

Confirmed



Minutes of a Meeting of the **Planning Committee North** held in the Conference Room, Riverside, on **Tuesday, 12 September 2023 at 2.00 pm**

Members of the Committee present:

Councillor Paul Ashdown, Councillor Paul Ashton, Councillor Julia Ewart, Councillor Toby Hammond, Councillor Graham Parker, Councillor Malcolm Pitchers, Councillor Sarah Plummer, Councillor Geoff Wakeling

Other Members present:

Councillor Peter Byatt, Councillor Alan Green

Officers present: Daniel Bailes (Trainee Planner), Jamie Behling (Assistant Planner), Joe Blackmore (Principal Planner (Development Management, North Area Lead), Matthew Gee (Senior Planner), Mia Glass (Enforcement Planner), Alli Stone (Democratic Services Officer), Nicola Wotton (Member Services and Manager), Ben Woolnough (Planning Manager - Development Manager, Major Sites & Infrastructure)

1 Apologies for Absence and Substitutions

Apologies for absence were received from Councillor Andree Gee.

2 Declarations of Interest

Councillor Ashton declared an Other Registerable Interest in item 7, as he was the Ward Councillor for Wrentham, Wangford and Westleton.

Councillor Pitchers declared an Other Registerable Interest in Items 6 and 11, as he was the Ward Councillor for Kirkley and Pakefield.

Councillor Wakeling declared that he had a Disclosable Pecuniary Interest in Item 7, as he was the Applicant. Members noted that a Dispensation had been granted by the Monitoring Officer and Councillor Wakeling would therefore be able to participate, speak and remain in the room during the consideration of Item 7 as the applicant, in common with the rights of other applicants to address the Committee, however, he would not vote on the application.

3 Declarations of Lobbying and Responses to Lobbying

Councillors Ashdown, Ashton, Ewart, Hammond, Pitchers and Plummer declared that they had been lobbied in relation to Item 6 but had not responded.

4 Minutes

On the proposition of Councillor Ashdown, seconded by Councillor Pitchers, it was by a unanimous vote

RESOLVED

That the minutes of the meeting held on 8 August 2023 be agreed as a correct record and signed by the Chair.

5 East Suffolk Enforcement Action - Case Update

The Committee received report **ES/1645** of the Head of Planning and Coastal Management which provided a summary of the status of all outstanding enforcement cases for East Suffolk Council where enforcement action had been sanctioned under delegated powers up until 23 August 2023. At that time there were 19 such cases.

The Chair invited the Enforcement Planner to comment on the report.

The Enforcement Planner reported that there were 2 updates in relation to appeals. It was noted that in respect of case B.3, 26 Higher Drive, Worlingham, the Planning Inspectorate had upheld the Council's decision in relation to the breach and had also granted permission for the fence.

With regards to case B.4, The Paddocks, The Street, Lound, the appeal had been dismissed by the Planning Inspectorate and applicant had 4 months to comply with the decision. A site visit by the Enforcement Team would be arranged during January 2024 to ensure that compliance had been achieved.

Councillor Ashdown took the opportunity to thank officers for their ongoing hard work in relation to case B.4 in Lound.

On the proposition of Councillor Hammond, seconded by Councillor Ashdown it was unanimously

RESOLVED

That the outstanding enforcement matters up to 23 August 2023 be noted.

6 DC/22/2520/FUL - Pakefield Caravan Park, Arbor Lane, Lowestoft, NR33 7BE

The Committee received report **ES/1646** of the Head of Planning and Coastal Management, which related to planning application DC/22/250/FUL. The application sought full planning permission for an extension to the Pakefield Caravan Park, to

include a new access onto the A12, a new entrance and clubhouse building, the siting of 86 units on the site, and environmental improvements and landscaping.

The application was first received by the Committee at its meeting on 8 August 2023, where it was deferred to allow Members of the Committee to undertake a site visit. The Planning Development Manager advised that a Site Visit had taken place earlier today, before the meeting of the Committee. Members had viewed the existing site, the view of the cliffs from the beach, Jubilee Road and the site access on the A12 and, therefore, Members were able to fully understand the proposals under consideration this afternoon. It was noted that Councillor Ashton had visited the site in his own time, as he had been unable to attend the scheduled site visit earlier today.

The application sought full planning permission for the extension of Pakefield Holiday Park, to provide for the following development on land to the west of the park:

1. A new and improved access and main site entrance off the A12.
2. New entrance buildings and clubhouse facility.
3. The siting of additional static holiday caravans, involving the rollback of existing static caravans away from the coast.
4. Environmental improvements and landscaping throughout.

The Committee received a presentation from the Senior Planner, who was the case officer for the application.

The site location was outlined in relation to the current holiday park. The Senior Planner also shared aerial photographs and 3D models of the site and photographs through the site showing the existing agricultural buildings, which would be removed, and the site boundaries. It was noted that there had been an amendment to the proposed landscaping, with the planting of additional trees proposed for the northern boundary to minimise the impact on properties in Jubilee Road.

The Senior Planner shared photographs showing the current entrance to the site and the proposed entrance to the site. The proposed access arrangements including new signage were displayed. The Senior Planner explained that the new entrance and exit would be left turn only, and displayed the proposed block plan showing access barriers on the site.

The proposed elevations, floor plans and models of the new club house were displayed. The Senior Planner stated that this had been designed to be a similar size to the existing agricultural buildings on the site. Indicative drawings of the new caravans which would be used on the site were displayed, the Senior Planner stated that a limited colour palette would be conditioned for the new caravans. The proposed landscaping and an illustrative masterplan were also displayed.

The Senior Planner shared aerial photographs showing coastal erosion on the site since 1999 and a plan of the coastal change management area. It was estimated that twenty three pitches had been lost on the site due to coastal erosion. The extension of the site would facilitate the rollback from the coast in this area.

The proposed links to public footpaths in the area were shared.

The Senior Planner summarised the material planning considerations and key issues as:

- Policy and Legislative Background
- Principle of Development
- Holiday Occupation and Restrictions
- Landscape and Visual Impact
- Highways and Transport
- Economic Considerations
- Amenity Impacts
- Ecology and Biodiversity
- Coastal Change Management and Re-location of Development Affected by Coastal Erosion
- Sustainability
- Heritage Assets
- Other Matters

The Senior Planner confirmed that the Local Development Plan was supportive of new tourist accommodation in this area and a condition would be added to ensure the accommodation was not used as a full time residence. The quality of tourist accommodation would be improved and the long term viability of the site would be increased as a result of the proposed development. The development would still ensure there was sufficient distance between Lowestoft and Kessingland. The new access route into the site would reduce the traffic in the nearby residential area, to the benefit of those residents.

It was noted that objectors had raised concerns about noise from the club house and reassurance was provided that there would be no amplified music after 10.30pm and that the club house had an acoustic design to reduce noise nuisance. Additional landscaping and boundary work would also help to mitigate noise to the northern boundary. The site would have solar panels, some EV charging and would encourage cycling. A number of surveys had been completed and mitigation had been recommended, as appropriate.

The recommendation to approve the application, subject to the conditions set out in the report, was outlined to the Committee.

Members raised questions relating to:

- Access from the A12 and Signage
- Music at the Club House
- Contaminated Land Report
- Maintenance of the ditch
- Behaviour on the caravan site
- EV car charging, parking and sustainable transport

In respect to the proposed site entrance from the A12, it was confirmed that an island would be installed to reduce the potential for cars turning right in and out of the site and there would be signage installed to direct traffic. The Planning Development Manager reported that a Section 278 Agreement was required and that the access would need to be completed prior to the development taking place, and the new

signage would also be in place during the construction phase. It was noted that the barriers to the caravan park would be set back to allow for vehicles to wait to gain access to site, which would ensure that the A12 would not be blocked by vehicles waiting to enter the site. Alternatively, the barriers could be opened to allow for vehicles to enter to be processed in the Club House during very busy periods. It was noted that the A12 had a 40 mph speed limit at the proposed access site and concern was raised about vehicles slowing and turning into the proposed entrance and a reduction in the speed limit to 30 mph was suggested. Officers explained that a Traffic Regulation Order (TRO) would be required to make such a change, which had not been suggested by the Highways Authority. Overall, it was noted that the updated proposed access to the site was an improvement on the previous proposal.

Clarification was provided in relation to music at the Club House and it was confirmed that any and all amplified music would need to cease by 10.30pm. A Member raised concerns that properties 22 and 35 on Jubilee Road may be significantly affected by noise from the site. It was confirmed that the caravan site owners were keen to consult and engage with local residents and this was included within the Management Plan. Confirmation was provided that Environmental Protection had been involved with the application and that a Noise Control Plan would be in place to protect the residential amenity of nearby residents. Should there be issues with noise, residents should keep a record and ask Environmental Protection to investigate.

Officers confirmed that the Contaminated Land Survey would be undertaken. It was noted that the Biodiversity Net Gain was a voluntary requirement and from November 2023, there would need to be 110% biodiversity mitigation for the development.

In relation to the ditch at the edge of the northern site boundary, Officers confirmed that the caravan site was the owner of one side and the property owners were each responsible for their small section on their side of the ditch. The caravan site owners had agreed to undertake the long term maintenance of both sides of the ditch.

In terms of the use of BBQs, possibly near to flammable items such as propane gas bottles or wooden fencing, and other matters such as the use of washing lines by caravan users, it was confirmed that these would be covered by the licensing rules imposed by the caravan park.

Confirmation was provided that there was no set amount of EV charging points that the caravan site needed to provide and it was noted that some EV vehicles may be able to be charged outside the caravans. In terms of sustainable transport to the caravan site, it was reported that the nearest bus stop was in Tower Road and it was considered a reasonable distance for visitors to walk from Tower Road to the caravan site, with some luggage.

Mr Harrison, Objector

Mr Harrison stated he endorsed the words of Mrs Bantley and asked everyone to read his letter of objection dated 10 August 2022. Mr Harrison stated that he had lived in his property for 42 years and the driveway to his property was directly onto the A12, only a few metres away from the proposed entrance. This part of the A12 was busy, with a 40 mph speed limit, which many drivers ignored and as such, great care was

needed when entering and exiting his property. Those visitors arriving at the caravan site would not be aware of this and Mr Harrison felt that it would be an accident waiting to happen, together with the cycle path and footpath along the road.

Mr Harrison reported that he had been refused planning permission for his property for many years, even before Gateway Retail Park had opened, and this had been due to the access of his property onto the A12. Other planning applications around the caravan site, such as in Arbour Lane, had been refused due to the associated noise and in adherence to the Local Plan, and yet this massive application was recommended for approval.

Last summer, the Club House at the caravan site held an outdoor wrestling match and this could be heard as far away as the A12 and there had been a general increase in noise nuisance from the caravan site over time, with no concern for local residents.

The land proposed to be developed was agricultural land which had been left to go wild and it was a beautiful area which could be used as a park or learning centre, for generations to come. Mr Harrison stated it would be such a shame to lose this valuable asset. Instead, caravans could be placed to the West of the A12, as he felt that the coastline should be protected.

Mr Harrison stated that his home now had caravans on 3 sides and the caravan site had not complied with various planning conditions and they had not been enforced. This proposed development would see Mr Harrison's home overlooked by caravans on all 4 sides. He stated that the proposals were an overdevelopment and local residents would lose their privacy and experience an increase in noise, lighting and traffic. East Suffolk Council's aim was 'To deliver the best possible quality of life to everyone who lives, works and visits East Suffolk.' Mr Harrison urged Members to vote against the application and he expressed his disappointment that the Member Site Visit did not take the opportunity to go and see his home and how it would be affected by this proposed development.

Mr Jones and Mr Purdom, Applicant

The planning application was deferred from the August meeting, to allow for a Member Site Visit to take place and Mr Jones took the opportunity to thank Members and Officers for undertaking the site visit, as requested.

A number of amendments to the application had been made in response to the feedback received and this included a 2 metre close boarded fence and more evergreen planting along the northern boundary. Further clarification had also been provided regarding the access onto the A12, as well as the location for the central facilities building. Although there had been a number of objections from the residents of Jubilee Road, the application was equally supported by other residents, who acknowledged the benefits that the application brought to the area.

The rapid coastal erosion to the cliffs, had already resulted in the loss of 23 caravans in recent years and the situation was not improving. It was anticipated that the rate of loss would continue and that another 25-30 caravans would be lost over the coming 3 years. The proposed application would also secure the future of the caravan site,

which employed 35 people in season, the majority of which lived locally. When operating, it was anticipated that an additional 18 staff would be employed and that it would contribute £1.5 million into the local economy each year.

A new entrance to the site from the A12 was proposed. The current entrance via the north of the site had been a point of conflict with local residents for many years. The new development would comprise of 86 additional caravans, which would largely replace those caravans already lost to coastal erosion. The application also included a new state of the art facilities building, comprising an indoor swimming pool, bar and restaurant. The application would see a significant investment into the holiday park, of around £10 million. It was noted that the application had been made with the support of the Coastal Protection Steering Group, Highways and the local planning authority and Members were asked to approve the application.

Members raised questions relating to:

- The Club House and sound
- Fencing and planting
- The Ditch
- Utilities provision
- Fire procedures
- Wildlife
- Coastal erosion
- Behaviour

In respect of the Club House, it was unclear exactly how old the building was, however it was thought to be approximately 30 - 40 years old. It was noted that some asbestos had been found in the building and had been made good. Customers using the site would expect modern facilities and the Club House would be likely to last only another 5 - 10 years.

Fencing would be installed on the northern boundary, however, an acoustic fence would need to be 3 - 4 metres high on an embankment, therefore such a fence would not be suitable for this site. The applicant would need to liaise with the local authority to come to an agreement about the type of fencing to be installed. Should the width of the fencing be too great, it could impact upon the number of caravans to be installed on the site and affect the viability of the application. Reassurance was provided that the detailed Noise Assessment had been completed by experts, and the noise from the Club House in Jubilee Road was deemed to be appropriate in accordance with the current methodology and guidance.

The applicant provided confirmation that there was a detailed hydrological condition attached to the application to ensure that drainage was dealt with appropriately across the site. Therefore, as part of that condition, the holiday park would undertake the maintenance of the ditch on an ongoing basis.

In relation to utilities and the source of electricity in that area, it was reported that the applicant had liaised with the national grid and there was sufficient electricity for the caravans already on the site. However, for the additional caravans, the holiday park would need to tap into an additional sub station. It was noted that Electric Vehicles

were becoming more popular and whilst some supercharging points would be installed around the park, it was not possible to provide one for every caravan on the site, as the national grid would not be able to cope. However, a three pin plug could be used to charge a hybrid vehicle outside any caravan or lodge on site.

In respect of the drainage of foul water, the applicant had liaised with Anglian Water and it was confirmed that there was a connection to the main sewer and capacity in the system for the additional foul water from the site. This would lead the holiday park to have to pay an increased return to sewer rate to Anglian Water to cover the additional amount going into the main sewer, which would help to pay for any upgrades required to the sewer system. There was no requirement for a private treatment plant for the site. It was noted that the holiday park currently had permission for 391 caravans on site and it was currently significantly below that number.

The applicant confirmed that the old access into the site would be retained, in case of fire or emergency, and the access would be monitored. The heavy traffic would use the access via the A12, which would improve the situation for those residents living along the old access. Reassurance was provided that the Fire Service would be a consultee for the site licence, which would be required if the application was approved.

It was noted that a badger sett was in close proximity to the main site and concerns had been raised about disturbing the site during the construction phase of the development. It was reported that an ecologist had been liaising with Natural England in this respect, and no works would be undertaken until the relevant licences had been received to trans-locate or make sure the badgers or any other protected species in the area were safely dealt with. The applicant had many years of experience in dealing with these sorts of issues. It was reported that the aim had always been to locate the club house in the corner, away from Jubilee Road, however, the ecological report would not support the club house being in that location.

Coastal erosion was a significant issue and the applicant stated that they would not invest £10 million in the site, if it was to be lost within 60 years due to coastal erosion. The applicant had been working with the Coastal Protection Team and it was noted that a body of sand called the Brace, was building slowly from the South towards the North, would take 8 - 10 years to be complete and it would provide some protection for the area. The applicant would want to protect their asset for future years and would consider using further rock protection at the base of the cliffs if appropriate.

The proposed planting on the site had changed significantly for this application and it could be good mitigation for noise. It was noted that planting was currently a condition for this application, however, failure rates when planting mature trees was usually around 80%. The applicant was working with landscape architects to ensure the planting scheme would have trees which were as mature as possible, within the planting mix of evergreen and deciduous trees, and that the trees would grow as quickly and densely as possible to provide screening. Most importantly, the applicant would make sure that the planting scheme was appropriate for the site and that the trees would grow to maturity in 5 years and that any failures would be replaced.

In relation to sound, concerns had been raised that the people living in Jubilee Road should only hear the same volume of noise that they currently heard and that they should not be disturbed by live music at the club house. The applicant stated that expert noise consultants had been employed to undertake various assessments regarding this application. The holiday park owners were responsible and were looking to invest and improve the site significantly over time. The latest acoustic detailing would be used and the most up to date materials would be used during the construction of the club house. Reassurance was provided that the noise levels would be monitored and should complaints be received, the Environmental Protection team would investigate and enforcement would be possible. It was hoped that the holiday park would have a good relationship with local residents going forwards.

In response to a query, the Principal Planner advised that the acoustic report was a detailed assessment, which had then been reviewed by the Environmental Health Officer, who did raise some issues which would then need to be addressed by the applicant. Recorded amplified music would have a sound level of 85 decibels, when 1 metre from the amplifier, and there would be conditions in place for the times that this activity could take place, with no amplified music after 10.30pm in the Club House. It was anticipated that the noise of the recorded live music would increase the background decibels in the gardens of Jubilee Road by 3 decibels, with those nearest the development being most affected. This would mean that the gardens of Jubilee Road would have a decibel level overall of 39 decibels, which was 3 decibels higher than the daytime measured background sound level. Therefore, amplified music would be able to be heard slightly but it would be for limited periods. Also, the nature and design of the building, its position on site and the way the site was laid out, would mitigate the levels further. The Planning Development Manager confirmed that the Club House would be a licensed premises and should any of the terms of the license be breached, the local authority would be able to act swiftly. Further clarification was provided that there was a restriction in place regarding the hours of amplified music, however, there were no restrictions on any days of the week that the amplified music could be played. It was noted that the Environmental Protection Officers had not sought any additional conditions in this respect. Reassurances were provided by the applicant that the park would be pragmatic and would work with local residents, however, it was noted that the park already had a Club House on site with the associated permissions in place.

Attention was drawn to an outdoor wrestling match, which had caused disturbance for local residents, and the applicant stated that he had not been made aware of this event. The applicant stated that he would look into this and noted that no letters of complaint had been received about this incident. The company was responsible, wished to work with local residents and complaints would be dealt with appropriately. It was noted that the behaviour of guests would be 'policed' and the site licence must be followed. Every caravan owner had a pitch licence and if there was bad behaviour or the park's guidance was not followed, the pitch licence and caravan could be removed, which gave the park a lot of power to ensure good behaviour on site.

The Chair invited Members to debate.

Councillor Ashdown stated that there had been an extensive site visit and detailed

report, with many questions answered and he would be happy to propose approval of the application.

Councillor Pitchers stated that he was originally concerned about the application, however, the applicant had addressed the concerns and the access from the A12 was improved, although he was still concerned about the 40 mph speed limit. He confirmed he would second the proposal.

Councillor Ewart stated she was still concerned regarding the levels of noise, the hours and days that amplified music could be played and she suggested that an additional condition be added that the applicant would support the coastal erosion plan in future. The Planning Development Manager provided some further advice in respect of the concerns regarding noise and stated that the correct consultees would be consulted with to inform decision making. The Environmental Protection Team were very professional and highly skilled and would give their opinion on any harmful impacts of any development and they were satisfied with the proposal being considered today. The commitment of the applicant to the coastal protection work was very positive, with close working between the applicant and the Coastal Protection Team, however, the coastal protection work was outside of the application site and was not able to be enforced.

The Chair commented that the applicant had stated their intention to work closely with local residents and she encouraged this approach for the future. She asked that should residents have any concerns, that they speak to the holiday park at an early stage.

Councillor Wakeling stated that he agreed with Councillors Ashdown and Pitchers, as the holiday park had tried to provide reassurance. He commented that all fences have a positive and negative side and he felt that the residents ought to benefit from the positive side on this occasion and he supported the application.

The Chair invited Councillor Byatt, Ward Councillor for Kirkley and Pakefield, to speak at this point in the proceedings.

Councillor Byatt, Ward Councillor

Councillor Byatt stated that his concern had always been for the 16 residents whose homes on Jubilee Road were next to the holiday park site. He still had some concerns, particularly regarding the 4 metre line, which seemed very close, and he asked if consideration could be given to moving the line back as far as possible? He took the opportunity to thank the officers and the developers for responding to the concerns that had been raised. He noted that some of the sound would be absorbed by the caravans when they were on site but he felt that moving the fence ought to be considered.

Councillor Ashton apologised for not being able to attend the site visit earlier, he advised he had visited the site in his own time and he had listened to all the points raised today. He could see both sides of the application, for and against, and upon consideration, he reported that he was reluctantly in favour.

Upon being put to the vote it was

RESOLVED

That the application be APPROVED, subject to the following conditions.

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 Plan, received 23/06/2022
- General Arrangement Plan, 201.129.ENZ.00.XX.DR.L.00.101PL05, received 15/02/2023
- Proposed Clubhouse Floor Plan, 290-06-B, received 23/06/2022
- Proposed Clubhouse Elevations, 290-07-B, received 23/06/2022
- Proposed Clubhouse Roof Plan, 290-09-A, received 23/06/2022
- Perspective view from north-east, received 23/06/2022
- Perspective view from south-west, received 23/06/2022
- Illustrative Masterplan, SHF.201.129.ENZ-XX-XX-DR-L-00-001PL01, received 23/06/2022
- Landscape and Visual Assessment, SHF.201.129.LA.R.00.001, received 23/06/2022
- Soft Landscape Plan Page 1 of 4, 201-129-ENZ-XX-00-DR-L-45-101 PL04, received 15/02/2023
- Soft Landscape Plan Page 2 of 4, 201-129-ENZ-XX-00-DR-L-45-002, received 23/06/2022
- Soft Landscape Plan Page 3 of 4, 201-129-ENZ-XX-00-DR-L-45-003, received 23/06/2022
- Soft Landscape Plan Page 4 of 4, 201-129-ENZ-XX-00-DR-L-45-004, received 23/06/2022
- Soft Landscape Schedule, received 15/02/2023
- Entire Site Plan, 201-129-ENZ-XX-01-DR-L-00-002, received 23/06/2022
- Landscape Management and Maintenance Plan, SHF.201.129.ENZ.LA.R.001, Prepared by Enzygo Ltd, received 23/06/2022
- Flood Risk Assessment (FRA), SHF.201.137.HY.R.001.A, Prepared by Enzygo Ltd dated February 2022, received 23/06/2022
- (FRA) Consultation response, SHF.201.137.HY.R.002.A, Prepared by Enzygo Ltd dated February 2023, received 06/02/2023
- (FRA) Consultation response, SHF.201.129.HY.L.004.A, Prepared by Enzygo Ltd dated February 2023, received 31/03/2023
- Phase I Geo-Environmental Report, SHF.201.129.GE.R.001.A, Prepared by Enzygo Ltd dated June 2022, received 04/11/2022
- Coastal Erosion Vulnerability Assessment (CEVA), SHF.201.129.HY.R.003.A, Prepared by Enzygo Ltd dated June 2022, received 23/06/2022
- Preliminary Ecological Appraisal & Protected Species Surveys, CE21037,

Prepared by Co-Ecology dated May 2022, received 23/06/2022

- Bat Surveys and Assessment, CE21037, Prepared by Co-Ecology dated September 2021, received 23/06/2022

- Tree Survey & Arboricultural Constraints Report and Tree Constraints Plan, Prepared by Corsican Associates dated 2 March 2022, received 23/06/2022

- Transport Statement, SF5046PD, Prepared by Sustainable Development and Delivery dated June 2022, received 23/06/2022

- Proposed Sitewide Plan, 290-10-P2, received 23/06/2022

- Design and Access Statement (relating to Central Facilities Building) dated June 2022 Prepared by Laurie Wood Associates, received 23/06/2022

- Geophysical Survey Report, MSST1268, dated 7 June 2022 Prepared by Magnitude Surveys, received 23/06/2022

- Sustainability Statement, LA.AL.NR33, prepared by engergist, received 29/07/2022

- Arboricultural Impact Assessment & Method Statement, CA21/021, Prepared by Corsican Associates dated 19 June 2022, received 29/07/2022

- Tree Protection Plan, 21/021-03, received 29/07/2022

- Noise Impact Assessment, SHF.201.129.NO.R.001, Prepared by Enzygo Ltd, received 04/11/2022

- Additional Acoustic Information, via email, received 09/01/2023

- Kitchen Odour Risk Assessment, SHF.201.129.AQ.R.001, Prepared by Enzygo Ltd, received 10/11/2022

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

4. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Preliminary Ecological Appraisal & Protected Species Surveys (Co-ecology, May 2022) and the Bat Survey Assessment report (Co-ecology, September 2021) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.

5. The development shall not in any circumstances commence unless the local planning authority has been provided, in relation to great crested newts, with either:
a) a licence issued by Natural England pursuant to The Conservation of Habitats and Species Regulations (2017) (as amended) authorising the specified development to go ahead or demonstration that the appropriate Natural England Class Licence is in place to allow works to commence; or

b) a statement in writing from the relevant licensing body, or a suitably qualified and licenced ecologist, to the effect that it is not considered that the specified development will require a licence.

Reason: To ensure that the legislation relating to protected species (great crested newts) has been adequately addressed as part of the implementation of the development.

6. No removal of hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds 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.

7. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) for great crested newts, reptiles, badgers, bats and nesting birds has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that ecological receptors are adequately protected as part of the development.

8. Prior to works above slab level a "lighting design strategy for biodiversity" for the areas highlighted within the PEA (Co-ecology, May 2022) shall be 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.

9. Prior to construction of the club house, hereby approved, an assessment of odours arising from the proposed kitchen details proposals and specifications for the intended odour abatement measures, shall be submitted to, and approved in writing by, the LPA. The assessment should accord with the 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems. An update to the 2004 report prepared by NETCEN for the Department for Environment, Food and Rural Affairs.' If odour control measures are required these should be detailed. Thereafter the development must be completed in accordance with the approved odour assessment, and the equipment serviced and maintained in accordance with the manufacturers guidance to ensure that they remain effective.

Reason: To protect the amenity of neighbouring residents

10. The club house, hereby permitted, shall be constructed and operated in accordance with the recommendations as set out within the Noise Impact Assessment (SHF.201.129.NO.R.001, prepared by Enzygo Ltd), received 04/11/2022.

Reason: To protect the amenity of neighbouring residents

11. The clubhouse, hereby permitted, shall not be operated outside of the hours, 07:00 and 00:00 (midnight)

Reason: To protect the amenity of neighbouring residents and accord with the assumptions of the submitted Noise Assessment

12. No amplified or live music shall be played in the premises outside of the following times 07:00 and 22:30.

Reason: To protect the amenity of neighbouring residents and accord with the assumptions of the submitted Noise Assessment

13. 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 the report of an intrusive investigation of

contamination has been submitted to, and approved in writing by, the local planning authority. The report should include:

- the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
- 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 to current guidance and best practice, including BS8485:2015+A1:2019, BS10175:2011+A2:2017 and Land Contamination Risk Management.

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.

14. 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 BS8485:2015+A1:2019 and Land Contamination Risk Management.

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.

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

15. Prior to any occupation or use of the approved development the RMS approved under condition 14 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

16. 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 the RMS approved under condition 14 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.

The validation report must be prepared by a competent person and conform to current guidance and best practice, including BS8485:2015+A1:2019, CIRIA C735 and Land Contamination Risk Management.

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.

17. 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. Unless agreed in writing by the LPA 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 BS8485:2015+A1:2019, BS 10175:2011+A2:2017 and Land Contamination Risk Management) 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.

18. No development shall commence until details of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the local planning authority (LPA).

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained

19. No development shall commence until details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the LPA. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

20. Within 28 days of practical completion of the last dwelling or unit, surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

21. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the LPA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include: Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:

- Temporary drainage systems
- Measures for managing pollution / water quality and protecting controlled waters and watercourses

- Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/construction-surface-water-management-plan/>

22. 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 Strategic Priority 3 and WLP8.40 of the Waveney Local Plan (2019) and the National Planning Policy Framework (2021).

23. No building shall be occupied 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 22 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 Strategic Priority 3 and WLP8.40 of the Waveney Local Plan (2019) and the National Planning Policy Framework (2021).

24. No development shall take place until the applicant or developer has secured

the implementation of a programme of historic building and analysis work in accordance with a written scheme of investigation which has been submitted to 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 Strategic Priority 3 and WLP8.40 of the Waveney Local Plan (2019) and the National Planning Policy Framework (2021).

25. No other part of the development hereby permitted shall be occupied until the new access has been laid out and completed in all respects in accordance with drawing no. SF5046-3PD-001 B Rev B metres measured from the nearside edge of the metalled carriageway.

Thereafter it shall be retained in its approved form.

Reason: To ensure the access is laid out and completed to an acceptable design 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.

26. Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan.

The Construction Management Plan shall include the following matters:

- a) parking and turning for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) piling techniques (if applicable)
- d) storage of plant and materials
- e) provision and use of wheel washing facilities
- f) programme of site and all associated works such as utilities including details of traffic management
necessary to undertake these works
- g) site working and delivery times
- h) a communications plan to inform local residents of the program of works
- i) provision of boundary hoarding and lighting
- j) details of proposed means of dust suppression
- k) details of measures to prevent mud from vehicles leaving the site during construction
- l) haul routes for construction traffic on the highway network and
- m) monitoring and review mechanisms.
- n) Details of deliveries times to the site during construction phase.

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. This is a pre-commencement condition because an approved

Construction Management Plan must be in place at the outset of the development.

27. 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.

28. The use shall not commence until the area(s) within the site shown on drawing no. 201.129.ENZ.00.XX.DR.L.00.101 PL05 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 or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

29. Before the vehicular access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 4.5 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 120 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension) [or tangential to the nearside edge of the metalled carriageway, whichever is the more onerous].

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.

30. Before the pedestrian access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line from 15

metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 25 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension) [or tangential to the nearside edge of the metalled carriageway, whichever is the more onerous].

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.

31. No part of the development shall be commenced until details of the proposed off-site highway improvements indicatively shown on Drawing No. SF5046-3PD-002 have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be laid out and constructed in its entirety prior to occupation.

Reason: To ensure that the necessary highway improvements are designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety and sustainable travel. This is a pre-commencement condition because the required details relate to off site works that need to be agreed before the development can be said to be acceptable in terms of highway capacity/safety

32. The approved static caravans shall be used for holiday/tourism accommodation only and for no other purpose unless express planning permission is granted by the Local Planning Authority (LPA). 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 LPA.

Reason: To ensure that the development is occupied only as bona-fide holiday accommodation, delivering benefit to the rural tourism economy, in accordance with Policy WLP8.15.

33. No more than 86 caravans as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended, shall be stationed on the site at any time.

The units shall only be sited on the identified for such purposes on the Site Layout (201.129.ENZ.00.XX.DR.L.00.101). For the avoidance of doubt, static caravans shall not be sited on the southern part of the application site.

Reason: To ensure that the number of caravans on site is controlled and that the open green space is retained to protect the wider character of the area

34. All hard and soft landscape works shall be carried out in accordance with the approved plans and details, as shown on 201-129-ENZ-XX-00-DR-L-45-101 PL04, 201-129-ENZ-XX-00-DR-L-45-002, 201-129-ENZ-XX-00-DR-L-45-003, 201-129-ENZ-XX-00-DR-L-45-004, and the approved Soft Landscape Schedule.

The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority; and any trees or plants which, within a period of five years from completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation; all works shall be carried out in accordance with the relevant provisions of appropriate British Standards or other recognised Codes of Good Practice.

Reason: to ensure that the appearance of the development is satisfactory

35. No development shall take place until the existing trees and hedges on site which are to be retained as detailed on approved Arboricultural Impact Assessment & Method Statement (CA21/021, dated 19 June 2022) have been protected in accordance with the measures detailed within that report. All protective measures shall be retained throughout the duration of building and engineering works in the vicinity of the tree to be protected.

Reason: For the avoidance of damage to protected trees included within the landscaping scheme in the interests of visual amenity and the character and appearance of the area.

36. Prior to the siting of any static holiday caravans on the land, a colour scheme/pallet for the external appearance of the static caravans shall be submitted to and approved in writing by the Local Planning Authority. All static holiday caravans sited on the land shall have an external appearance in accordance with the approved colour scheme/palette.

Reason: To ensure the proposal respects the character and appearance of the area.

37. 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.

38. Prior to the first use of the new access onto the A12, hereby approved, precise details of means and operations to restrict access onto Arbor Lane, as set out within

the submitted document "Technical Note 1", and drawing SF5046-3PD-002, shall be submitted to and approved in writing by the Local Planning Authority. The existing access points along Arbor Lane shall then be restricted in accordance with the approved measures with 2 months of the first use of the new access onto the A12. The measure shall thereafter be retained and operated in accordance with those approved details.

Reason: To reduce impact on local road networks.

39. Prior to any demolition on the site, a repeat building inspection for bats and one emergence or dawn re-entry survey (as identified in the approved Bat Survey Assessment report (Co-ecology, September 2021)) shall be undertaken and a report detailing the results of these surveys shall be submitted to and approved in writing by the Local Planning Authority. If any mitigation or compensation measures are required as a result of these surveys, details of these shall be included within the submitted report, and works shall be undertaken in accordance with those approved details.

Reason: To ensure that ecological receptors (bats) are adequately protected and enhanced as part of the development.

40. Prior to commencement of the development hereby permitted, details of the proposed access points, including pedestrian and vehicular, into the existing site marked with blue on drawing 201-129-ENZ-XX-01-DR-L-00-002 shall be submitted to and approved in writing by the Local Planning Authority. The approved access arrangements shall be constructed prior to the first use of the expansion area hereby approved, and those approved access points along with the walking route through the proposed and existing site as shown on drawing 201-129-ENZ-XX-01-DR-L-00-002 shall thereafter be retained.

Reason: To ensure that suitable links are provided between the existing and proposed sites, and that a suitable walking route required by the HRA can be provided.

41. The proposed site, marked with a red line on drawing 201-129-ENZ-XX-01-DR-L-00-002, and the existing site, marked with a blue line on drawing 201-129-ENZ-XX-01-DR-L-00-002, shall be retained within the same ownership.

Reason: To ensure that 2.7km walking route required under the HRA can be provided long term.

7 DC/22/4995/FUL - Beetlebank Farm, Darsham Road, Bramfield, Halesworth, IP19 9AG

Clerks Note: In accordance with his earlier Declaration of Interest at Item 2, Councillor Wakeling had received a Dispensation to allow him to participate, speak and remain in the room during the consideration of this item, as the applicant, however, he would not vote on the application.

The Committee received report **ES/1648** of the Head of Planning and Coastal Management, which related to planning application DC/22/4995/FUL.

The proposed development sought permission to site a static caravan, on agricultural land, to accommodate a rural worker at Beetlebank Farm. The application was presented to the Planning Committee due to the applicant being an elected Member of the Council. The applicant became an elected member in May 2023, during the course of consideration of the application.

The Committee received a presentation from the Case Officer. The Committee viewed the proposed site and block plan, the proposed elevations and floor plans, as well as photographs of the site and a satellite photograph.

The Case Officer advised that Beetlebank Farm extended to 37 acres and comprised mixed pasture and woodland, a large agricultural barn and a small office building. The farm was accessed via a shared dirt track leading to the barn with the only adjacent neighbour being Grove Farm, which appeared to be used as holiday lets approved under previous planning applications. Grove Farm was outside of the ownership of the applicant, with no planning history of them being connected. The applicant inherited Beetlebank Farm in 2020, after decades of disuse and they subsequently started running the farm again in order to 'create a business emphasising self-sufficiency, conservation and community'.

The farm was being run using traditional conservation-based farming methods, including rotational grazing, no-dig gardening, pasture-based livestock, agroforestry and regenerative agriculture. The farm currently contained nearly 50 sheep, up to 25 pigs, 100 birds including rare breed pheasants, chickens, ducks and geese, as well as birds of prey, ferrets and 7 dairy goats. The presence of the rural worker permanently on site would help protect the animals from predators such as foxes. The application was recommended for approval.

Councillor Wakeling, The Applicant

Councillor Wakeling stated that the aim for his farm was to be as environmentally sustainable as possible and the farm would produce organic and high welfare products. The farm was just becoming economically viable and there would be a real focus upon producing food that was affordable to all. He stated that he hoped that the farm would flourish and that he would be back before the Planning Committee again, with applications for future improvements.

The Chair invited questions.

Councillor Ewart asked about how the caravan would be supplied with water and how waste water would be dealt with? Councillor Wakeling reported that he had recently invested in a bore hole at the site and was now enjoying clean, fresh water on site. In respect of the removal of waste water, he reported that he had a septic tank onsite, which would collect all of the waste, which would then be emptied and removed from the site. In the longer term, he hoped to install a biological system on site, which would be like a small domestic treatment plant to filter out the waste.

Councillor Hammond commented that this was just the sort of application that the Council should be supporting and he sent his best wishes to Councillor Wakeling for his

venture. Councillor Ashton stated that the development was small scale and temporary and he was supportive of the application.

On the proposition of Councillor Hammond, seconded by Councillor Pitchers, it was unanimously

RESOLVED

Approval of planning permission subject to the following conditions.

Conditions:

1. The applicant shall notify the Local Planning Authority of the date of first occupation of the static caravan and this must be within 6 months of the date of this consent. This permission shall expire three and a half years (42 months) from the date of this consent, by which date 'The temporary rural workers dwelling' hereby permitted shall have been removed from the site and the land reinstated to its former condition within a further 28 days, unless prior to that date planning permission is renewed.

Reason: The structures are unsuitable for permanent consent by virtue of its character/impact upon the locality

2. The development hereby permitted shall be completed in all respects strictly in accordance with 30-001, 30-002 and 30-003 received 23/12/2022, 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. There shall only be one caravan (mobile home) sited on the application site, and that mobile home shall be the unit detailed on Drawing No. 30-003 received 23 December 2022.

Reason: to ensure the development is limited to only that which is required to meet the functional need for on site accommodation.

4. The static caravan shall only be occupied by Mr Geoff Wakeling and any spouse and dependents.

Reason: Because of the personal circumstances of the business case and agricultural need in the application.

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.

8 DC/22/4893/FUL - Shorelands, Palmers Lane, Walberswick, Southwold, IP18 6TQ

The Committee received report **ES/1649** of the Head of Planning and Coastal Management, which related to planning application DC/22/4893/FUL.

'Shorelands' was a large two storey dwelling accessed off Palmers Lane. The property had a large rear garden and a gravelled parking/turning area to the front and the application sought full planning permission for:

- Demolition of existing cartlodge with room over.
- Erection of extension to south of dwelling comprising living and bedroom accommodation for annexe accommodation.
- Erection of detached single storey garden building comprising swimming pool and leisure area also comprising air source heat pump unit.
- Erection of detached single storey store building. Installation of photovoltaic panels to roof areas.

The Committee received a presentation from the Principal Planner.

The Principal Planner shared aerial photographs, site location map, existing block plan and contemporary photographs of the application site and buildings. Members noted the existing and proposed elevations, the proposed block plan, the existing and proposed floor plans and the design of the store. It was noted that the proposed application was a good design and was acceptable for the area, therefore the recommendation was for approval.

There being no questions for the Principal Planner, the Chair invited the objector to speak.

Councillor Lewis, Walberswick Parish Council, Objector

Councillor Lewis stated that he agreed with the Planning Officer that the visual amenity was the key issue for this application. Walberswick Parish Council had objected to this application, as it was discordant with the other properties in Palmers Lane and the Conservation Area. He stated that the Conservation Area touched 3 sides of the application site, not just the southern boundary as stated in the report, and was, therefore, visible in the Conservation Area.

The property in question was already large and the application would lead to a 50% increase in the floor plan. The main issue was that the new frontage would take up the entire width of the site plot and would change from an asymmetrical design, like the rest of the properties in Palmers Lane, to a symmetrical design. Councillor Lewis noted that whilst one of the outbuildings had been moved in the plans, it was only by 500mm, which made little substantive difference. The compound was also proposed to be 5 metres tall, which would look like a separate building and it would also be very visible to the 5 surrounding properties. It was noted that the residents of all those

properties had submitted objections to the application.

Councillor Lewis also stated that the secondary entrance to the property would make it appear to be two dwellings, not one, and it was significantly different to the other properties in Palmers Lane and Walberswick, in general. The proposed application would see the property take up the entire width of the plot and he asked that the scale and detailing of the application be reconsidered.

There being no questions, the Chair invited Ms Paternoster, the Applicant's Agent to speak.

Ms Paternoster, Agent for the Applicant

Ms Paternoster stated that she would try to address some of the concerns raised by the public and the Parish Council. Shorelands was a generously sized property with approx 2,000 square metre curtilage and whilst it was not directly within the Conservation Area, it was within the wider setting and the AONB. The property was used as a C3 residential family home, with no other use, third party rental or holiday accommodation and she added that the applicant was happy with the condition restricting the use of the property to the occupying family.

The property currently had 3 bedrooms and the cart lodge also had upstairs accommodation. The application was to replace the 4th bedroom that would be lost by the removal of the cart lodge, by adding a bedroom to the ground floor and linking it to the house. The proposed accommodation was not higher than the existing cart lodge and it extended to the south by only 1.2 metres. Ms Paternoster stated that there were other examples of the symmetrical design of the property in Palmers Lane, such as The Sheeling and The Coach House. It was also noted that Shorelands was set back 11.8 metre from the highway and that a neighbouring property, who had submitted an objection, had also submitted a Planning Application for an outbuilding, closer to the highway than the Shorelands application. It was reported that the benefit of the amenity view of neighbouring properties over the Shorelands front garden was not protected by planning. Also, as the Shorelands had its neighbouring properties, there could not be a wider view of it from the Conservation Area.

In respect of the swimming pool, clarification was provided that it would be 4.25 metres wide and was intended to be a single occupancy exercise pool.

The Chair invited questions to Ms Paternoster.

Councillor Ewart sought clarification that the annexe would be attached to the main house and would be a single dwelling. Ms Paternoster confirmed that the building would be an extension to the existing dwelling, linked to the house by an internal doorway and it would be part of the family home. The accommodation in the existing cart lodge was separate to the main house and would be lost to accommodate the new extension.

Councillor Ewart stated that there was confusion by the use of the word 'annexe' in the report. Ms Paternoster stated that the applicant was happy for the additional condition to be added to clarify that the extension would not be used as an

independent annexe.

Councillor Ewart sought clarification from the Planning Officers about whether it was extreme to use the whole width of the plot for this application? The Planning Development Manager reported that there was no specific rule about building across the whole width of the plot. There had to be a balanced approach taken regarding the other properties in the area. There was a change in height levels in relation to this application and that had been judged to be acceptable by the Planning Officer.

Councillor Ewart asked if the double entrance had 'loosened' the overall appearance? The Principal Planner stated that he had considered the matter in detail and was satisfied that the different levels of the extensions, being recessive in height and gaps between the site and neighbouring development, in combination, meant that the application was acceptable.

Councillor Ashdown stated that he felt the application was straightforward, with no issues and a large curtilage. He therefore proposed that the application be approved, which was seconded by Councillor Hammond. Upon being put to the vote it was unanimously

RESOLVED

That the application be APPROVED subject to the following conditions:

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 Drawing Numbers 01, 05 rev G, 06 rev I, 07 rev H and 08 rev D; received 15/12/2022 & 01/06/2023.

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

4. The hereby approved outbuildings shall only be used for purposes incidental to the main dwellinghouse.

The annexe accommodation in the ground floor side extension shall only be used/occupied ancillary to the main dwellinghouse; it shall not be occupied as a

separate independent unit of accommodation, nor used for short-term holiday letting separate from the main dwellinghouse.

Reason: to control the use of the approved development in the interest of neighbour amenity.

5. 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).

6. No building shall be occupied 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 5 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 (2019).

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.

9 DC/23/2151/FUL - South of Technical Centre, Whapload Road, Lowestoft

The Committee considered report **ES/1650** of the Head of Planning and Coastal Management, which related to planning application DC/23/2151/FUL.

The application sought full planning permission for the installation of a modular building adjacent to the south elevation of the Technical Centre Offices at the Birds Eye Factory, Whapload Road, Lowestoft.

The application had been referred to Planning Committee North, as land within the application site was within the ownership of East Suffolk Council.

The Committee received a presentation from the Principal Planner, as the case officer was unable to attend the meeting. The site location was outlined, an aerial photograph was displayed along with photographs showing views of the property. The elevations were also shown.

The recommendation to approve the application, as set out in the report, was outlined to the Committee.

Councillor Ashdown stated that he supported the application and proposed that it be approved. Councillor Ashton seconded the proposal. It was by a unanimous vote

RESOLVED

That planning permission be APPROVED, subject to the following conditions:

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 drawing no's AG-00-LA-0091-0002 Site Location Plan, AG-00-LA-0091-0001 Proposed Block / Layout Plan, received 13 June 2023, 552360-004 Proposed Floorplans and Elevations, received 30 May 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

4. The development hereby permitted shall be undertaken in accordance with the submitted Flood Evacuation Procedures, Emergency Plan and Environment Agency Flood Risk Warning Service, as detailed in the submitted Flood Risk Assessment, received by the Local Planning Authority 30 May 2023 (Birds Eye Limited, dated 26 May 2023) and retained as such thereafter.

Reason: In order to mitigate the impacts from flooding and to ensure the development is safe for its lifetime.

10 DC/23/2373/RG3 - 4 Langley Gardens, Lowestoft, NR33 9JE

The Committee considered report **ES/1651** of the Head of Planning and Coastal Management, which related to planning application DC/23/2373/RG3.

The application sought permission for a single storey rear extension, which would extend from the south-west elevation with a depth of 5.95m, width of 5.4m and would have a dual pitched roof with a maximum ridge height of 4.2m. It was noted that planning permission was previously granted for a rear extension in 2020 (see ref. DC/20/0124/FUL), but this permission had lapsed in May 2023. The proposal under consideration was largely the same form of development previously approved.

The application was being presented to Planning Committee due to the applicant being East Suffolk Council.

The Committee received a presentation from the Case Officer. The Committee viewed the site plan, aerial photograph, photographs of the site and the proposed block plan. The existing and proposed elevations were shared, along with the floor plans.

The material planning considerations and key issues were summarised as:

- Design
- Impact on Light
- Privacy/Overlooking

The recommendation to approve the application, as set out in the report, was outlined to the Committee.

Councillor Ewart asked whether East Suffolk Council, as the applicant, would be responsible for paying for the costs of the development, should it be approved. Confirmation was provided that the costs for the development would need to be paid by the tenant.

On the proposal of Councillor Pitchers, seconded by Councillor Wakeling, it was by unanimous vote

RESOLVED

That the application be APPROVED subject to the following conditions:

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 Plan, Proposed Block Plan, Elevations and Floor Plans (2542.19.1D); received 16/06/2023, 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

11 DC/23/2526/FUL - 198 Waveney Drive, Lowestoft, NR33 0TR

Clerks note: Councillor Ewart left the meeting between 4.44pm and 4.46pm during the presentation on this item.

The Committee considered report **ES/1652** of the Head of Planning and Coastal Management, which related to planning application DC/23/2526/FUL.

The application sought planning permission for a single storey side extension. The site comprised of a two-storey semi-detached dwelling located in the settlement boundary of Lowestoft. The surrounding area was characterised by semi-detached dwellings set back from the road with low brick walls along the front boundaries. The proposal was for a single storey side extension. This would extend from the west elevation with a width of 2.5m and a depth of 9.6m. There would be a flat roof with a height of 3m. The application is being presented to the Planning Committee (North) as the applicant was related to a member of staff.

The Committee received a presentation from the Case Officer. The Committee viewed the site location plan, aerial photograph and a number of contemporary photographs of the dwelling. The existing and proposed elevations were shared, along with the block plan and floor plans.

The material planning considerations and key issues were summarised as:

- Design
- Impact on Light
- Privacy/Overlooking

The recommendation to approve the application, as set out in the report, was outlined to the Committee.

On the proposition of Councillor Hammond, seconded by Councillor Ashdown, it was by unanimous vote

RESOLVED

That the application be APPROVED subject to the following conditions:

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 Plan, Proposed Block Plan (568-02 Rev A) and Proposed Elevations, Floor Plans (568-01 Rev D) received 28/06/2023; 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.

The meeting concluded at 4.51 pm.

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Chair