

**NORTH PLANNING COMMITTEE - UPDATE SHEET****11 June 2024**

Item 6 – DC/22/4993/FUL – A phased development comprising: Hybrid Planning Application for: (i) Full planning application for demolition of existing buildings and erection of 45 residential dwellings (Class C3), creation of new pedestrian and vehicle access, hard and soft landscaping and other associated works (ii) Outline Application for up to 87 residential dwellings (Class C3) with all matters reserved for future determination except access at Land North Of Union Lane, Oulton, Suffolk.

Consultation update

One additional neighbour objection was received, raising the following the key concerns:

- Union Lane and Flixton View unsuitable for heavy traffic;
- Proposed Flixton View pumping station not appropriate for area;
- Union Lane unsuitable for cycle access;
- Impact on amenity of area; and
- Impact on wildlife.

Report Clarifications/Corrections and Updates

- Section 3.3 - For the avoidance of doubt the applicant is proposing custom build dwellings (rather than self-build dwellings).
- Paragraph 8.18 - to clarify: there is no relocation of an existing pumping station; the application proposes two new pumping stations.
- Paragraph 7.3 - A survey for rare and scarce plants has been undertaken and submitted for review. The Council Ecologist agrees with the details of this report, raising no objections.
- Paragraph 8.81 - For clarification, the Ecology Enhancements Plan shows two wildlife corridors: a north-south wildlife corridor between phase 1 and phase 2; and a wildlife corridor along the northern boundary of phase 1 and 2, and the western boundary of phase 2.

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- Paragraph 8.116 – Clarification that the draft Health Environments Supplementary Planning Document has now been adopted and is therefore a material consideration and should be read in conjunction with the Development Plan.
- Paragraph 8.117 – Phase 2 is outline, and indicative only at this stage.
- Condition 12 is no longer required, as a Supplementary Ground Gas Report has been submitted and agreed by the Council Environment Protection Team.

Item 8 – DC/24/1111/FUL – Construction of single storey timber building along lower promenade at Jubilee Parade, The Esplanade, Lowestoft, Suffolk

Consultation Update and Revised Recommendation

The Coastal Management Team have confirmed that the submitted Coastal Erosion Vulnerability Assessment is acceptable. The consultation period with the Environment Agency has closed and they have not commented on the application. In respect of these two consultees, there are thus no outstanding issues, and the officer recommendation is therefore amended.

Officer Recommendation: Approve with conditions.

Item 10 – DC/240177/FUL - 36 London Road South, Lowestoft, Suffolk

Following receipt of additional plans/information, condition two (as recommended) can be reworded as follows:

2. The development hereby permitted shall be carried out in accordance with:
 - Site Location Plan; received 17/01/2024,
 - Proposed Access Layout; received 12/02/2024,
 - Existing Window to Proposed Door Drawing; received 12/02/2024,
 - Existing Window and Proposed Window Drawing; received 12/02/2024.
 - Example photographs; received 20/05/2024

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

