk

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
Wards Affected:	All Wards

Purpose and high-level overview

Purpose of Report:

This report provides summary of the applications presented to the Referral Panel in respect of the volume of traffic, level of Ward Member comment and statistics of the route of determination of all applications presented.

Options:

Not applicable.

Recommendation/s:

That the content of the report be noted

Corporate Impact Assessment

Governance:

Not applicable.

ESC policies and strategies that directly apply to the proposal:

Not applicable.

Environmental:

Not applicable.

Equalities and Diversity:

Not applicable.

Financial:

Not applicable.

Human Resources:

Not applicable.

ICT:

Not applicable.

Legal:

Not applicable.

Risk:

Not applicable.

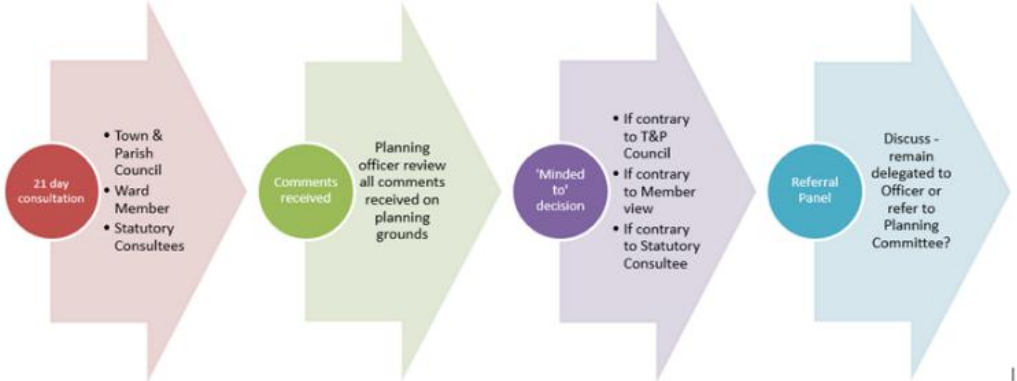
External Consultees:	None
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Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: (Select only one primary and as many secondary as appropriate)		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input checked="" type="checkbox"/>	<input type="checkbox"/>
How does this proposal support the priorities selected? To provide information on the performance of the enforcement section			

Background and Justification for Recommendation

1 Background facts	
1.1	This report provides Members of the Strategic Planning Committee with an analysis of the referral panel decisions in the year from April 2020 to April 2021.
1.2	This report should be read alongside the reports on planning performance and appeals decision which are being presented to the Strategic Planning Committee.
2 Current position	
2.1	In April 2019, East Suffolk Council brought into force a new scheme of delegation aligning the former authorities of Suffolk Coastal District Council and Waveney District Council. This scheme sets out the means by which applications will be determined and seeks to clarify which applications will be determined by the Head of Planning and Coastal Management and which will be referred to the Planning Committee for consideration.
2.2	The scheme of delegation was established following extensive dialogue with Planning Committee members and the Portfolio holder for planning and seeks to secure an appropriate balance between efficiency of the service and securing public scrutiny in the planning service.
2.3	<p>The scheme of delegation is laid out in the Council's constitution and reads as follows:</p> <p>All planning application decisions including decisions concerning Environmental Impact Assessment (EIA) decisions or considerations requiring Habitat Regulation Impact Assessments (HRA) are delegated to Head of Planning and Coastal Management UNLESS:</p> <ol style="list-style-type: none"> 1. The Planning Application is, in the opinion of the Head of Planning and Coastal Management and/or the Chair and Vice Chair of the Planning Committee, of significant public interest; would have a significant impact on the environment; or should otherwise be referred to Members due to its significance in some other respect; or 2. The applicant or landowner is East Suffolk Council; 3. The applicant, or agent, is an East Suffolk Councillor or an East Suffolk Council employee, or the applicant, or agent, is a close relative of an East Suffolk Councillor or East Suffolk Council employee; or 4. The referral process is triggered <p>In which case, if item 4 is invoked, the Planning Application will be referred to the Referral Panel – the panel will discuss with the Head of Planning and Coastal Management (based on planning grounds) to either refer the application to Planning Committee for decision or remain delegated to the Head of Planning and Coastal Management.</p>
2.4	The table below shows, in diagrammatic form, how the referral process is operated. In essence, any application where the view of either planning officer is

	contrary to that of either the Town or Parish Council, statutory party or Ward Member, where they relate to material planning considerations.
2.5	<p>For the process to be instigated those comments need to be received during the prescribed consultation period, unless a formal extension of time has been granted in writing.</p> 
2.6	The Planning Service has undertaken training sessions both Ward Members and representatives from Town and Parish Councils to help the understanding of the process and how to form consultation responses in the best way to aid the Referral Panel in determining the pertinent issues surrounding the application and whether those instigate sufficient weight to justify a round table discussion at Planning Committee. This is in addition to communicating such information by written notes.
2.7	The Planning Service is committed to continuing working with our Ward Members and Town and Parish Councils. Further Town and Parish training has been held on the 4 and 25 March 2021. Further Ward Member training is scheduled for the 28 May 2021.
2.8	<p>THE REFERRAL PANEL</p> <p>The referral panels meet every Tuesday and are made up of both the Chairs and Vice Chairs of the North and South Planning Committees. To aid a decision on the route of determination to be made by the Panel, Members are furnished with both a written report and a visual presentation of the application by officers. This information is also made available to interested parties on the Councils website alongside the relevant application details once a decision has been made. The outcome of the referral panel is communicated to the relevant parties as soon as possible after the meeting by the relevant case officer</p>
2.9	In June 2020 the Cabinet Member with responsibility for Planning took a report to the Strategic Planning Committee providing with a recommendation that no changes were made to the scheme. The Committee agreed with the recommendation but requested a further report be presented to the June 2021 Committee with relevant background information on how the Panel is performing.

2.10	From the 1 April 2020 to 31 March 2021, East Suffolk Council has determined a total of 2425 planning applications, 134 more than the same period on the preceding year. The detail surrounding the performance of such is laid out in the planning performance report tabled at the Strategic Planning Committee.
2.11	From the 1 April 2020 until the 31 March 2021 a total of 230 planning applications have presented to the Referral Panel. For reference in the preceding year 295 applications were presented.
2.12	Of the 230 reports presented, the Referral Panel determined that 188 could be delegated to the Head of Planning and Coastal Management for determination and 42 applications were referred to the Planning Committee. Four applications remain live. The rate of delegation for these applications sits at 81%. For comparison, the delegation rate in the preceding year was 85%. A slightly greater percentage of applications are therefore being referred to the Planning Committee.
2.13	Only 18 of the referral panel applications had comments from Ward Members, a percentage of 0.08%. This is a slight increase on last years figure of 0.02%
2.14	CONCLUSION The Council operates at a high delegation rate which enables the Planning Committee's to look at those applications that warrant wider debate in the public arena, hear the views of interested parties and allow public scrutiny of those important and significant applications. It is important that Planning Committees are not overburdened with volume of applications, and that appropriate time is allowed for full and proper debate on those applications what warrant such.
2.15	It is also important to note, sitting alongside this process, the associated reports on appeals performance and speed of determination remain extremely high and above the national requirements, offering confidence in the quality of decisions being made by East Suffolk Council.
2.16	Officers are committed to working closely with our Town and Parish Council's and will provide further guidance and assistance to enable enhanced dialogue in the planning application process.
2.17	It is also important to note that there is limited communication from Ward Members on applications, which sits at just 18 applications of a total of 230 that were presented to the Referral Panel. Contrary views of Ward Members is one of the key triggers of the Referral Process and Officers would welcome enhanced dialogue with Ward Members on planning applications.

3 How to address current situation

3.1	Yearly monitoring and reporting to Strategic Planning Committee
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4	Reason/s for recommendation
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4.1	That the contents of the report are noted
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Appendices

Appendices:

None.

Background reference papers:

None.



STRATEGIC PLANNING COMMITTEE

Monday, 07 June 2021

Subject	Enforcement Performance Report – January to March 2021
Report of	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
Supporting Officer	Cate Buck Senior Planning & Enforcement Officer Cate.buck@eastsuffolk.gov.uk 01394 444290

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
Wards Affected:	All Wards

Purpose and high-level overview

Purpose of Report:

To provide information on the performance of the enforcement section of the Development Management Team.

Options:

Not applicable.

Recommendation/s:

That the content of the report be noted.

Corporate Impact Assessment

Governance:

Not applicable.

ESC policies and strategies that directly apply to the proposal:

East Suffolk Council Enforcement Policy

Environmental:

Not applicable.

Equalities and Diversity:

Not applicable.

Financial:

Not applicable.

Human Resources:

Not applicable.

ICT:

Not applicable.

Legal:

Not applicable.

Risk:

Not applicable.

External Consultees:	None
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Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: (Select only one primary and as many secondary as appropriate)		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>
How does this proposal support the priorities selected? To provide information on the performance of the enforcement section			

Background and Justification for Recommendation

1 Background facts

1.1	Following the adoption of the new Local Enforcement Plan in March 2019 and the formation of the new East Suffolk Council section it was decided that a report be presented on a quarterly basis from August 2019.
1.2	Between January and March, one Enforcement Notice was served.

2 Current position

2.1	<u>Cases Received and Closed January to March 2021</u>			
	<u>Month</u>	<u>Cases Received</u>	<u>Cases Closed</u>	
	January	38	35	
	February	47	26	
	March	62	45	
	*Please note all new complaints are logged, site visited and then triaged in accord with the appropriate risk assessment.			
2.2	<u>Reasons for Closure</u>			
	<u>Reason</u>	<u>January</u>	<u>February</u>	<u>March</u>
	No Breach	20	10	28
	Compliance/use ceased	3	8	1
	Planning Permission Granted	12	7	6
	Permitted Development	0	0	4
	Immune/Lawful	0	0	1
	Duplicate file	0	0	
	Withdrawn	0	0	2
	Not Expedient	0	1	3
2.3	<u>Time taken to close cases</u>			
	<u>Time taken to close cases</u>	<u>Cases Closed in January</u>	<u>Cases Closed in February</u>	<u>Cases Closed in March</u>
	1-10 days	4	5	7
	11-20 days	7	1	10
	21-30 days	4	1	2
	31-40 days	1	2	5
	41 + Days	19	17	21

	Total	35	26	45	
2.4	<u>Enforcement Notices Served January to March 2021</u>				
	<u>Type of Notice</u>	<u>Address</u>	<u>Breach</u>	<u>Compliance period</u>	
	EN	17 Saxonfields, Snape	Construction of a replacement roof	4 months	

3 How to address current situation

3.1 Quarterly monitoring.

4 Reason/s for recommendation

4.1 That the report concerning Enforcement Team statistics be received.

Appendices

Appendices:

None.

Background reference papers:

None.



STRATEGIC PLANNING COMMITTEE

Monday, 07 June 2021

Subject	Planning Performance Report – January to March 2021
Report of	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
Supporting Officer	Liz Beighton Planning Manager (Development Management) 01394 444778 Liz.beighton@eastsoffolk.gov.uk

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable.
Wards Affected:	All Wards

Purpose and high-level overview

Purpose of Report:

This report provides an update on the planning performance of the Development Management Team in terms of the timescales for determining planning applications.

Options:

N/A

Recommendation/s:

That the content of the report be noted.

Corporate Impact Assessment

Governance:

Not applicable.

ESC policies and strategies that directly apply to the proposal:

Not applicable.

Environmental:

Not applicable.

Equalities and Diversity:

Not applicable.

Financial:

Not applicable.

Human Resources:

Not applicable.

ICT:

Not applicable.

Legal:

Not applicable.

Risk:

Not applicable.

External Consultees:	None
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Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: (Select only one primary and as many secondary as appropriate)		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>
How does this proposal support the priorities selected? To provide information on the performance of the enforcement section			

Background and Justification for Recommendation

1 Background facts

- 1.1 This report provides details on the determination timescales for all planning applications at East Suffolk Council when tested against the government set timescales as well as the East Suffolk Council stretched targets.
- 1.2 The Key Performance Indicators (KPIs) are reported on a quarterly basis and included within the East Suffolk Council performance report and tested against the Council's Business Plan.

2 Current position

- 2.1 The breakdown for Q4 (December 2020 to 31 March 2021) is reported as follows:

	Q4 Percentage	Q4 Total	Targets
Major Development	76%	13/17	60% national 65% stretched
Minor Development	71%	95/133	65% national 75% stretched
Other Development	89%	465/523	80% national 90% stretched

- 2.2 The end of year statistics for the reporting year are as follows:

	Q1 – Q4 Percentage	Q1 – Q4 Total	Targets
Major Development	82%	37/45	60% national 65% stretched
Minor Development	80%	460/574	65% national 75% stretched
Other Development	90%	1624/1806	80% national 90% stretched

- 2.3 The following table is a comparison with the end of Q4 in 2019/2020.

	Q1 – Q4 Combined Percentage	Q1 – Q4 Combined Total	Targets
Major Development	88%	60/68	60% national 65% stretched
Minor Development	75%	430/571	65% national 75% stretched
	87%	1435/1652	80% national

		Other Development			90% stretched	
2.4	The figures for Q4 of the financial year show a continued trend to issue decisions in a timely manner. The national performance indicators have been met in all instances, although there is a slight underperformance in respect of the internal stretched targets in respect of both minor and other developments. However, when considering the year as a whole, both the national and stretched targets have been met.					
2.5	All members of the Development Management Team continue to work from home but undertake site visits in a Covid secure manner. All meetings have been held virtually, and the figures presented to Members demonstrates that the pandemic has not had a negative effect on either the quality of timeliness of decision making albeit there are a number of challenges which have been faced. In January 2021, the team welcomed four new additions to the team who have integrated extremely well and already making quality decisions for the benefit of our customers.					
2.6	When comparing with the previous year (2019/2020), Members will note that performance has increased across all sectors and with the exception of major planning applications. The numbers of applications received is similar to that of last year, which is positive considering the effects that Covid-19 has had on the economy.					
2.7	The Development Management Team have also been appropriately using the extension of time mechanism to ensure that appropriate discussions can take place with applicants/other parties to secure high quality sustainable developments.					
2.8	The Council maintains a high approval rate across all types of applications and proactively look to support development where policy permits and work proactively with applicants and agents to secure appropriate schemes.					
2.9	Where applications are refused Officers seek to defend those refusals strongly. Members will note the separate appeals report on the agenda which demonstrates confidence that applications are being refused correctly and those decisions are for the most part upheld at appeal. Members will note that in respect of the same quarter the Council defended 88% of all planning appeals which is significantly higher than the national average.					
2.10	Officers continue to work proactively with agents to promote the pre-application service to seek to ensure that where applications are submitted they have the right level of information accompanying them to enable swift decisions on applications to be made. The planning service has recently updated both the Local Validation Requirements and also the Fees and Charges Schedule giving greater confidence to all customers on what information is required to support an application and also the benefits of engaging with the council prior to formal					

	submission.
2.11	Members of the Committee are further advised that there has been some incorrect performance reporting to MHCLG, the result of which showed East Suffolk Council towards the bottom of the league table in respect of the speed of determination of major planning applications. This matter has been rectified by the team and the correct figures (those which have been consistently reported to the Strategic Planning Committee and also contained with the Strategic Plan) have now been supplied which shows a very healthy position in respect of major application determination.

3 How to address current situation

3.1	Quarterly monitoring
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4 Reason/s for recommendation

4.1	That the report concerning the performance of the Development Management Team in terms of the speed of determining planning applications is noted.
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Appendices

Appendices:

None.

Background reference papers:

None.



STRATEGIC PLANNING COMMITTEE

Monday, 07 June 2021

Subject	Appeals Performance Report – January to 12 May 2021
Report of	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
Supporting Officer	Liz Beighton Planning Manager (Development Management) 01394 444778 Liz.beighton@eastsoffolk.gov.uk

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
Wards Affected:	All Wards

Purpose and high-level overview

Purpose of Report:

This report provides an update on the planning performance of the Development Management Team in terms of the quality and quantity of appeal decisions received from the Planning Inspectorate following refusal of planning permission by East Suffolk Council.

Options:

Not applicable.

Recommendation/s:

That the content of the report be noted.

Corporate Impact Assessment

Governance:

Not applicable.

ESC policies and strategies that directly apply to the proposal:

Not applicable.

Environmental:

Not applicable.

Equalities and Diversity:

Not applicable.

Financial:

Not applicable.

Human Resources:

Not applicable.

ICT:

Not applicable.

Legal:

Not applicable.

Risk:

Not applicable.

External Consultees:	None
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Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: (Select only one primary and as many secondary as appropriate)		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>
How does this proposal support the priorities selected? To provide information on the performance of the enforcement section			

Background and Justification for Recommendation

1 Background facts

1.1	The report is presented to Members as rolling reporting mechanism on how the Council is performing on both the quality and quantity of appeal decisions received from the Planning Inspectorate.
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2 Current position

2.1	A total of 16 planning appeal decisions have been received from the Planning Inspectorate since the 11 February 2021 following a refusal of planning permission from East Suffolk Council.
2.2	A summary of all the appeals received is appended to this report (Appendix 1).
2.3	The Planning Inspectorate monitor appeal success rates at Local Authorities and therefore it is important to ensure that the Council is robust on appeals, rigorously defending reasons for refusal. Appeal decisions also provide a clear benchmark for how policy is to be interpreted and applications considered.
2.4	Very few planning refusals are appealed (approximately 20%) and nationally on average there is a 42% success rate for major applications, 27% success rate for minor applications and 39% success rate for householder applications.
2.5	All of the appeal decisions related to applications which were delegated decisions determined by the Head of Planning and Coastal Management.
2.6	Of the planning appeals, 14 of the decisions were dismissed (88%) and two of the decisions were allowed (12%) by the Planning Inspectorate. These statistics show that the Council's success rate in defending appeals is above the national average and provides confidence that the Council is able to robustly defend against unacceptable development and has a suite of policies available to assist defence. The summaries of the appeals include a section on key issues and any lessons which could be learnt.
2.7	There are no significant issues arising with the planning appeals which have been allowed, although the appendix provides a summary of learning points of all appeals
2.8	Members will note that one claim of costs against the Council has been received, with the decision refused on the grounds that unreasonable behaviour resulting in unnecessary or wasted expense had not been demonstrated

3 How to address current situation

3.1	Quarterly monitoring
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4	Reason/s for recommendation
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4.1	That the report concerning the appeals decisions received is noted
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Appendices

Appendices:

Appendix A	Summary of all appeal decisions received
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Background reference papers:

None.

Application number	DC/20/0040/FUL	Agenda Item 10
Appeal number	APP/X3540/W/20/3260959	ES/0784
Site	4 Hackney Terrace, Melton	
Description of development	The development proposed is described as 'Single House residential infill development (Plot 2) to the rear garden of 4 Hackney Terrace for one bed single storey house.'	
Committee / delegated	Delegated	
Appeal decision date	15 February 2021	
Appeal decision	Dismissed	
Main issues	The main issue is the effect of the proposal on the character and appearance of the area.	
Summary of decision	<p>The Inspector considered that the appeal site helps to separate the buildings at the junction of Hackney Terrace and Hackney Road. The rear gardens of the properties at two of the other corners of this junction perform a similar function. As such, the appeal site was characteristic of, and contributed to, the sense of place at this location.</p> <p>Notwithstanding its single storey height, the new building would be unduly prominent in the street scene by virtue of its siting. The apparent need to site the building so close to the frontage is indicative of the constrained size of the site. The Inspector found the development resulted in the loss of spaciousness at the site and that the layout was cramped. It was concluded that the proposal would have a harmful effect on the character and appearance of the area and would be in conflict with Policies SCLP5.1, SCLP5.7 and SCLP11.1 of the LP.</p>	
Learning point / actions	None	

Application number	DC/20/1403/FUL
Appeal number	APP/X3540/D/20/3255896
Site	4 Yarmouth Road, Lowestoft
Description of development	Proposed two storey side extension, single storey rear extension and replacement windows
Committee / delegated	Delegated
Appeal decision date	
Appeal decision	Dismissed
Main issues	Effect of the proposed development on the character and appearance of the appeal building, which is locally listed and in the North Lowestoft Conservation Area.
Summary of decision	The single storey element was found to be broadly acceptable as it respected the form of the original building and as the majority of windows had already been previously replaced in upvc, their further replacement would not be resisted, except in respect of the original glass to the sides of the porch. However, the scale, form, height and prominence of the two storey side extension was found to be harmfully impacting, as advised by the Conservation Officer. The scheme as a whole was dismissed and the single storey extension and windows have subsequently been approved under a separate application.
	None

Learning point / actions	
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Application number	DC/2474/ROC
Appeal number	APP/X3540/W/20/30260370
Site	The Groom's Flat, Melton Lodge, Yarmouth Road, Melton IP12 1LU
Description of development	Removal of Condition 2 on Application C/98/1140 (Change of use of first floor in existing stable block to groom's accommodation and various alterations). - The condition limits the occupation of the flat to employees or relatives, however, the estate does not directly employ any staff and the flat will remain empty and under utilised.
Committee / delegated	Delegated
Appeal decision date	19 February 2021
Appeal decision	Allowed
Main issues	Whether the removal of the condition in dispute would accord with the Development Plan and national policies dealing with residential development in the countryside.
Summary of decision	The inspector reached a different conclusion to the Council on this matter noting that as the building was in situ and that it was just the removal of a condition rather than the conversion of residential use. The proposal was therefore not found to conflict with paragraph 79 of the NPPF.
Learning point / actions	This is in the Council's view an unfortunate decision which if replicated could lead to a large number of buildings with such conditions being used as unrestricted residential accommodation.

Application number	DC/20/2686/FUL
Appeal number	APP/X3540/W/20/30260370
Site	Land to the north of 868A Foxhall Road, Rushmere St Andrew IP4 5TP
Description of development	Erection of a detached dwelling
Committee / delegated	Delegated
Appeal decision date	6 May 2021
Appeal decision	Dismissed
Main issues	The effect of the proposed development on the character and appearance of the area
Summary of decision	Whilst the site's current contribution to the character and appearance of the area is somewhat neutral, a dwelling on a plot of this size would appear significantly at odds with the prevailing spacious pattern of development. Although there are a variety of dwelling types and plot sizes in the wider surrounding area, the site is more aligned with development to the east of the proposed access, where spacious plots are arranged with a north south emphasis. The appeal proposal would interrupt this rhythm with its east west layout and significantly smaller plot size.

	<p>There would be little relief between the proposed building and the side boundaries of the site. The building would appear cramped within the plot and consequently would adversely affect the character and appearance of the area. The presence of five side-by-side parking spaces, filling the front of the plot, would add to the overall sense of overdevelopment of the site. Frontage parking is common within the nearby street scene. However, the examples provided comprise frontage parking with turning areas combined, separated from the highway by boundary treatments, such as low-level walls and planting, rather than a restricted linear arrangement of spaces, absent of turning space and intervening boundary treatment. As such, a comparison is of limited relevance in this instance.</p> <p>Accordingly, the Inspector concluded that the proposal would cause unacceptable harm to the character and appearance of the area. Thus, it would conflict with LP Policies SCLP5.7 and SCLP11.1 which seek to protect the character of the area. It would also conflict with the National Planning Policy Framework (the Framework) in this regard.</p>
Learning point / actions	None the policies of the Local Plan have been upheld

Application number	DC/20/0682/FUL
Appeal number	APP/X3540/D/20/3256634
Site	18 Cliff Road, Felixstowe
Description of development	The development proposed is for a two storey extension to front and side over the existing garage
Committee / delegated	Delegated
Appeal decision date	11/02/2021
Appeal decision	Dismissed
Main issues	The impact of the proposal upon the character and appearance of the area.
Summary of decision	An extension in principle could be designed in such a way as to conform with Supplementary Planning Guidance 16. The dramatic alteration of this property, to present large double gable elements clad in this composite material would introduce something largely inconsistent and harmful into the overall street scene and would dominate the original house. As such the character and appearance of the area would be harmed and the proposal would be contrary to policies SP15 and DM21 of the East Suffolk Council Suffolk Coastal District Local Plan Core Strategy
Learning point / actions	None, Inspector agreed with the Council in their assessment.

Application number	DC/19/0823/OUT
Appeal number	APP/X3540/W/19/3242738
Site	Land South Of Church Farm House Church Road Otley
Description of development	Outline application for the erection of seven residential dwellings and provision of an access road off Church Road Otley with all other matters reserved.
Committee / delegated	Delegated

Appeal decision date	08/03/21
Appeal decision	Dismissed
Main issues	Whether the appeal site is a suitable location for the proposed development, with reference to the spatial strategy in the LP; The effect of the proposed development on the character and appearance of the area, biodiversity and highway safety; and Whether sufficient information has been submitted to assess whether the proposal would preserve the settings of St Marys Parish Church, a Grade II* listed building and Church House, a Grade II listed building.
Summary of decision	<p>The appeal scheme would harmfully be at odds with the spatial strategy in the development plan and thus undermine the public interest of following a planning system that is genuinely plan led.</p> <p>It would cause significant harm to character and appearance of area. The Inspector considered the site, comprising woodland, central meadow and disused farm buildings (which he considered had blended back into the landscape) positively contributed to the visual and rural amenity of the area and the verdant approach into the village, which would be lost by the development. The removal of the farm buildings would not mitigate the harm caused by new housing. The cul-de-sac form of development represented a discordant suburban encroachment into attractive rural setting.</p> <p>The absence of ecological surveys was recognised to be a significant omission without which there is an unacceptable risk that the proposal could harm protected species and so cannot confirm it would adhere to policy SCLP10.1.</p> <p>The scheme would not provide a safe and suitable access for all, and that the provision of such would harm the character and appearance of the area due to urbanising impact and loss of landscape and sections of roadside bank.</p> <p>In the absence of a Heritage Impact Assessment, the appellant's submissions do not adequately address the significance of nearby listed buildings (including the Church) and the extent to which their settings contribute to this.</p> <p>The Inspector notes the evidence which indicates the Council are currently able to demonstrate a five-year housing land supply and have a recently adopted local plan with a housing strategy that seeks to meet the area's housing requirement. This includes a housing allocation in Otley. This suppresses the benefits to housing delivery that would flow from the proposal. He concludes there are no benefits that would outweigh the conflict with the Development Plan.</p>
Learning point / actions	None

Application number	DC/20/2329/FUL
Appeal number	APP/X3540/W/20/3261671
Site	Land Adjacent To 11 Cautley Road Southwold
Description of development	Construction of a one and a half storey dwelling
Committee / delegated	Delegated

Appeal decision date	31/03/21
Appeal decision	Dismissed
Main issues	<ul style="list-style-type: none"> • The effect of the proposed development on the character and appearance of the area, including the setting of the Southwold Conservation Area. • The effect of the proposed development on the living conditions of the occupants of Critten Place and 9a Cautley Road with reference to outlook and privacy; and • Whether the proposed development would provide adequate living conditions, with reference to outdoor amenity space and outlook.
Summary of decision	<p>The site lies just outside the Conservation Area and alongside a terrace which the Inspector noted is justifiably identified as a NDHA. Inspector agreed with Council in that the dwelling would occupy an unusually small plot and appear squeezed in and overdeveloped. The screening gates to the site frontage to “hide” the parking were a discordant feature as would the parking without the gates, injurious to the street scene. The proposal would erode the gap between the historic terrace and modern development which allows the architectural value and quality of the historic terrace to be better appreciated as a standalone NDHA. It would thus fail to preserve the setting of the CA or a NDHA at odds with Local Plan Policies WLP8.37, WLP8.29 and WLP8.33.</p> <p>It was concluded the proposal would harm the amenity of neighbours by virtue of loss of privacy as a result of overlooking from windows serving the living room and bedroom. The Inspector notes his findings regarding the impact on privacy are different to those of a previous Inspector, but there is no inconsistency, because the previous Inspector was not able to fully judge the effect on the occupants of No 9a, whereas he was able to clearly view this property from the appeal site. Furthermore, unlike the previous Inspector he accepted the Council’s argument that 9a whilst currently rented out as a holiday unit, was not restricted in any to holiday accommodation only and could become a permanent home. The previous Inspector had considered holiday makers may not expect the same level of amenity due to the time limited nature of their stay. The Inspector noted that fully obscure glazing the bedroom window overlooking 9a would not be appropriate as this would severely limit the outlook from the bedroom of the proposed dwelling, which would be single aspect. The occupants of 9a would also have the perception of being overlooked.</p> <p>The Inspector did not concur with the Councils view that the outlook of 9a would be adversely affected because of the close relationship to its boundary, but that on balance its outlook would not be harmed given the slight set back from the boundary, the ability to keep some trees and the tight knit grain of the area.</p> <p>The Inspector did not agree with the Council that the future occupants amenity would be adversely affected given its limited curtilage given it was a one bedroom unit and not likely to be occupied by a family, and that there was adequate outlook from the property such that occupants would not feel hemmed in.</p>

	The Inspector considered there were limited public benefits from the development that would outweigh the less than substantial harm caused to the setting of the Conservation Area and NDHA and was thus in conflict with paragraphs 194 and 197 of the NPPF. He concluded the development would be at odds with the Development Plan as a whole.
Learning point / actions	The Inspector took a different stance to a previous Inspector regarding impact on overlooking and concurred with the Council's contentions in this regard.

Application number	DC/20/1491/FUL
Appeal number	APP/X3540/D/20/3255916
Site	Coel Na Mara, 69 Cliff Road, Felixstowe, IP11 9SQ
Description of development	Two Storey Rear Extension
Committee / delegated	Delegated
Appeal decision date	26/02/2021
Appeal decision	Dismissed
Main issues	The application site (Coel Na Mara, 69 Cliff Road) is one of a pair of dwellings built in reflection of each other on the coastal road in Felixstowe. The design of the plot has a clear rationale, to reflect the design of the neighbour to the north-east so to preserve the character and amenity of the two properties. The proposed bulky, and out of scale two-storey rear extension would significantly breach the good relationship of the two buildings and harm the neighbour's amenity through increased shading and the creation of an overbearing structure.
Summary of decision	It was considered that such an extension would not only contribute to a greater overshadowing of the neighbour's garden but that the two-storey extension, protruding for such a distance to the rear, would have a detrimentally dominant impact upon the living conditions of residents using ground floor rooms. Furthermore, the proposed shallow pitch roof would also have the further detrimental effect of diluting the distinctive architectural qualities of the main house and will represent a poor design response to a relatively unique pair of buildings.
Learning point / actions	None, Inspector agreed with the officer in their assessment.

Application number	DC/19/0750/FUL
Appeal number	APP/X3540/W/19/3236769
Site	76 Bell Lane, Kesgrave IP5 1JJ
Description of development	Demolition of garage and erection of two detached dwellings.
Committee / delegated	Delegated.
Appeal decision date	17 March 2021
Appeal decision	Dismissed.
Main issues	The effect of the development on the character and appearance of the area; and The effect of the development on the living conditions of neighbouring occupiers, with specific regard to privacy and whether the access road would result in noise and disturbance.
Summary of decision	

	<p>The Inspector agreed with the Council's reasoning for refusal on impact on the character and appearance of the area, concluding that:</p> <p><i>"The development would intrude into the largely undeveloped stretch of garden land that acts as a soft landscaped buffer between the built form fronting onto Bell Lane and the sports field behind it to the east. As a consequence, the scheme would appear out of character with the prevailing low-density settlement pattern and suburban character of the surrounding area, which is characterised by dwellings fronting onto the public highway with long rear gardens."</i></p> <p>In essence, the Inspector felt that the backland nature of the proposal was unacceptable and contrary to the Development Plan.</p>
Learning point / actions	<p>It is noteworthy that the Inspector visited a development site a short distance away where a backland development had been allowed on appeal by the Planning Inspectorate. In coming to a decision, the Inspector noted:</p> <p><i>"with the benefit of being able to see the completed development at No 105 Bell Lane, it is my view that this scheme does not relate well to the character of the area and should not as a consequence be used to justify further erosion of the area's character."</i></p> <p>This is a good lesson that not all appeal decisions are always 'correct' and that the LPA can take a critical view of completed developments to inform future decision-taking.</p>

Application number	DC/19/3332/VOC
Appeal number	APP/X3540/W/20/3247022
Site	6 Ipswich Road, Newbourne, Suffolk, IP12 4NS
Description of development	Variation of Condition 6 of DC/19/1382/FUL - Use of land for two holiday lodges - "The holiday lodges shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The hereby approved holiday lodges shall not be occupied between 05 January and 05 February in any calendar year. The owners/occupiers shall maintain an up-to-date register of all owners/occupiers of individual lodges on the site, and of their main home addresses and shall make this information available at all reasonable times to the local planning authority."
Committee / delegated	Delegated
Appeal decision date	25 February 2021
Appeal decision	Dismissed
Main issues	The main issue is whether the proposed alteration to the occupancy duration for the two holiday lodges would be reasonable and necessary, having regard to relevant national and local planning policies, the potential implications for local services and effect on the tourist economy.
Summary of decision	The proposed variation of Condition 6 would conflict with local plan Policy SCLP6.5 and there are no material considerations which would indicate that the appeal should succeed. The application for an award of costs is refused.

Learning point / actions	The 56-day occupancy limit is justified and should be applied to all respective applications.
Application number	DC/20/1928/PN3
Appeal number	APP/X3540/W/20/3258690
Site	Modern Agricultural Building, Abbey Farm, Hoo Road, Hoo, near Letheringham, Woodbridge, Suffolk IP13 7QY
Description of development	The development proposed is change of use of agricultural building to dwelling house and for building operations reasonably necessary for the conversion.
Committee / delegated	Delegated
Appeal decision date	17 February 2021
Appeal decision	Allowed
Main issues	<p>Class Q of the GPDO1 permits the change of use of agricultural buildings to dwellinghouses subject to several limitations and conditions. All parties agreed that the proposal is permitted development.</p> <p>Thus, the main issue in this appeal is whether the proposal would preserve the setting of:</p> <ul style="list-style-type: none"> • Letheringham Priory Scheduled Ancient Monument (SAM); • The Church of St Mary, which is Grade I listed; • The gateway and walls of enclosure, which is Grade II listed; and • Farm building at Abbey Farm, which is Grade II listed.
Summary of decision	<p>The Inspector agrees that the appeal building is a large and bulky modern agricultural structure of a quasi-industrial appearance. Its agricultural use provides some historic continuity, but it otherwise jars visually with the scale and quality of the historic complex. This is particularly evident from the south where it obscures views of the historic buildings, including part of the church tower. For these reasons its siting, bulk, form and massing has a harmful impact on the rural setting and significance of the designated heritage assets. However, found that the conversion of the building to dwellings would not alter its siting, bulk, form and massing, but it would result in a more domestic appearance.</p> <p>It was found that in the medium to long distance views the building would retain rural character due to the materials proposed, which have been conditioned. The presence of conventional domestic windows in the side elevations can be softened by hedge and tree planting, as could the clutter and paraphernalia in the gardens and parking areas.</p> <p>It was concluded that the building once converted would not have any greater adverse impact on the rural setting of the historic complex when viewed from a distance in the landscape, the closer views can be softened by landscaping which has been conditioned.</p>
Learning point / actions	The Inspector shared the view of the Council that the removal of the building would be beneficial to the setting of the heritage assets, <i>but notes that it is a conversion that is proposed and must be determined as such</i> , where the proposals would not alter in its siting, bulk, form or massing.

Application Number	DC/20/0513/FUL
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Appeal Number	APP/X3540/Y/20/3529820
Site	Greenside Farm, St Margaret, South Elmham
Description of Development	Building operations associated with the conversion of a Dutch Barn to a dwelling house (application complements a parallel Class Q (a) prior approval application for the change of use).
Committee / Delegated	Delegated (02 April 2020)
Decision Date	08 March 2021
Appeal Decision	Dismissed
Main Issues	The main issue in this appeal is whether the nature and location of the residential development proposed would be appropriate with regard to local and national planning policies.
Summary of Decision	<p>The appellant arguing that LP Policy WLP8.11 must be read alongside Class Q of which there is an approval only for Class Q (a) (Allowed on appeal Ref: DC/20/0520/PN3). The inspector noted that an approval under Class Q(a) of the GPDO will serve no useful purpose in its own right if building works are required to enable it to function as a dwelling.</p> <p>As the proposal seeks planning permission in its own right and not the prior approval of matters under Class Q(a) or Q(b) of the GPDO, the inspector was not persuaded that only the nature of the proposed building works should be considered, as the objectives of the Development Plan and that of the GPDO are mutually exclusive.</p> <p>The inspector did not consider that the appellant had demonstrated that the building was either locally distinctive and of architectural merit or an NDHA as required by Policy WLP8.11</p> <p>Policy WLP8.11 also supports the conversion of a rural building where it requires only minimal alteration. The appellant finds the term 'minimal' to be a high bar and excessive when compared to other policies from other nearby local authorities, which relate to rural conversions. The inspector was of the view that the building was largely skeletal as it is possible to view through the from front to back and on the whole through the sides. Notwithstanding the findings of the appellant's structural survey, the works required to convert the building for residential use would go beyond what one could reasonably consider to be minimal, contrary to Policy WLP8.11.</p> <p>The appeal site lies outside of any defined settlement and is located within the countryside. Through not meeting the requirements for permitting the residential conversion of rural buildings, this proposal would conflict generally with the spatial strategy of the LP, and specifically with policies WLP1.1 and WLP1.2.</p>
Learning Point / Actions	Despite the site benefitting from Class Q (a) approval it was encouraging that the inspector did not agree with the appellants view that the principle of change of use had been established and that only the alterations could be considered.

Application number	DC/20/1898/FUL
Appeal number	APP/X3540/W/20/3263723
Site	Land north of Lavender Cottage, Kiln Lane, Great Bealings

Description of development	To build stable room and storage room plus hay storage under the roof
Committee / delegated	Delegated
Appeal decision date	26 April 2021
Appeal decision	Dismissed
Main issues	<p>The main issues are:</p> <ul style="list-style-type: none"> the effect of the proposal on the character and appearance of the area; whether sufficient information has been submitted regarding the storage and disposal of waste in order to assess the effect on residential amenity and the local environment.
Summary of decision	<p>The proposed stable and store building would be a significant addition that would intrude into the otherwise open landscape. The building would be excessive in footprint, with its large roof canopy, and in height as a result of the proposed roof space hay loft. The result would be an unduly dominant feature in the street scene, and this adverse impact would be exacerbated by its elevated position on rising land above Kiln Lane. The proposed planting of trees or hedges suggested in the appellant's Design and Access Statement would not reduce the visual harm on approach from the south along Kiln Lane due to land levels. The extensive permeable surface area proposed around the new building and the creation of a driveway would further add to the visual intrusion of the development and would appear unacceptably urban within the rural setting. Other stables in the vicinity are low-key structures which are not prevalent in the landscape and, as such, the proposal would not reflect the existing character of the area.</p> <p>The appellant has not supplied any specific proposals for waste management at the site, other than to advise that there is ample space for it to be stored on site without causing harm to the amenities of neighbouring residents. However, given that Lavender Cottage to the south is on lower land than the appeal site, in the absence of a detailed waste storage and removal plan it cannot be concluded that the storage of animal waste at the site would not give rise to odour and insect nuisance, and other contamination and pollution. As such, the sloping site levels have the potential to cause material harm to the amenities enjoyed by occupants of Lavender Cottage and other properties nearby. It was therefore concluded that the proposal has the potential to give rise to odour nuisance and pollution to a degree that would cause unacceptable loss of amenity for occupiers of neighbouring dwellings and the local environment.</p>
Learning point / actions	This decision demonstrates the importance of including a carefully considered waste management strategy for proposals that have the potential to detrimentally impact existing residential amenity and the local environment through increased odour, insect nuisance, contamination and pollution.

Application number	DC/20/2452/FUL
Appeal number	APP/X3540/W/20/3263548
Site	130 Mill Lane, Felixstowe

Description of development	The erection of a single-storey dwelling and construction of new access
Committee / delegated	Delegated
Appeal decision date	15 February 2021
Appeal decision	Dismissed
Main issues	<p>The main issues are the effects of the proposal on:</p> <ul style="list-style-type: none"> • the character and appearance of the area; • the living conditions of neighbouring and future occupiers with particular regard to the provision of external space and outlook; • the integrity of the European protected SPA/Ramsar sites at the Stour and Orwell Estuaries and Debden Estuary.
Summary of decision	<p>The proposed dwelling, whilst modest in scale, would take up much of the space between Nos 130 and 132. In particular, there would be a very narrow gap between the proposed building and the rear corner of No 130. The remaining space between the buildings would be largely occupied by parking areas for the proposed dwelling and No 130. Further, the parking and turning area for No.130 would extend across the end wall of that property. Thus the proposal is indicative of a cramped layout and, taken together with the loss of the characteristic spaciousness which the appeal site currently provides, would lead to a harmful effect on the character and appearance of the area;</p> <p>The private external area would be very modest in size, narrow in width and closely flanked by the side walls of the proposed building and No 132. As such, I was considered that the proposal would not provide future occupiers with adequate space for functions including clothes drying, sitting out, play and storage. While the appellant argues that the proposed dwelling would be likely to be occupied by older people who do not require large external areas, no mechanism to control occupation has been offered and, since the property has two bedrooms, it could be occupied by a household with children. Therefore, the proposal would not provide adequate living conditions for future occupiers by reason of insufficient external space.</p> <p>The appellant has not provided substantive evidence to demonstrate that the appeal proposal would not have a harmful effect on protected European sites. Nor have alternative mitigation measures been put forward. While the appellant has indicated a willingness to provide a financial contribution, there is no evidence that the contribution has been made and no mechanism to secure it has been offered. As such, it has not been shown that the proposal would have no adverse effect on the integrity of the European Sites.</p>
Learning point / actions	This decision demonstrates the potential to explore mechanisms to restrict the occupancy of new dwellings to specific groups (i.e. the elderly) which, in-turn, could make such dwellings with limited private external areas more acceptable in planning terms.

Application number	DC/20/2526/FUL
Appeal number	APP/X3540/W/20/3262535
Site	232 London Road South, Lowestoft, Suffolk NR33 0BE

Description of development	Conversion of a dwelling house into two one Bedroom flats comprising, Kitchen, Bathroom, Bedroom and Lounge, all above the shop unit below.
Committee / delegated	Delegated
Appeal decision date	9 March 2021
Appeal decision	Dismissed
Main issues	The main issues are the whether the proposal would be appropriate in this location with regard to the Flat Saturation Policy WLP8.4, and future pressure on nearby European Protected Sites
Summary of decision	The application falls within the Flat Saturation Area, and the inspector finds that the scheme if approved would undermine the objectives of the LP to address the adverse implications of an over concentration of smaller units of accommodation within this particular area of the town. Furthermore, the proposal to be inappropriate by a failure to mitigate the impacts of further recreational pressure upon European nature conservation sites in this locality.
Learning point / actions	The Inspector agreed that providing evidence on housing stock across the entire NR33 postcode was not relevant as the Flat Saturation Area relates to a particular location within the town.

Costs Claims

Application number	DC/19/3332/VOC
Appeal number	APP/X3540/W/20/3247022
Site	6 Ipswich Road, Newbourne, Suffolk, IP12 4NS
Description of development	Variation of Condition 6 of DC/19/1382/FUL - Use of land for two holiday lodges - "The holiday lodges shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The hereby approved holiday lodges shall not be occupied between 05 January and 05 February in any calendar year. The owners/occupiers shall maintain an up-to-date register of all owners/occupiers of individual lodges on the site, and of their main home addresses and shall make this information available at all reasonable times to the local planning authority."
Committee / delegated	Delegated
Appeal decision date	25 February 2021
Appeal decision	Refused
Main issues	The appellant considers that the Council behaved unreasonably principally because he believes that it did not carry out an objective assessment of the application as set out in the Delegated Officer Report. The Planning Practice Guidance indicates that although costs can only be awarded in relation to unnecessary or wasted expense at appeal, behaviour, and actions at the time of the planning application consideration of whether or not costs should be awarded.
Summary of decision	The Council did not act in an unreasonable manner in the appeal process and its behaviour and actions at the time of the planning application were not unreasonable enough to be given any significant weight in determining this costs decision. The inspector finds that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Planning Practice Guidance, has not been

		demonstrated.
Learning actions	point /	Policy SCLP6.5 endorses the 56-day occupation restriction – this applies to all relevant proposals regardless of differing scale and numbers of units.

STRATEGIC PLANNING COMMITTEE

Monday, 07 June 2021

Subject	Planning Policy and Delivery Update
Report of	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
Supporting Officer	Desi Reed Planning Policy and Delivery Manager Desi.Reed@eastsuffolk.gov.uk 01502 523055

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
Wards Affected:	All Wards

Purpose and high-level overview

Purpose of Report:

This report provides an update on key elements of the current work programme, including preparing Supplementary Planning Documents (SPDs), strategies on specific topics such as cycling and walking, the delivery of infrastructure to support growth through CIL collection and spend, Neighbourhood Plans and housing delivery.

Options:

This report is for information only.

Recommendation/s:

That the content of the report be noted.

Corporate Impact Assessment

Governance:

The Local Plan Working Group oversee the preparation of many of the documents referred to in this report.

ESC policies and strategies that directly apply to the proposal:

A range of Local Plan policies for East Suffolk.

Environmental:

No impact.

Equalities and Diversity:

This report is for information only, so no equality impact assessment is required. However, undertaking an assessment is an integral element for most of the projects in the work programme.

Financial:

The work of the Team is undertaken within existing budgets, with grant income generated through support provided on Neighbourhood Planning.

Human Resources:

No impact.

ICT:

No impact.

Legal:

No impact.

Risk:

The Policy and Delivery Team are fully staffed but the work programme is significant and crucial to the delivery of many aspects of the Strategic Plan. There is an acknowledgment that staff capacity, not just in the Planning Service, is on occasions stretched and with the work programme being important to the council discussions are taking place with senior officers and the Cabinet Member to ensure we have a resilient and quality team to deliver on our objectives.

External Consultees:	None
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Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: (Select only one primary and as many secondary as appropriate)		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>

How does this proposal support the priorities selected?

The Planning Policy and Delivery work programme makes a significant contribution to the delivery of the Strategic Plan, cutting across all 5 themes. The primary priority and 11 secondary priorities identified reflect the wide range of projects in the work programme.

The primary priority of building the right environment for East Suffolk (P01) is underpinned by having up to date Local Plan coverage for the whole District, with the secondary priorities reflecting the delivery of the Local Plans through the current work programme.

For example, the preparation of the Affordable Housing Supplementary Planning Document (SPD), development briefs, the Historic Environment SPD and Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) SPD all support the Economy theme including the delivery of the right supply of housing (P01) and maximising the

unique selling points of the district (P03). The preparation of the Community Infrastructure Levy (CIL) Charging Schedule, collection and spend of CIL also support the Economy theme, through investment in the district for healthy and sustainable economic growth (P01 and P05).

The support for Neighbourhood Planning, the preparation of the Statement of the Community Involvement, the Affordable Housing SPD and the Cycling and Walking Strategy all support the Enabling Communities theme, including taking positive action on what matters most (P07), community pride through a shared sense of purpose (P09) and maximising health and well-being (P08).

The Sustainable Construction SPD and the Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) SPD will both support the Caring for our Environment theme. The former supports all 4 priorities of leading by example (P20), encouraging the reuse of material (P21), supporting the growth of renewable energy (P22) and protecting, educating and influencing care for our environment (P23) and the RAMS SPD primarily P20 and P23. The Cycling and Walking Strategy also has a key role to play in protecting our natural environment (P23).

Background and Justification for Recommendation

1 Background facts	
1.1	This report provides an update on the current work programme including progress being made on the preparation of Neighbourhood Plans and housing delivery. With the adoption of the Suffolk Coastal Local Plan in September 2020, providing up to date Local Plan coverage for the whole District, the focus of the work of the Planning Policy and Delivery Team is primarily on the delivery of these plans.
1.2	There are a number of key projects in the current work programme (next 12 to 18 months) that support the delivery of the Local Plans and the East Suffolk Strategic Plan. These focus on providing guidance to support the implementation of planning policies through Supplementary Planning Documents (SPDs) including development briefs, strategies on specific topics such as cycling and walking, and projects that support the delivery of infrastructure to support growth through CIL collection and spend. The team also support a wide range of external projects plus corporate and regeneration projects across the District that are not reported to this committee. The Major Sites part of the team deal with the largest scale major planning applications for East Suffolk and these will continue to be considered by this committee, as appropriate, on an on-going basis.

2 Current position	
2.1	Since the last report to the Strategic Planning Committee on 8th March 2021 the following key milestones have been met:
2.2	<p>With respect to Neighbourhood Plans:</p> <ul style="list-style-type: none"> the Kesgrave, Bredfield and Reydon Neighbourhood Plans have been 'made' following their successful referenda 'yes' votes on 6th May 2021. Beccles NP – Examination completed in May. Worlingham NP – Regulation 14 pre-submission consultation (i.e. draft plan consultation led by the NP group) started in April and will conclude in June. Southwold NP – Regulation 16 publicity commenced in May (i.e. consultation led by ESC on the plan submitted to the Council by the NP group).

2.3	The Statement of Community Involvement has been adopted by Cabinet on 6 th April 2021.
2.4	The Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document has been adopted by Cabinet on 4 th May 2021.
2.5	The Historic Environment Supplementary Planning Document is being finalised and at the time of writing this report is scheduled for adoption by Cabinet on 1 st June 2021.
2.6	Initial consultation on the potential content of the Sustainable Construction Supplementary Planning Document was completed on 26 th April 2021.
2.7	Consultation on a draft development brief for housing site allocation WLP2.14 Land North of Union Lane, Oulton commenced on Monday 10 th May 2021 for a 6 week period to 21 st June. Discussions with both the parish council and the landowner/developer were undertaken to inform the draft.
2.8	Work has continued in analysing the response to the initial consultation (c. 800 responses) for the Cycling and Walking Strategy and drafting the strategy in preparation for further consultation.
2.9	Initial consultation on the technical viability considerations that inform the preparation of a Community Infrastructure Levy (CIL) Charging Schedule for East Suffolk, to replace the Waveney and Suffolk Coastal Charging Schedules, was completed on 26 th April 2021. As part of this consultation, specific on-line consultation events were held for developers/agents and parish and town councils. The draft CIL Instalment Policy was also consulted on.
2.10	<p>CIL Collection and Spend:</p> <ul style="list-style-type: none"> Year End CIL financial reports indicate that a total of 6,553,773.07 was received in 2020/21. Neighbourhood CIL (NCIL) payments for April 2021 were recently made to town and parish councils across East Suffolk. The total amount paid out in NCIL was £531,920.72 with a further £3,671.70 of NCIL being held for areas that are a Parish meeting. The April 2021 NCIL payments relate to the CIL received from development in the parish areas for the period 1 October 2020 to 31 March 2021. A full breakdown of the April 2021 Neighbourhood CIL payments, the allocations and all of the adjustments can be seen on the CIL Reporting Webpage. The 2021 Bid Round (April/May) for District CIL spending closed on 31 May 2021. Ongoing discussions with statutory bodies have indicated we may receive funding requests in this year for over £5m funding towards infrastructure that is detailed in the Infrastructure Funding Statement and is planned to support the growth planned for in the Local Plans. Progress has been made on a number of infrastructure projects previously approved for funding from District CIL. Since year end the St Michaels Rooms (now called the Castle Community Rooms, Framlingham) project has commenced and has received the first tranche of District CIL Funding.
2.11	<p>Housing Delivery - The 2019/20 financial year saw the completion of 819 dwellings compared with a combined Local Plan annual anticipated figure of 916 dwellings. Two hundred and twenty-two (222) of the completions were for affordable homes. The March 2021 report to this committee reported that at the end of quarter 3 for the 2020/21 financial year only 421 dwellings had been completed, of which 104 were affordable. Due to Covid-19 it was anticipated that the end of year completion figures would be below target. The end of year latest figures confirms this position, although the drop in overall delivery was smaller than anticipated. A total of 703 dwellings were completed for 2020/21 of which 130 were affordable homes. The picture moving forward continues to be optimistic, given that Local</p>

	Plan site allocations, including many of the major sites, are either under discussion with Planning Officers, undergoing developer/landowner led community consultation, are current planning applications or have already been consented.
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3 How to address current situation	
3.1	During the next 3/4 months, some of the key project milestones will include:
3.2	<p>With respect to Neighbourhood Plans:</p> <ul style="list-style-type: none"> • Beccles NP – Referendum will take place over the summer. • Lound, Ashby, Herringfleet and Somerleyton NP - Regulation 16 publicity will take place early summer 2021. • Southwold NP – Examination is due to commence in the summer. • Wickham Market - Regulation 14 consultation carried out in Spring 2019, and now working towards Submission of the Final Draft to the Council. • Shadingfield, Willingham, Ellough and Sotterley: Habitat Regulation Assessment and Strategic Environmental Assessment screening currently being undertaken by the Council to support the Regulation 14 consultation on the draft plan anticipated summer 2021.
3.3	Consultation on the draft Cycling and Walking Strategy will have commenced.
3.4	Consultation on the draft Sustainable Construction Supplementary Planning Document will have commenced.
3.5	Consultation on the draft Affordable Housing Supplementary Planning Document will have commenced.
3.6	Adoption of the development brief for housing site allocation WLP2.14 Land North of Union Lane, Oulton . In addition, further development briefs will be worked on and progressed towards draft consultation stage.
3.7	Consultation on the draft CIL Charging Schedule will have commenced.
3.8	Work will shortly commence on the preparation of the annual Infrastructure Funding Statement for 2020-21 , once CIL, Section 106 and RAMS financial reports have all been verified within the Finance Service.
3.9	The Exacom data transparency project (relating to the management of CIL, Section 106 and RAMS payments) is making good progress and the back-office system has now been in operation for 12 months. All CIL back data has been added and 70% of the RAMS (habitats mitigation sums) data has been added. The project is on target to go live with the public facing module in late Spring 2022.
3.10	Housing Delivery -The East Suffolk Housing Action Plan will be published in the summer and will report on issues facing the development sector, including due to covid-19, and progress in implementing actions to support the delivery of housing. The Major Sites team continue to support and steer master-planning work on key sites across the District, including North of Lowestoft, Beccles/Worlingham, South Saxmundham and North Felixstowe; with master-planning being a key policy driver to provide certainty and a coordinated approach to delivery.
3.11	Planning White Paper update – Members will be aware of the Government consultation proposals published in August last year to radically reform the planning system, including the plan making system. Some of the proposals, such as changes to permitted development rights, are already being implemented. The Government’s formal response to the consultation feedback and the way forward are still awaited. However, the Queens Speech on the 11 th May highlighted that the Government will be introducing ‘Laws to modernise the planning system, so that more homes can be built’.

	<p>The Government's briefing paper to support the speech cites the main elements of the forthcoming Planning Bill as:</p> <ul style="list-style-type: none"> • Changing local plans so that they provide more certainty over the type, scale and design of development permitted on different categories of land. • Significantly decrease the time it takes for developments to go through the planning system. • Replacing the existing systems for funding affordable housing and infrastructure from development with a new more predictable and more transparent levy. • Using post-Brexit freedoms to simplify and enhance the framework for environmental assessments for developments. • Reforming the framework for locally led development corporations to ensure local areas have access to appropriate delivery vehicles to support growth and regeneration. <p>This suggests that the Government are likely to be pursuing at least some of the main elements of the White Paper but with the detail still to be determined.</p>
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4 Reason/s for recommendation

4.1 This report is for information only.

Appendices

Appendices:

None

Background reference papers:

None