

**Unconfirmed**



Minutes of a Meeting of the **Planning Committee North** held in the Conference Room, Riverside, on **Tuesday, 11 April 2023 at 2.00pm**

**Members of the Committee present:**

Councillor Paul Ashdown, Councillor Jenny Ceresa, Councillor Andree Gee, Councillor Malcolm Pitchers, Councillor Sarah Plummer, Councillor Craig Rivett

**Other Members present:**

Councillor Tony Goldson

**Officers present:** Daniel Bailes (Trainee Planner), Ben Bix (Democratic Services Officer), Charlie Bixby (Planner), Matthew Gee (Planner), Mia Glass (Enforcement Planner), Matt Makin (Democratic Services Officer (Regulatory)), Steve Milligan (Senior Planner), Ben Woolnough (Planning Manager - Development Management, Major Sites and Infrastructure), Nicola Wotton (Deputy Democratic Services Manager), Karolien Yperman (Design and Conservation Officer)

---

**Announcement**

The Chairman varied the order of business to allow agenda item 10 (Admiral House, Walberswick) to be considered as the first substantive item, due to the registration of a public speaker.

**1 Apologies for Absence and Substitutions**

Apologies for absence were received from Councillors Brooks, Cooper and Coulam. Councillor Goldson was in attendance as substitute for Councillor Cooper.

**2 Declarations of Interest**

- Councillor Gee declared an Other Registerable Interest in agenda item 7 as a Parish Councillor for Oulton Broad. Councillor Ashdown declared a Non Registerable Interest in the same agenda item as his spouse was an Oulton Broad Parish Councillor.
- Councillor Ceresa declared an Other Registerable Interest in agenda item 8 as Suffolk County Councillor for the division in which the application had been made.
- Councillor Goldson declared an Other Registerable Interest in agenda item 7 as Chair of Halesworth Campus, and a Non-Registerable Interest as Ward Member.
- Councillor Rivett declared an Other Registerable Interest in agenda Item 11 as a Cabinet Member.

### **3 Declarations of Lobbying and Responses to Lobbying**

Councillors Ashdown, Ceresa, Coulam, Gee, Pitchers, Plummer and Rivett declared that they had been lobbied by Ward Councillors on agenda item 8 by email, and had not responded.

### **4 Minutes**

On the proposition of Councillor Ceresa, seconded by Councillor Plummer, it was by a unanimous vote

#### **RESOLVED**

That the minutes of the meeting held on 14 March 2023 be confirmed as a correct record and signed by the Chairman.

### **5 2022 Quality of Place Awards**

The Committee received a presentation from the Design and Conservation Officer on the 2022 Quality of Place Awards, which had been held on 8 March 2023. The Committee was advised that this was the first awards ceremony to take place in person for two years and the judging process was explained. There had been no winner in the Building Conservation category in 2022 but the judges had been pleased to see several high-quality submissions for all the other categories, including the new Community category.

The Design and Conservation Officer outlined the winning and highly commended schemes accordingly:

#### *Community Category*

- Winner - Aldringham and Thorpeness Heritage Centre
- Highly Commended - The Old Hospital, Southwold
- Highly Commended - Carlton Marshes Visitor Centre

#### *Nature and Landscape Category*

- Winner - Garden at Willow Barn, Grundisburgh

#### *Design Category*

- Joint Winner - Martello Café, Felixstowe
- Joint Winner - Heath House, Thorpeness
- Highly commended - Eastern Edge Beach Huts, Lowestoft
- Highly commended - Laureate Fields, Felixstowe

The Chairman thanked the Design and Conservation Officer for the presentation on behalf of the Committee.

### **6 East Suffolk Enforcement Action - Case Update**

The Committee considered report **ES/1521** of the Head of Planning and Coastal Management, which was a summary of all outstanding enforcement cases for East Suffolk Council where enforcement action had been sanctioned under delegated powers up until 27 March 2023. At that time there were 18 such cases.

The Enforcement Planner advised the Committee that since the publication of the report, the court hearing relating to Land West of Guildhall Lane, Wrentham had been held which the defendant had not attended, therefore a warrant had been issued. In response to the Chairman, the Enforcement Planner explained that the court process would continue. Councillor Gee was concerned that the Pine Lodge Caravan Park case had been ongoing since 2008 and sought clarification of its status. Officers responded that subsequent to the suspended sentence served on the Owner in 2019, the case was now with the Council's legal team for assessment and that Charging Orders had been placed on the land to recover costs.

There being no further questions, upon the proposition of Councillor Pitchers, seconded by Councillor Goldson, it was by a unanimous vote

#### **RESOLVED**

That the outstanding enforcement matters up to 27 March 2023 be noted.

#### **7 DC/22/4246/FUL - Admiral House, The Street, Walberswick, Southwold, IP18 6UE**

The Committee considered report **ES/1524** which related to planning application DC/22/4246/FUL and sought permission for an outdoor swimming pool and associated hardstanding together with retrospective permission for fencing along the front boundary of the site. The application was referred to the Committee by the Referral Panel as the Objection from the Parish Council was contrary to the Officer's recommendation of approval. An update sheet had been published and circulated on 10 April 2023 which provided revised wording for condition 7.

The Committee received a presentation from the Planner, who was the case officer for the application. The site location and block plan together with contemporary photographs of the site, including the extant boundary fence were displayed. A computer-generated plan of the site was shown along with a plan and section plan of the proposed pool which would be located ahead of the main dwellinghouse in the area of the front garden. The Planner then displayed illustrations of the proposed elevations.

The material planning considerations and key issues were:

- Visual Impact
- Residential Amenity Impact/Noise
- Conservation Area Impact

The Chairman invited questions to Officers. In response to Cllrs Ceresa and Pitchers, the Planner clarified that the plant room for the pool would have lighting, and that the dimensions of the proposed pool were 10m x 4m.

There being no further questions to Officers, the Chairman invited the Applicant's agent, Mr Martin Price to address the Committee. Mr Price surmised that there were three areas of objection; firstly, that there would be increased noise pollution, secondly, that the swimming pool was not sustainable due to heating costs and thirdly, that the willow fence was detrimental to the character and appearance of the conservation area.

Mr Price contended that the fence had been in situ for several years and the character of the conservation area was derived from the mix of dwelling types and construction materials, the informality of plot layouts, and the variety of boundary treatments that were visible. Acknowledging that the fence occupied an elevated position approximately 1.2 meters above street level, Mr Price urged the Committee to note that it was set back behind a sloping highway verge and that copper beech hedging had been planted in front of the fence which together with weathering would soften its visual appearance. Other examples of such screen fencing could be found in The Street at 'Eastwood' and at the junction with Palmer's Lane. Mr Price continued that the application demonstrated the preservation of the character and appearance of the conservation area and was therefore policy compliant. Turning to the swimming pool, Mr Price emphasised that there were other swimming pools in Walberswick and the proposal before Members was for a pool for a family home which occupied one of the largest plots on The Street.

Mr Price stated that the Objectors concerns about noise nuisance were not shared by the Council's Environmental Protection Team and contextualised that the noise would be no greater than the noise generated by a garden tennis court or children playing in a garden. The elevated position of the pool had been accounted for with proposed conditions associated with plant and equipment. The pool would not be visible from public vantage points, would not be lit at night, and would not therefore impact on the visual character of the conservation area or AONB. Mr Price surmised that the proposal would cause no demonstrable harm.

The Chairman invited questions to Mr Price. In response to Councillor Ceresa, Mr Price confirmed that if necessary, appropriate acoustic insulation would be sourced to mitigate any noise from the pool filtration pump, details of which would be confirmed pursuant to the noise assessment(s) required by Condition 5. Mr Price further clarified in response to Councillors Goldson and Plummer that the applicant would be likely to install an air source heat pump for the pool, and would wish the hardstanding to be of an environmentally friendly design and construction.

There being no further questions, Members debated the proposal. The Chairman expressed his contentment that the property was and would remain a family home. There being no further debate; upon the proposition of Councillor Pitchers, seconded by Councillor Goldson the Chairman moved to the vote whereupon it was unanimously

## **RESOLVED**

That the application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be completed in all respects strictly in accordance with 6407-1 & 6407-2 received 25/1/2023, for which permission is hereby

granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

*Reason: For the avoidance of doubt as to what has been considered and approved.*

2. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

*Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity*

3. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

*Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy SCLP11.7 of Suffolk Coastal Local Plan (2020) and the National Planning Policy Framework (2021).*

4. The pool shall not come into use, until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 3 and the provision made for analysis, publication and dissemination of results and archive deposition.

*Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with*

*Policy SCLP11.7 of Suffolk Coastal Local Plan (2020) and the National Planning Policy Framework (2021).*

5. Prior to the installations of any fixed plant or machinery (e.g. air source heat pumps and water pumps) a noise assessment must be submitted to include all proposed plant and machinery and be based on BS4142:2014. A rating level (LAeq) of at least 5dB below the typical background (LA90) should be achieved. Where the rating level cannot be achieved, the noise mitigation measures considered should be explained and the achievable noise level should be identified and justified. Only the approved details shall be implemented.

*Reason: To protect the amenities of the occupiers of nearby dwellings.*

6. Prior to any works commencing in the 'proposed low level store for pool filter etc' full details of its height, width, depth and external appearance including materials and finishes, shall be submitted to and approved by the Local Planning Authority. Thereafter the approved details shall be implemented in their entirety prior any plant within the structure being first used, and it shall be retained and maintained in its approved form.

*Reason: The application did not include the necessarily details for consideration, and they are required in the interests of residential amenity, visual amenity and safeguarding the Conservation Area.*

7. In respect of the new swimming pool, associated hardstanding, and the associated plant room: no external lighting shall be installed without the prior submission and approval of an external lighting scheme (including position and height of mounting features, height and angle of lights including aiming points, light fixing type, size and appearance, and the luminance levels). Thereafter only the approved lighting scheme shall be installed and maintained in that form.

Note: this condition does not affect the existing dwellinghouse and wider site.

*Reason: In the interests of amenity, and protection of the character and appearance of the area."*

## **8 DC/22/3156/ARM - Town Farm, Loam Pit Lane, Halesworth, IP19 8EZ**

The Committee considered report **ES/1526** which related to planning application DC/22/3156/ARM. The application sought Approval of Reserved Matters for a residential development of up to 190 dwellings, together with associated access, landscaping, open space and drainage infrastructure pursuant to Outline Planning Permission DC/18/4947/OUT which had been granted in October 2019.

The Committee received a presentation from the Planning Manager, who was representing the case officer for the application. The Planning Manager explained that the site formed part of the Halesworth/Holton Healthy Neighbourhood allocation in accordance with Policy WLP4.1. The application sought reserved matters approval for 188 dwellings. The site location was outlined together with illustrations of the indicative masterplan, the wider campus development, and the public rights of way

network. The proposed layout of 188 homes along with photographs of the proposed point of access, the surrounding roads and footpaths, and views of the extant buildings which would be demolished on the site were shown. Illustrations of the dwelling types and heights were displayed, along with the site phasing plan. Street scene visualisations were displayed together with proposed elevations and computer-generated images of the proposed dwelling frontages. The Planning Manager emphasised that the proposal included 30% affordable housing which was policy compliant at the time that outline permission was granted. Attention was also drawn to the significant CIL funded infrastructure improvements that had manifested as part of the Halesworth/ Holton Health Neighbourhood, including the expansion of Bungay High School and the Edgar Sewter Primary School.

The Planning Manager surmised that the principle of residential development on the site was established, and the reserved matters were considered to be acceptable and in accordance with policies in the Local Plan. Sufficient detail had been provided to enable the discharge of conditions. The application was recommended for approval subject to outstanding matters relating to highways, surface water drainage and contaminated land being resolved and was subject to conditions relating to:

- Approved plans
- Highway details approval
- Surface water drainage details approval
- Contaminated Land details approval
- Ecological enhancement measures

The material planning considerations and key issues were:

- Principle of Development
- Highway Considerations
- Housing Mix / Affordable Housing
- Self-Build & Custom Build Housing
- Layout, Scale and Appearance
- Landscape and Visual Impact
- Flood Risk
- Ecology
- Heritage Considerations
- Contaminated Land
- Public Benefits

In response to questions from Councillors Goldson and Rivett the Planning Manager explained that the 'trim trail' identified as part of the wider Halesworth Campus development would be forthcoming. The maintenance of the footpaths around the site would be handed over by the developer to a resident led management company, and maintenance of the Public Right of Way would be the responsibility of Suffolk County Council. Highways had not raised a concern about the suitability of the cycle path junction onto Bungay Road but the Planning Manager had met with the developer and had been assured that the cycle path would end with suitable stop markings, rather than blending onto the road. Landscaping would also improve the visibility of that junction for cyclists and motorists. The attenuation basin would be constructed in accordance with Anglian Water specifications, and would be maintained either by

Anglian Water or a management company. It was emphasised that the development would likely commence after the introduction of new building regulations in June 2023 and would therefore be subject to compliance with superior carbon emission reduction requirements and greater energy efficiency measures, which may include solar installations.

Councillor Pitchers queried the refuse bin presentation arrangements, and whether secure cycle storage would be provided. The Planning Manager explained that the proposal was consistent with refuse bin presentation arrangements for a development of its scale elsewhere. Occupiers of the bungalows to the south of the site would present their refuse bins at the T junction to the north of the bungalows. The Planning Manager was therefore satisfied that the arrangements for refuse presentation and collection was safe and suitable. Furthermore, it was stated that cycle storage arrangements had been secured with the outline permission.

There being no public speakers on the item, the Chairman invited Members to debate the proposal. Councillor Goldson expressed his satisfaction with the proposal and the wider benefits of the Halesworth / Holton Healthy Neighbourhood development, and proposed approval of the application. Councillor Pitchers concurred and seconded the proposal. A vote was taken, and it was unanimously

## **RESOLVED**

That the application be **APPROVED** subject to the outstanding matters referred to in paragraph 7.5 of the officer's report being resolved and subject to the following conditions:

1. The development hereby approved shall be begun within the time limits specified on the outline permission and is subject to any conditions imposed thereon.

*Reason: In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)*

2. The development hereby permitted shall be completed in all respects strictly in accordance with the following plans, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority:

### **CONDITION 2:**

237-20-0200 P8 Master Plan, 237-20-0301 P23 Accommodation Plan, 237-20-0351 P2 Open Space Plan, Soft Landscape Proposals - 21-234-SK01 Masterplan Rev C, Arboricultural Impact Assessment Issue A, 21-234-01 Rev C, 21-234-02 Rev C, 21-234-03 Rev C, 21-234-04 Rev C, 21-234-05 Rev C, 21-234-06 Rev B, 21-234-07 Rev B, 21-234-08 Rev B, 21-234-09 Rev B, 21-234-10 Rev B, 21-234-11 Rev B, 21-234-12 Rev B and HAR-SCH01 Rev A External finishes schedule received 16 January 2023.

Design and Access Statement, 237-20-0150 P1 Site Location Plan, 237-20-0210 P7 Character Plan, 237-20-0353 P1 Vehicular Network Plan, 237-20-0354 P2 Pedestrian Network Plan, 237-20-0355 P2 Storey Heights Plan, 237-20-0356 P2 Dwelling Size Plan,



237-20-0357 P2 Phasing Plan, 237-20-0358 P2 Refuse and Bin Storage Plan, 237-20-0359 P2 Parking and Cycle Storage Strategy Plan, 237-20-0600 P5 Materials Plan, 237-20-6300 P3, 237-20-6301 P2, 237-20-6303 P3, 237-20-6304 P1, 237-20-6305 P1 - Starston Semi Detached House; 237-20-6302 P2 - Starston Terraced House, 237-20-6310 P2, 237-20-6311 P2 - Benacre Semi Detached Bungalow, 237-20-6320 P2, 237-20-6321 P2 - Hales Semi Detached House, 237-20-6330 P3, 237-20-6331 P3, 237-20-6332 P3 - Wangford Detached Bungalow, 237-20-6340 P2 - Haddiscoe Semi Detached House, 237-20-6350 P2 - Hulver Detached House, 237-20-6351 P2, 237-20-6352 P2 - Hulver Semi Detached House, 237-20-6360 P2, 237-20-6361P3 - Thurlton Detached House, 237-20-6370 P2, 237-20-6371 P2 Mettingham Detached House, 237-20-6380 P2, 237-20-6381 P3 - Ellingham Detached House, 237-20-6390 P3, 237-20-6391 P3, 237-20-6392 P1 - Redgrave Detached House, 237-20-6400 P2, 237-20-6401 P3 - Yoxford Detached House, 237-20-6410 P3, 237-20-6411 P2 - Glemham Detached House, 237-20-6421 P3 - Thorpe Detached House, 237-20-6431 P2 - Wrentham Detached House, 237-20-6441 P3 - Blythburgh Detached House, 237-20-6460 P3 - Affordable 2BB Terraced Bungalow, 237-20-6470 P3 - Affordable 2BH Terraced House, 237-20-6480 P3 - SO 2BH Semi Detached House, 237-20-6482 P3 - SO 2BH Terraced House, 237-20-6483 P3 - SO 2BH Terrace of 4, 237-20-6490 P3, 237-20-6491 P4 - 3B SO Semi Detached House, 237-20-6492 P3 - 3B SO Terraced House and 237-20-6500 P4 - 2B and 3B SO Terraced House received 8 August 2022.

237-20-6700 P14 Flat Block 20-27 and 237-20-6705 P2 Flat Block 28-35 received 16 March 2023.

CONDITIONS 5, 6, 7 23 and 24:

201485\_C-100\_P02 General arrangement and external works sheet 1,  
201485\_C-101\_P02 General arrangement and external works sheet 2,  
201485\_C-102\_P02 General arrangement and external works sheet 3,  
201485\_C-103\_P03 General arrangement and external works sheet 4,  
201485\_C-104\_P02 General arrangement and external works sheet 5,  
201485\_C-105\_P02 General arrangement and external works sheet 6,  
201485\_C-106\_P03 General arrangement and external works sheet 7,  
201485\_C-107\_P02 General arrangement and external works sheet 8,  
201485\_C-108\_P03 General arrangement and external works sheet 9,  
201485\_C-120\_P03 General arrangement & external works s38 agreement plan sheet 1,  
201485\_C-121\_P03 General arrangement & external works s38 agreement plan sheet 2,  
201485\_C-125\_P02 General arrangement & external works S278 agreement plan,  
201485\_C-126\_P02 General arrangement & external works S278 land dedication plan,  
201485\_C-130\_P02 General arrangement & external works S104 agreement plan sheet 1,  
201485\_C-131\_P03 General arrangement & external works S104 agreement plan sheet 2,  
201485\_C-132\_P03 General arrangement & external works S104 agreement key plan,  
201485\_C-135\_P03 General arrangement & external works impermeable area plan,  
201485\_C-140\_P01 Off-site works to Loam Pit Lane,  
201485\_C-200\_P01 Road and sewer setting out sheet 1,  
201485\_C-201\_P01 Road and sewer setting out sheet 2,  
201485\_C-202\_P01 Road and sewer setting out sheet 3,  
201485\_C-203\_P01 Road and sewer setting out sheet 4,

201485\_C-204\_P01 Road and sewer setting out sheet 5,  
201485\_C-205\_P01 Road and sewer setting out sheet 6,  
201485\_C-206\_P01 Adoptable manhole schedules sheet 1,  
201485\_C-207\_P01 Adoptable manhole schedules sheet 2,  
201485\_C-208\_P01 Adoptable manhole schedules sheet 3,  
201485\_C-209\_P01 Adoptable manhole schedules sheet 4,  
201485\_C-210\_P01 Road and sewer long sections sheet 1,  
201485\_C-211\_P01 Road and sewer long sections sheet 2,  
201485\_C-212\_P01 Road and sewer long sections sheet 3,  
201485\_C-213\_P01 Road and sewer long sections sheet 4,  
201485\_C-214\_P01 Road and sewer long sections sheet 5,  
201485\_C-215\_P01 Road and sewer long sections sheet 6,  
201485\_C-216\_P01 Road and sewer long sections sheet 7,  
201485\_C-217\_P01 Road and sewer long sections sheet 8,  
201485\_C-300\_P01 Anglian Water Construction details sheet 1,  
201485\_C-301\_P01 Anglian Water Construction details sheet 2,  
201485\_C-302\_P01 Anglian Water Construction details sheet 3,  
201485\_C-400\_P01 Suffolk Highway Construction Details S38 Works sheet 1,  
201485\_C-401\_P01 Suffolk Highway Construction Details S38 Works sheet 2,  
201485\_C-402\_P01 Suffolk Highway Construction Details S38 Works sheet 3,  
201485\_C-502\_P02 Private construction details sheet 3,  
201485\_C-503\_P01 Private construction details sheet 4,  
201485\_C-605\_P01 Autotrack Swept Path,  
Preliminary SuDS Management and Maintenance Plan  
received 8 August 2022 and 16 January 2023.

CONDITION 10:

237-20-0359 Rev P2 received 8 August 2022.

CONDITION 15:

HAR-DOC-01 Rev B Harrisons Lane Construction Management Plan, received 16 January 2023.

CONDITION 16 and 17:

Create Consulting Engineers Phase 1 Contaminated Land Assessment Volume 1 of 2 and Volume 2 of 2;

Ground Investigation (ASL Report No. 450-18-087-10 August 2019)

Supplementary Ground Investigation (ASL Report No. 450-18-087-06 January 2020)

Geo-Environmental and Geotechnical Site Investigation Report (Brown2Green Ref. 2954/Rpt 1v1 January 2022)

received 8 August 2022

CONDITIONS 21 and 22

Written Scheme of Investigation for an archaeological trial trench evaluation (MOLA 2019), received 8 August 2022 and Archaeological trial trench evaluation (MOLA Report 19/99, HWT 053), received 18 January 2023.

CONDITION 23:

Awaiting confirmation from LLFA

CONDITION 24:

SuDs Management and Maintenance Plan Rev 01 December 2022 received 16 January 2023.

CONDITION 26:

Awaiting confirmation from LLFA

CONDITION 27:

237-20-0313 P2 Sustainable Technology Plan received 16 January 2023.

CONDITION 28:

Homeowners Walking Routes Leaflet received 21 March 2023.

CONDITION 29:

Construction Environmental Management Plan (CEMP) for Biodiversity (JBA, July 2022) received 16 January 2023.

CONDITION 30:

Landscape and Ecological Management and Maintenance Plan (JBA 21/234-LEMP1 Rev A, December 2022) received 21 March 2023.

CONDITION 31:

Drawing Number NS/HARR/302504 received 8 September 2022.

CONDITION 32:

Design and Access Statement Appendix C received 8 August 2022.

CONDITION 33:

Sustainability Statement (Eden SAP Services 23 April 2022) received 8 August 2022.

CONDITION 34

Self-Build Design Code and Marketing Strategy Rev P3 received 14 March 2023.

3. Ecological enhancement measures will be delivered and retained in accordance with the Ecological Enhancement Strategy (JBA 21/234 November 2022) received 21 March 2023.

*Reason: To ensure the development delivers ecological enhancements.*

**9**

**DC/22/4341/FUL - 25 Cotmer Road, Lowestoft, NR33 9PN**

The Committee considered report **ES/1552** which related to planning application DC/22/4341. The application sought permission for the sub-division of gardens to create two plots and the construction of two detached bungalows and garages. The application had been referred to the Committee by the Chairman.

The Committee received a presentation from the Planner, who was the case officer for the application. The site location was outlined, an aerial photograph was displayed, and

photographs of Cotmer Road and the proposed site were shown. The Committee viewed the existing and proposed block plans, together with illustrations setting out the access details, elevations and floor plans.

The material planning considerations and key issues were summarised as:

- Principle
- Design and Layout
- Residential Amenity
- Highways
- Other Matters

The Chairman invited questions to Officers. Councillor Goldson asked what the distance would be between the proposal and the neighbouring dwellings at nos. 25 and 27. The Planner explained the distance between the proposal and the dwelling at no. 25 was 1.5m and there was 2m between no. 27 and the proposal. The Planner restated that vehicular movements were not objectionable and clarified in response to Councillor Gee that the proposed dwellings would be accessed using a new single lane access track from Cotmer Road running between nos. 25 and 27. Councillor Ceresa queried the number of bedrooms at the donor property and whether there would be sufficient parking. It was clarified that the donor property had 4 bedrooms, and enough parking space for two cars, which was one fewer than the 3 spaces that would fully satisfy parking standards. The Planner advised that there had been no Highways objection and that there was deemed to be sufficient visitor parking in the area.

In response to a question from the Chairman, the Planner confirmed that he had visited the site and was content that the proposed dwelling would sit further back into the site in comparison to no.25, and as such the impact on light through the side windows of no.25 would be minimised, furthermore, a degree of loss of light would already occur to the side windows due to the close proximity of the fence. There would not be a significant impact on light to the side windows of no. 25, and there would be no significant impact on light through its rear windows. A condition would be in place to remove permitted development rights for first floor alterations.

There being no public speakers, the Chairman invited Members to debate the proposal. Councillor Ceresa was concerned about parking capacity in the area and proposed an amendment to seek to provide a further parking space on the site. Councillor Gee empathised with the concerns expressed by Ward Councillors regarding overdevelopment and access to the dwellings and proposed that the decision be deferred to allow for a site visit. There being no seconder for the two proposals put; Councillor Rivett was satisfied that the proposal was of a good design in a sustainable location and considered that a parking intervention would be disproportionate. Councillor Rivett therefore proposed approval of the application in accordance with the Officer recommendation, seconded by Councillor Goldson, a vote was taken and was **NOT CARRIED**.

Councillor Ceresa proposed an alteration in accordance with procedure rule 13.7b that *Officers investigate with the applicant the addition of a further parking space and confirm that addition with the Chairman and Vice Chairman to issue the approval once*

received; seconded by the Chairman, whereupon a vote was taken, and it was by a majority

## **RESOLVED**

That the application be **APPROVED**, subject to Officers investigating with the applicant the addition of a further parking space and confirming that addition with the Chairman and Vice Chairman to issue the approval once received, and the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

*Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.*

2. The development hereby permitted shall be completed in all respects strictly in accordance with Site Location and Proposed Plans (1742/5 Rev A) received 13/02/2023, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

*Reason: For the avoidance of doubt as to what has been considered and approved.*

3. Prior to first use on site, details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

*Reason: To ensure the satisfactory external appearance of the development.*

4. No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with Suffolk County Council's Standard Access Drawing no. DM03; and with a minimum entrance width of 3.8 metres for a distance of 10 metres measured from the nearside edge of the carriageway and made available for use. Thereafter the access shall be retained in the specified form.

*Reason: To ensure that the layout of the existing access is improved to an appropriate specification at an appropriate time in the interests of the safety of persons using the access and users of the highway. This needs to be a pre-commencement condition because access for general construction traffic is not otherwise achievable safely.*

5. The gradient of the access driveway shall not be steeper than 1 in 12 measured from the nearside of the edge of the highway.

*Reason: To avoid unacceptable safety risk from skidding vehicles and provide for pedestrian and cycling access.*

6. The gradient of the vehicular access shall not be steeper than 1 in 20 for the first five metres measured from the nearside edge of the highway.

*Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.*

7. Prior to the development hereby permitted being first occupied, the existing new access onto the highway shall be properly surfaced with a bound material for a minimum distance of 10 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.*

8. Before the access is first used visibility splays shall be provided as shown on Drawing No. 1742/5 Rev A with an X dimension of 2.4 metres and a Y dimension of 43 metres tangential to the nearside edge of the carriageway and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

*Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.*

9. The use shall not commence until the area(s) within the site shown on drawing no. 1742/5 Rev A for the purposes of loading, unloading, manoeuvring and parking of vehicles has / have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

*Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking (2019) where on-street parking and manoeuvring would be detrimental to the safe use of the highway.*

10. Before the development is commenced details of the infrastructure to be provided for electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

*Reason: In the interests of sustainable travel provision and compliance with Local Plan Sustainable Transport Policies. This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the provision of electric vehicle infrastructure if a suitable scheme cannot be retrospectively designed and built.*

11. Before the development is commenced details of the areas to be provided for the secure, covered and lit cycle storage including electric assisted cycles shall be

submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

*Reason: To promote sustainable travel by ensuring the provision at an appropriate time and long term maintenance of adequate on-site areas and infrastructure for the storage of cycles and charging of electrically assisted cycles in accordance with Suffolk Guidance for Parking (2019). This is a pre-commencement condition because it must be demonstrated that the development can accommodate sufficient cycle storage before construction works may make this prohibitive and in the interests of ensuring that sustainable transport options are provided.*

12. Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

*Reason: To prevent hazards caused by flowing water or ice on the highway. This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the development if, given the limitations on areas available, a suitable scheme cannot be retrospectively designed and built. This is a pre-commencement condition because insufficient details have been submitted at planning stage.*

13. Before the development is commenced details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

*Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway. This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the development if, given the limitations on areas available, a suitable scheme cannot be retrospectively designed and built.*

14. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. No further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) and a written report of the findings must be

produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

*Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.*

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order) (with or without modification), no building, structure, and/or works permitted by Classes B (additions to the roof) or C (other alterations to the roof) of Schedule 2 Part 1 of the Order shall be erected without the submission of a formal planning application and the granting of planning permission by the Local Planning Authority.

*Reason: To secure a properly planned development, and protect the amenity of neighbouring residents.*

16. Prior to occupation, evidence of how the required water efficiency standard of 110 litres per person per day will be achieved shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure that the finished dwelling(s) comply with Policy SCLP9.2 of the East Suffolk Council - Suffolk Coastal Local Plan (2020) and to ensure Building Control Officers and Independent Building Inspectors are aware of the water efficiency standard for the dwelling(s).*

## **10 DC/23/0283/FUL - 6 Healey Close, Lowestoft, NR32 4WZ**

The Committee considered report **ES/1523** which related to planning application DC/23/0283/FUL. The application sought permission for the construction a two-storey front and side extension, with internal works to suit, and had been referred to the Committee by the Referral Panel. The Committee received a presentation from the Planner, who was the case officer for the application. The site location and an aerial photograph of the site were displayed. Photographs of the site were viewed by the Committee together with proposed elevations, block plans and floor plans. A slide was also shown to illustrate the 45-degree light test.



The key issues and material planning considerations were summarised as:

- Design
- Impact on Light
- Privacy/Overlooking

At the invitation of the Chairman, Councillors Goldson and Rivett sought clarification of the parking arrangements on the site. The Planner explained that the proposal would result in a reduction of parking spaces to 5 from 6, which would still satisfy parking standards and that there had been no change of use application for the extant garages. The Chairman and Councillor Rivett asked whether a condition would be appropriate to retain the garages as garages to mitigate future development concerns. The Planning Manager acknowledged the concerns of Members but advised that it would not be a proportionate condition, nor would it be typical to remove permitted development rights on such a development.

There being no public speaking, the Chairman invited the Committee to debate the application that was before it. Councillor Rivett proposed that the application be approved subject to the removal of permitted development rights, seconded by Councillor Gee, accordingly the Chairman moved to the vote whereupon it was unanimously

#### **RESOLVED**

That the application be **APPROVED** subject to the removal of permitted development rights, and the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

*Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.*

2. The development hereby permitted shall be completed in all respects strictly in accordance with Site Location, Proposed Block Plan, Proposed Elevations and Floor Plans, 3028.22.2; received 26/01/2023;, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

*Reason: For the avoidance of doubt as to what has been considered and approved.*

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

*Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity*

**DC/22/4189/FUL - Leiston Town Athletics Association, Victory Road, Leiston, IP16 4DQ**

The Committee considered report **ES/1524** which related to planning application DC/22/4246/FUL. The application sought permission for the installation of a replacement floodlighting system at the Victory Stadium, Leiston. The application was for determination by the Committee because the site was in the ownership of East Suffolk Council. The Committee received a presentation from the Planner, who was the case officer for the application. The site location plan together with an aerial image was displayed. Photographs looking toward the site, showing the existing columns were viewed. Particular attention was drawn to technical illustrations relating to light calculations, the type of lamp installation and the replacement column types.

The key issues and material planning considerations were summarised as:

- Visual impact
- Impact upon residential amenity of neighbours

The Chairman invited questions to Officers. In response to Councillor Ceresa, the Planner confirmed that the integral lamp shields recommended in the Suffolk County Council engineers report would be installed where needed on the northern side. Similarly, and in response to Councillor Gee, the Planner explained that light levels would be adjusted to satisfy concerns raised by Environmental Protection.

There being no further questions. Councillor Goldson opened the debate and emphasised that the proposal was to replace existing lighting, which had not been the subject of any concerns previously, with more focussed lighting which would be better for users and for neighbouring dwellings. Councillor Pitchers concurred and proposed approval, seconded by Councillor Coulam. The Chairman moved to the vote whereupon it was unanimously

**RESOLVED**

That the application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

*Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans/reports:

LEISTONFC 47080 Rev D received 12.12.2022;

2022/LEISTONFC/01 received 24.10.2022;

2022/LEISTONFC/02 received 24.10.2022;

2022/LEISTONFC/03 received 12.12.2022;

2022/LEISTONFC/04 received 12.12.2022.

Drawing of light shield received 16.03.2023.

*Reason: For the avoidance of doubt as to what has been considered and approved.*

3. The luminance levels from the floodlighting shall not exceed:

- i) 5 lux measured in a vertical plane at the window of any habitable room of any dwellinghouse in the locality;
- ii) 10 lux measured in the horizontal plane from the curtilage of any dwellinghouse in the locality.

*Reason: In the interests of amenity.*

4. The lighting shall not be operated outside the following hours: Monday, Wednesday, and Fridays 1800hrs - 2200hrs; Tuesday and Thursday 1800hrs - 2230hrs; Saturdays 1430 - 1830hrs and Sundays 1430 - 1830hrs.

*Reason: In the interests of amenity and for the avoidance of doubt as to what has been considered and approved.*

The meeting concluded at 4.02pm

.....  
Chairman