



Committee Report

Planning Committee South – 28 March 2023

Application no DC/22/4334/FUL

Location

Airfield Farm Cottage
Clopton Road
Monewden
Suffolk
IP13 7DF

Expiry date 27 December 2022

Application type Full Application

Applicant Mr and Mrs S Eustace

Parish Monewden

Proposal Use of land for the siting of 3no. cabins for use as holiday lets

Case Officer Natalie Webb
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1. Summary

- 1.1. This application seeks permission for the use of the land for the siting of three cabins for use as holiday lets at Airfield Farm Cottage, Clopton Road, Monewden, IP13 7DF.
- 1.2. This application was presented to the referral panel as officers are 'minded to approve' contrary to the objection received from the parish council. The referral panel deemed that there were material planning considerations which warranted further discussion by the planning committee.
- 1.3. Since the referral panel meeting, revised plans were received on 03 March 2023 which relocate the most westerly cabin further to the east amongst the existing hangers and holiday cabin.
- 1.4. Officers consider that the proposal accords with Local and National Policies and the application is therefore recommended for approval.

2. Site Description and Planning History

- 2.1. The site is located on the southern side of Clopton Road and forms part of the wider airfield site at Monewden. The main runway is located to the east/south-east of the proposed cabins, with the existing hangers within the site. The host dwelling Airfield Cottage, which has an agricultural occupation restriction, is located to the north-west of the site. There are limited neighbouring properties within the vicinity of the site, with the prevailing character being agricultural farmland. The site is not located within any designated areas nor affects the setting of any heritage assets. It is however noted that the SSSI known as Monewden Meadows is located to the immediate west of the site boundary. The site is not located within flood zones 2 or 3 and is at very low risk of surface water flooding.
- 2.2. The wider site has extensive history, however none of the previous applications relate to tourism uses for the site or include all the areas included within this application.

3. Proposal

- 3.1. The application seeks planning permission for the use of the site for tourism, consisting of the siting of three cabins to be utilised as holiday lets. One of the units has been on site since 2019 and let as holiday accommodation; no permission was granted for the siting of the unit at that time. The proposal also includes the siting of toilet and shower cabins and a secure cycle storage shed. As such the proposal seeks the retention of the existing unit for holiday letting, siting of two additional units for holiday letting, erection of a lockable cycle store and siting of toilet and shower facilities.
- 3.2. The units are of contemporary design, triangular in appearance measuring approximately 5m by 3.28m with a height of 4.051m. The existing unit is self-contained with small kitchenette, W.C with shower facilities, with a bedroom space above. The two proposed units will have bedroom/living space, but toilet and shower facilities will be located adjacent to the existing hanger to the north of the site. A secure cycle store is also proposed adjacent to these facilities. Parking would be provided immediately adjacent to the existing hanger building. Material finishes for the holiday cabins are proposed to be similar of those of the existing; vertical timber cladding and composite roof cladding. The cycle store will be a timber shed with galvanised corrugated metal roof. Details of the toilet and shower units have not been provided in detail but are illustrated to be individual portable style units which would have painted timber elevations and galvanised corrugated roof.
- 3.3. Amended plans were received during the application, which relocated the most easterly cabin away from the runway, adjacent to existing buildings on the airfield site.

4. Consultees

Third Party Representations

- 4.1. One third party response was received from the adjacent dwelling. The representation neither objected to nor supported the application but commented that the proposed erection of three holiday lets seems to be a significant extension of the use of the property

(which is subject to an agricultural tie) into commercial activities, which is not believed to be appropriate in a quiet rural area.

Parish/Town Council

Consultee	Date consulted	Date reply received
Monewden Parish Council	17 November 2022	7 December 2022
<p>Summary of comments:</p> <p>The parish council would like to respond to the above application on the basis that the proposal is for 3 permanent cabins around Monewden Airfield of which one was erected in 2019.</p> <p>The area concerned is outside a village settlement and is in countryside. The supporting statement provided by the applicant refers to Policy SCLP6.5 of the Suffolk Local Plan which relates to New Tourist Accommodation and states -</p> <p>Tourist accommodation comprising permanent buildings will only be permitted:</p> <ul style="list-style-type: none">- Within the Settlement Boundaries;- Through the conversion of buildings of permanent structure where they lie outside the Settlement Boundary;- On medium and large scale sites where commercial, recreational or entertainment facilities are provided on site; or- Where such development forms part of a comprehensive masterplan which supports wider landscape and ecological gain. <p>New tourist accommodation will be restricted by means of planning conditions or obligations in accordance with national policy for planning conditions and obligations which permit holiday use only, restricted to a continuous period of 56 days by one person or persons within one calendar year, plus require a register of all lettings, to be made available at all times.</p> <p>This application does not comply with this Policy as</p> <ul style="list-style-type: none">- It is not within Settlement Boundaries- The 3 cabins are permanent and are new builds not conversion of existing buildings.- The site is a small site and is an airfield and not a holiday site- The application is not part of a masterplan supporting wider landscape and ecological gain <p>The parish council is also concerned that the use of holiday lets will intensify the use of the airfield which is currently operated with limited movements under a Certificate of Lawfulness.</p>		

Statutory consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	17 November 2022	No response
<p>Summary of comments:</p> <p>No response received.</p>		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Planning Enforcement Team	17 November 2022	No response
Summary of comments: Internal consultee - No response received.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	17 November 2022	28 November 2022
Summary of comments: Recommends the full suite of land contamination conditions.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	17 November 2022	16 December 2022
<p>Summary of comments:</p> <p>Internal Consultee - Comments summarised - Whilst from the information available it appears that the proposed locations of the cabins are unlikely to cause significant adverse ecological impacts, the existing cabin proposed for retention and the cabin located in the south-western corner of the site are both adjacent to Monewden Meadows Site of Special Scientific Interest (SSSI) which is also a Suffolk Wildlife Trust reserve.</p> <p>From the information available it also appears that one of the proposed cabins will be located within an arable field which is either under arable cultivation or has been recently. Further information is therefore required on the proposed landscaping and landscape management plan for the site in order to ensure that the development maximises the biodiversity value of any new habitats to be created.</p> <p>The rural setting of the proposal also indicates that there is currently likely to be little light pollution within the immediate area, it is therefore recommended that, should permission be granted, a lighting strategy is secured if there is proposed to be any external lighting installed.</p>		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	17 November 2022	28 November 2022
Summary of comments: Internal consultee - revisions required - comments incorporated into officer's report.		

Consultee	Date consulted	Date reply received
Natural England	19 December 2022	13 January 2023
<p>Summary of comments:</p> <p>No objection subject to securing appropriate mitigation as the site falls within the 'zone of influence' (ZOI) for the following European designated site[s], Suffolk Coast RAMS.</p>		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	19 December 2022	20 December 2022
<p>Summary of comments:</p> <p>Holding objection. This development may have an impact upon the Monewden Meadows Site of Special Scientific Interest (SSSI), which is also forms the Suffolk Wildlife Trust nature reserve Martins Meadow. This site is designated due it's species rich unimproved meadow, which is described as one of the best remaining examples of unimproved grassland in Suffolk. Assessment of the ecological impacts of the proposed development at this site should therefore be undertaken in order to inform the proposal prior to the submission of any planning application. Such assessment, and any surveys required to inform it, should be undertaken by a suitably qualified ecologist.</p>		

Re-consultation consultees

Consultee	Date consulted	Date reply received
East Suffolk Ecology	13 January 2023	No response
<p>Summary of comments:</p> <p>No further comments received.</p>		

Consultee	Date consulted	Date reply received
Natural England	13 January 2023	1 February 2023
<p>Summary of comments:</p> <p>The advice provided in our previous response applies equally to this amendment The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.</p>		

Consultee	Date consulted	Date reply received
East Suffolk Planning Enforcement Team	13 January 2023	No response
<p>Summary of comments:</p> <p>No response.</p>		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	13 January 2023	25 January 2023
Summary of comments: Comments remain as the response of 28 November 2022.		

Consultee	Date consulted	Date reply received
Monewden Parish Council	13 January 2023	23 January 2023
<p>Summary of comments:</p> <p>The parish council would like to confirm comments made on the previous application as these are still pertinent to the revised application:</p> <p>The parish council would like to respond to the above application on the basis that the proposal is for 3 permanent cabins around Monewden Airfield of which one was erected in 2019.</p> <p>The area concerned is outside a village settlement and is in countryside. The supporting statement provided by the applicant refers to Policy SCLP6.5 of the Suffolk Local Plan which relates to New Tourist Accommodation and states -</p> <p>Tourist accommodation comprising permanent buildings will only be permitted:</p> <ul style="list-style-type: none"> - Within the Settlement Boundaries; - Through the conversion of buildings of permanent structure where they lie outside the Settlement Boundary; - On medium and large scale sites where commercial, recreational or entertainment facilities are provided on site; or - Where such development forms part of a comprehensive masterplan which supports wider landscape and ecological gain. <p>New tourist accommodation will be restricted by means of planning conditions or obligations in accordance with national policy for planning conditions and obligations which permit holiday use only, restricted to a continuous period of 56 days by one person or persons within one calendar year, plus require a register of all lettings, to be made available at all times.</p> <p>This application does not comply with this Policy as</p> <ul style="list-style-type: none"> - It is not within Settlement Boundaries - The 3 cabins are permanent and are new builds not conversion of existing buildings. - The site is a small site and is an airfield and not a holiday site - The application is not part of a masterplan supporting wider landscape and ecological gain <p>The parish council is also concerned that the use of holiday lets will intensify the use of the airfield which is currently operated with limited movements under a Certificate of Lawfulness.</p>		

Consultee	Date consulted	Date reply received
SCC Highways Department	13 January 2023	16 January 2023
Summary of comments: Following receipt of revised plans, conditions are recommended with the grant of any permission.		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	13 January 2023	No response
Summary of comments: No further comments received.		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	13 January 2023	17 January 2023
Summary of comments: Internal consultee - comments incorporated within report - no objection following revised plans.		

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 1 December 2022

Expiry date: 22 December 2022

5. Planning policy

National Planning Policy Framework 2021

Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document (East Suffolk Council, Adopted May 2021)

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP4.5 - Economic Development in Rural Areas (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.1 - Tourism (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.4 - Tourism Development outside of the AONB (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.5 - New Tourist Accommodation (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.3 - Historic Environment (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

6. Planning Considerations

- 6.1. The site is located outside of any settlement boundary identified within the adopted Local Plan; the site is therefore considered to be in the countryside for planning purposes. Chapter 6 of the Local Plan sets out where new tourism development outside of the Area of Outstanding Natural Beauty (AONB) will be permitted, noting that outside of the AONB, the Council is welcoming of tourist enterprises and activities which can complement the tourism industry established in the 'hotspots' across the plan area. The areas outside of the AONB can play a key role in supporting and facilitating the increase of destinations and accommodation across the plan area. Encouraging increased tourism opportunities in the less sensitive parts of the plan area will ensure that the overall tourism capacity is increased, and tourism spend increases across the plan area and throughout the year.
- 6.2. Local Plan Policies SCLP6.4 and SCLP6.5 inter alia seek to ensure that new tourism development outside of the AONB enhances the long term sustainability of the area, is well related to existing settlements, prevents or mitigates adverse impacts on the natural environment and on local landscape character, is of a scale that reflects the surrounding area, is of the highest design standards, minimises light pollution from artificial light sources and ensures the retention of dark skies, demonstrates sustainable aspects of the development during construction and throughout the life of the development, provide covered secure cycle storage and there is no significant adverse impact to highways safety. The policies further note that flood mitigation measures should be incorporated where required; no mitigation is required on this site as it is not within a flood zone or within an area at risk of surface water flooding.

- 6.3. The Local Plan and supporting documents set out the demand and need for new tourist accommodation, noting that these due to the nature of the district will often be in rural locations. The cabins are of a unique and interesting design which seeks to extend the tourism offering within the area. The amount of accommodation proposed is considered modest and appropriate for its rural location. The Council's Principal Landscape and Arboricultural Officer initially raised concern about one of the units being located on the runway which is open landscape and could adversely impact the landscape character. However revised plans were received which saw this cabin relocated inside the existing hedge, adjacent to existing hangers/sheds. As such, the cabins will largely be viewed as part of the existing structures within the airfield site and would not adversely protrude into the landscape resulting in harm; there is no objection in respect of landscape impact. The most westerly cabin has also since been relocated to the east amongst existing structures.
- 6.4. The existing cabin proposed for retention and the cabin located in the south-western corner of the site are both adjacent to Monewden Meadows Site of Special Scientific Interest (SSSI) which is also a Suffolk Wildlife Trust reserve. Natural England have not objected to the proposed development; however Suffolk Wildlife Trust have raised a holding objection until further information is submitted. Paragraph 180 b. of the NPPF states that development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. Officers do not consider that the proposal will have an adverse effect on the SSSI, as the cabins are set outside of, albeit adjacent to, the SSSI, where there is an existing mature vegetation border separating the sites. The development, given its modest scale, is unlikely to result in any disturbance to the SSSI which would not be beyond that of a domestic residence and would not be greater than that of the airfield when in use. Construction is limited, therefore any disturbance through dust, vibration, noise or loss of vegetation will also be limited. In this respect the proposed development is also not considered to adversely affect residential amenity. Furthermore, the Council's ecologist has not raised an objection in principle to the development, subject to conditions in respect of the submission of a landscape and ecological management plan (LEMP), the submission of an external lighting design strategy for biodiversity (should external lighting be required) and no removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants taking place between 1st March and 31st August inclusive.
- 6.5. There is some debate as to whether the units would constitute permanent structures, as SCLP6.5 states that permanent buildings will only be permitted:
- Within the Settlement Boundaries;
 - Through the conversion of buildings of permanent structure where they lie outside the Settlement Boundary;
 - On medium and large scale sites where commercial, recreational or entertainment facilities are provided on site; or
 - Where such development forms part of a comprehensive masterplan which supports wider landscape and ecological gain.
- 6.6. The cabins would not require much construction, being limited to a small base/steps into the unit, and would otherwise be of similar form to a domestic shed. Officers therefore consider that should the use of the buildings of tourism cease, they could easily be

removed from the site. They may not be caravans, but they are clearly not permanent buildings and would likely meet the definition of a caravan as set out in the caravan act; units which meet the definition of a caravan are not considered to be permanent structures. In accordance with SCLP6.5, new tourist accommodation will be restricted by means of planning conditions or obligations in accordance with national policy for planning conditions and obligations which permit holiday use only, restricted to a continuous period of 56 days by one person or persons within one calendar year, plus require a register of all lettings, to be made available at all times. A condition should also be added to restrict the use of the land so that no more than 3no. cabins are sited on the land unless express planning permission is granted; this would reinforce the description of development and ensure local impact, particularly in respect of the SSSI, is limited.

- 6.7. In addition to the above, the site is within the Suffolk Coast RAMS Zone of Influence (Zone B - within 13km of the Sandlings SPA and Deben Estuary SPA/Ramsar) and therefore a financial contribution to the scheme (or equivalent mitigation identified via a Habitats Regulations Assessment (HRA)) is required in order to mitigate in-combination recreational disturbance impacts on habitats sites (European designated sites) arising from new residential development. A contribution is required for both the new cabins and the retained cabin. Subject to this being secured prior to the determination of the application, it is considered that the development will accord with SCLP10.1.

Other Matters

- 6.8. Suffolk County Council as Local Highways Authority have not raised objection to the proposed development, subject to conditions as set out below.
- 6.9. Despite the low level of construction in siting the units, the proposal does introduce a more vulnerable use to the site; therefore, the Council's Environmental Protection Team have recommended the full suite of land contamination conditions.
- 6.10. Given the visual separation between the proposed development and listed buildings to the west, there would be no listed building setting impact.

7. Conclusion

- 7.1. For the reasons outlined above, the proposal is considered to accord with SCLP6.1, SCLP6.4, SCLP6.5, SCLP7.2, SCLP10.1, SCLP10.4, SCLP11.1 and SCLP11.2 and is therefore recommended for approval.

8. Recommendation

- 8.1. Approve Planning Permission.

Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall not be carried out other than in complete accordance with Drawing No's 4315-01B, 4315-02B and 4315-05F received on 03 March 2023, 4315-03, 4315-04 and 4315-06 received on 02 November 2022.

Reason: For 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 by the local planning authority.

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

4. The premises herein referred to shall be used for holiday letting accommodation and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 2020 or any Order revoking or re-enacting the said Order). The duration of occupation by any one person, or persons, of any of the holiday units shall not exceed a period of 56 days in total in any one calendar year, unless the Local Planning Authority agrees in writing to any variation.

The owners/operators of the holiday units hereby permitted shall maintain an up-to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the units during each individual letting. The said Register shall be made available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the development is occupied only as bona-fide holiday accommodation, having regard to the tourism objectives of the Local Plan and the fact that the site is outside any area where planning permission would normally be forthcoming for permanent residential development.

5. There shall be no more than three holiday cabins or other means of tourism accommodation on the site at any time, unless planning permission is granted by the Local Planning Authority for additional tourism units/use.

Reason: In the interests of the landscape, ecology and the highway network.

6. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a site investigation consisting of the following components has been submitted to, and approved in writing by, the local planning authority:

a) A desk study and site reconnaissance, including:

- a detailed appraisal of the history of the site;
- an inspection and assessment of current site conditions;
- an assessment of the potential types, quantities and locations of hazardous materials and contaminants considered to potentially exist on site;
- a conceptual site model indicating sources, pathways and receptors; and

- a preliminary assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

b) Where deemed necessary following the desk study and site reconnaissance an intrusive investigation(s), including:

- the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
- an explanation and justification for the analytical strategy;
- a revised conceptual site model; and
- a revised assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

All site investigations must be undertaken by a competent person and conform with current guidance and best practice, including: BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM).

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.

7. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a detailed remediation method statement (RMS) has been submitted to, and approved in writing by, the LPA. The RMS must include, but is not limited to:
 - details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;
 - an explanation, including justification, for the selection of the proposed remediation methodology(ies);
 - proposed remediation objectives and remediation criteria; and
 - proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.

The RMS must be prepared by a competent person and conform to current guidance and best practice, including the Land Contamination Risk Management (LCRM).

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.

8. Prior to any occupation or use of the approved development the RMS approved under condition 7 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.

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.

9. A validation report must be submitted to and approved in writing by the LPA prior to any occupation or use of the approved development. The validation report must include, but is not limited to:
 - results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
 - evidence that any RMS approved in pursuance of conditions appended to this consent has been carried out competently, effectively and in its entirety; and
 - evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.

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.

10. 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.

11. Prior to the first use of the new cabins, details of the areas and infrastructure to be provided for the loading, unloading, manoeuvring and parking of vehicles including electric vehicle

charging points and secure, covered, and lit cycle storage 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 ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles in accordance with the current Suffolk Guidance for Parking where on-street parking and or loading, unloading and manoeuvring would be detrimental to highway safety and to promote sustainable travel by ensuring the provision at an appropriate time and long-term maintenance of adequate on-site areas for the storage of cycles in accordance with Suffolk Guidance for Parking (2019).

12. Prior to first use of the first new cabins 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.

13. A Construction Management Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the siting of the two additional cabins. The strategy shall include access and parking arrangements for contractors vehicles and delivery vehicles (locations and times) and a methodology for avoiding soil from the site tracking onto the highway together with a strategy for remedy of this should it occur. The development shall only take place in accordance with the approved strategy.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

14. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to first use of the first new cabins. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how

contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that the long-term ecological value of the site is maintained and enhanced.

15. No external lighting shall be installed unless a "lighting design strategy for biodiversity" has been submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that impacts on ecological receptors from external lighting are prevented.

16. No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that nesting birds are protected.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. Note: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within

the public highway shall be carried out by the County Council or its agents at the applicant's expense.

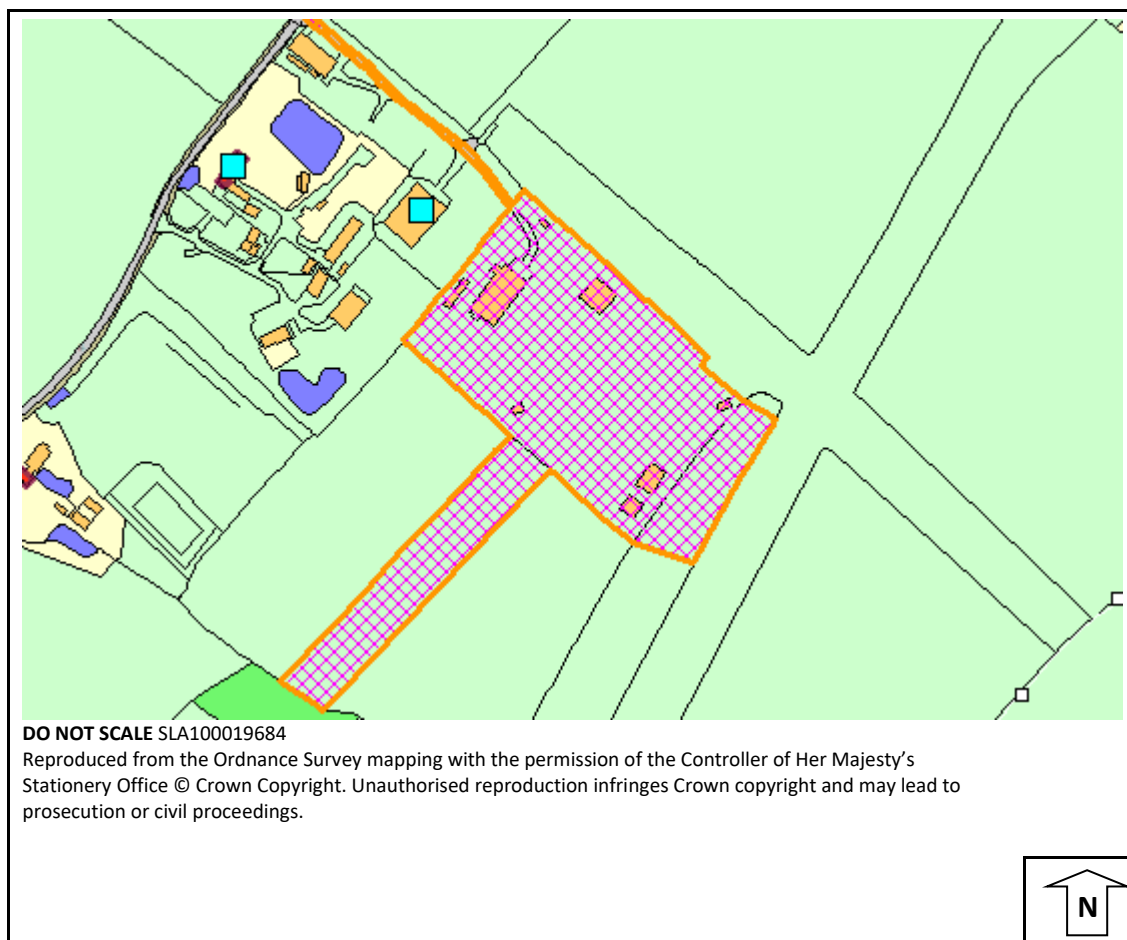
The County Council's East Area Manager must be contacted on Telephone: 01728 652400. Further information can be found at: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.





Background information

See application reference DC/22/4334/FUL on [Public Access](#)

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support