



EAST SUFFOLK COUNCIL

PLANNING ADVISORY PANEL NORTH – 21 APRIL 2020

DECISIONS BY THE HEAD OF PLANNING AND COASTAL MANAGEMENT

The following decisions have been taken by the Head of Planning and Coastal Management under his delegated authority set out in Appendix 1 of Section E of Part 2 of the East Suffolk Council Constitution:

Application Number: DC/18/4429/ARM

Application Address: Part Land surrounding Waveney Valley Pool, St Johns Hill Bungay

Advice provided by the Advisory Panel's Elected Members:

Elected Members referred to concerns raised at the 11 February 2020 meeting of the Planning Committee North, with regard to construction vehicles accessing the site via the existing access and the disruption that would be caused to the Waveney Valley Pool and the first occupiers of dwellings on the site.

Concerns were also raised around the delivery of the employment land. Members cited the current situation caused by the COVID-19 pandemic and its impact on the economy and highlighted that the affordable housing offer had been reduced to allow for this employment land to come forward.

One of the Elected Members highlighted that the design was considered acceptable but was not of a good standard and that the proposed housing mix did not meet the needs of Bungay as identified in an independent report commissioned by Bungay Town Council. He noted that the wider allocated site was important for Bungay and would massively increase the size of the town and as currently being proposed and was subject to a unacceptable piecemeal approach, with the submitted masterplan not carrying any weight as a material planning consideration.

Members also noted the impact that the proposed development would have on the future development of the wider allocated site.

Decision Made by the Head of Planning and Coastal Management:

That the application be **DEFERRED** until such time that the Planning Committee North can meet.

Reason for Decision:

The Head of Planning Coastal Management referred to the comments received from Bungay Town Council and third parties, as well as the comments of the Ward Member and the Elected Members of the Advisory Panel, and the comments of the Planning Committee North as stated in the Minutes of its meeting held on 11 February 2020.

He acknowledged that there were several outstanding concerns regarding this application and weighed this against the fact that there was an outline planning permission in place, and the risk that the applicant could appeal to the Planning Inspectorate on the grounds of non-determination, as the application sought (only) the approval of matters reserved. He also highlighted the concerns raised about the use of the existing access for construction traffic and possible conflict with the leisure centre users.

The Head of Planning and Coastal Management concluded that due to the issues outlined above, it was prudent for the application to be deferred and determined by the Planning Committee North, which would soon be able to meet remotely in line with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

The Head of Planning and Coastal Management asked the officer team to explore with the applicant the potential for a secondary haul road access through the employment site to serve the construction of the dwellings to allay the concerns over conflict with the leisure centre. He noted the Masterplan submitted provided a clear indication of how that land could be accessed and developed.

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

Councillor Ashdown declared that he had been lobbied on the application by letter and email.

Councillor Ceresa declared that she had been lobbied on the application prior to its consideration at the meeting of the Planning Committee North held on 11 February 2020.

Councillor Elliott declared that he had been lobbied extensively on the application.

Councillor Fryatt declared that he had been lobbied on the application.

Councillor McCallum declared that she had been lobbied on the application but had not responded to any of the correspondence.

Any Dispensation Granted:

None.

Application Number: DC/18/5082/FUL

Application Address: Part Land East of Dukes Farm, St Johns Hill, Bungay

Advice provided by the Advisory Panel's Elected Members:

Members advised that given the application's link with DC/18/4429/ARM, which had been deferred to be determined by the Planning Committee North, it was prudent to also defer this application.

Decision Made by the Head of Planning and Coastal Management:

That the application be **DEFERRED** until such time that the Planning Committee North can meet.

Reason for Decision:

The Head of Planning and Coastal Management concurred with the advice of Members that the application should be deferred and determined alongside DC/18/4429/ARM by the Planning Committee North, which would soon be able to meet remotely in line with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

Councillor Ashdown declared that he had been lobbied on the application by letter and email.

Councillor Ceresa declared that she had been lobbied on the application prior to its consideration at the meeting of the Planning Committee North held on 11 February 2020.

Councillor Elliott declared that he had been lobbied extensively on the application.

Councillor Fryatt declared that he had been lobbied on the application.

Councillor McCallum declared that she had been lobbied on the application but had not responded to any of the correspondence.

Any Dispensation Granted:

None.

Application Number: DC/20/0176/FUL

Application Address: Ash View, Bruisyard Road, Peasenhall, IP17 2HP

Advice provided by the Advisory Panel's Elected Members:

Members unanimously advised that they concurred with the recommendation of the Planning Officer. One Member noted that he was fully aware of the setting of St. Michaels Church.

Decision Made by the Head of Planning and Coastal Management:

That the application be **APPROVED** subject to appropriate conditions.

Reason for Decision:

The Head of Planning and Coastal Management advised the panel he was familiar with the site. He acknowledged that the proposal would cause some harm to the significance of St. Michaels Church due to the erosion of the open space to the South West of the churchyard and would be contrary to the aims of the Local Plan and NPPF.

However, in this case there was a 'fallback position' which would allow a structure of this size and scale to be constructed in this location (or closer) to St Michaels Church if it were not designed as a garage.

It was a realistic prospect that a building of the same scale could be constructed in this location under permitted development thereby causing the same level of harm to this designated heritage asset. This potential outweighed the conflict with the Local Plan and NPPF.

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

None.

Any Dispensation Granted:

None.

Application Number: DC/20/0647/FUL

Application Address: 21 Wingfield Street, Bungay, NR35 1EZ

Advice provided by the Advisory Panel's Elected Members:

Members unanimously advised that they concurred with the recommendation of the Planning Officer.

Decision Made by the Head of Planning and Coastal Management:

That the application be **APPROVED** subject to appropriate conditions.

Reason for Decision:

The extension would have minimal visibility within the wider Conservation Area and would therefore preserve the character and appearance of the Conservation Area as

required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy WLP8.39 - "Conservation Areas".

It was considered that the location of the side windows and the internal layout of the proposal would limit overlooking and the amenity of the neighbouring occupiers in terms of their privacy would be protected as required by Policy WLP8.29 - "Design".

The Head of Planning and Coastal Management concurred with the views of the officers and considered that the applicant appeared to be wanting to bring the property back in to use.

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

None.

Any Dispensation Granted:

None.

Application Number: DC/20/0479/ADN

Application Address: Waveney Valley Pool, St Johns Hill, Bungay, NR35 1PH

Advice provided by the Advisory Panel's Elected Members:

Members unanimously advised that they concurred with the recommendation of the Planning Officer.

Decision Made by the Head of Planning and Coastal Management:

That the application be **APPROVED** subject to the application of standard advert conditions.

Reason for Decision:

The proposed advertisements were acceptable in terms of visual amenity and highways safety. The adverts would form part of a comprehensive refurbishment of the premises and were well-designed, providing clear and useful direction to visitors of the centre.

The Head of Planning and Coastal Management noted that the Council was the applicant, but that there were no substantive matters that suggested it needed to be deferred to be determined by the Planning Committee North.

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

None.

Any Dispensation Granted:

None.