

CIRCULATED AT THE MEETING - UPDATE SHEET

PLANNING COMMITTEE

21 March 2019

Item 1. Application DC/18/2325/FUL – Residential development of 40 dwellings, together with associated access roads, garaging and car parking at Part Land South West Aldringham House, Aldeburgh Road, Aldringham cum Thorpe, Suffolk, IP16 4PT for Messers G & H Ogilvie, N Maggs, J Cronk and Hopkins and Moore (Developments) Ltd.

- 3.13 Suffolk Wildlife Trust: comment that breeding bird surveys are still to be undertaken and therefore it is not possible to determine the full extent of the likely impact of the proposed development on protected and/or UK Priority species. In accordance with ODPM Circular 06/2005 protected species are a material consideration when considering a planning application and therefore this application should not be determined in the absence of this survey information.

The hedgerow along the western boundary of the site has not been assessed for its importance under the Hedgerow Regulations (1997). In order to determine the full impact of the proposed development on ecological receptors this assessment should be undertaken prior to the determination of this application.

The proposed development must be subject to a Habitats Regulations Assessment (HRA) prior to the determination of this application to establish what measures are required to avoid and/or mitigate impact (including any contribution required to the emerging Recreational Disturbance Avoidance Mitigation Strategy).

- 3.14 Third Party Representations - One additional comment received who shares the key concerns of SWT and who states two diggers have been working on site since 4 March and that the accuracy of surveys may well have been compromised. The objector strongly urges the Planning Committee to visit this site prior to making any decision to see the importance of the trees and hedgerow and how dangerous it is to cross the road north of the site entrance.

Revised recommendation

RECOMMENDATION:

Delegate to the Head of Planning Services Authority to APPROVE subject to completion of breeding bird surveys of the site with no significant impact identified on protected or priority species and completion of Habitats Regulations Assessment; and subject to a Legal Agreement to secure the provision of the affordable housing and appropriate mitigation to protected European Sites (RAMS), and subject to the conditions listed in the recommendation section of the Committee Report.

Item 2 - Application DC/19/0445/FUL – Removal of existing unsafe concrete cliff steps & construction of new purpose made metal/concrete steps with guarding's & handrails at Cliff Steps to Promenade, Cliff Road, Felixstowe, IP11 9SH for Suffolk Coastal District Council.

Revised recommendation:

Since the committee report was finalised, the public consultation period on this application has closed and no further comments on the application have been received. The recommendation is therefore revised from "Delegate Authority to Approve" to the following:

RECOMMENDATION: APPROVE subject to the planning conditions listed in the recommendation section of the Committee Report.

Item 5 – DC/18/4844/FUL - Construction of new dwelling in the grounds for use as short term holiday let at Great House, Orford, IP12 2NT for Mr and Mrs Gerard

A tree survey has been received. The Council's Arboriculture and Landscape Manager has reviewed this and is satisfied that subject to the works being carried out in accordance with this report that there is unlikely to be any significant adverse impact on the tree.

Additional Condition:

- 7 The building hereby approved shall be constructed in complete accordance with the methods and recommendations as set out in the Arboricultural Statement carried out by Melling, Ridgeway and Partners dated 14th March 2019.

Reason: In order that there would be no adverse impact on the Beech tree on Broad Street adjacent to the site in the interest of visual amenity.

Item 7 – DC/19/0153/FUL - This application is for the change of use without further development of a redundant agricultural grain store, which is a steel framed building 18m by 20m span constructed in 1979, to the storage of marquee components (aluminium frames, PVC covers) and accessories such as tables and chairs, etc., also for panel vans used to deliver the same at Hungarian Hall, Byng Hall Lane, Pettistree, IP13 0JF

- 3.2 Suffolk County Council – Highways comment received advising that the proposal is unlikely to have any impact on the highway network in terms of vehicle volume or highway safety.