



**PLANNING COMMITTEE NORTH - UPDATE SHEET**

**10 October 2023**

**Item 5 - DC/21/5536/OUT - Outline Application (Some Matters Reserved) - Erection of 20 residential Units at Field Off Elms Lane, Wangford, Suffolk**

Amendment to condition wording:

28. Prior to the access being created and the visibility splays provided as required by condition 21, a detailed methodology for the relocation of the section of hedge within the visibility splays **(or replanting if relocation is not feasible)** shall be submitted to and agreed in writing by the Local Planning Authority. The hedge relocation/replanting shall be carried out in accordance with the approved methodology within an agreed timescale. Any plants dying within a 5-year period shall be replaced in the next available planting season to a specification to be agreed by the LPA.

Reason: In the interest of the visual amenity of the area and to protect landscape character.

Additional condition:

29. Prior to the commencement of the development all hedges or trees within the site, unless indicated as being removed within the Arboricultural Impact Assessment Rev A - by Kirsten Bowden Chartered Landscape Architect (August 2023) shall be protected by the erection of secure fencing as shown within the 'Tree Protection Plan' on Drawing Number: Appendix 003 - Rev A.

Within a five year period from completion of the development if any trees, parts of hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the Authority's opinion, seriously damaged or otherwise defective shall be replaced and/or shall receive remedial action as required by the Authority. Such works shall be implemented by not later than the end of the following planting season, with plants of such size and species and in such number and positions as may be agreed with the Authority. The hedge(s) shall be reinforced with further planting where necessary to the satisfaction of the Local Planning Authority.

Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerow.

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**Item 6 – DC/23/3058/FUL – Construction of 6 new build 3 person, two-bedroom terraced and semi-detached affordable homes at Former Garage Site, Chapel Street, Lowestoft**

Amendment to wording of conditions

8. A validation report must be submitted to, reviewed by and confirmed in writing by the Local Planning Authority as likely to have addressed the risks identified 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 all materials imported to site are suitable for residential end use with the consumption of homegrown produce in accordance with relevant threshold values (sampling results from a UKAS accredited laboratory for the relevant analysis undertaken).
  - Evidence of the depths of each/every layer of imported materials used at each residential plot.
  - That works have been monitored and supervised by a competent person.
  - Evidence that formation of the residential plots, including gardens, 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 (see National Planning Policy Framework) 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.

**Item 8 – DC/23/2803/FUL – Demolition of dwelling and erection of Replacement Dwelling at Gun Hill Cottage, South Green, Southwold, IP18 6HF.**

Amendments to conditions:

Removed conditions 11 and 12 as they were duplicated by condition 7.

Added missing Drawing No PL200 Rev P3 to condition 7.

Changed condition 12 (Landscaping) from details to be provided pre-commencement to within 3 months of commencement of the development.

**Item 9 – DC/23/3166/RG3 – Change of use from class sui generis (c) linen service to C3 residential and single storey side extension at 41 Mount Pleasant, Halesworth, IP19 8JF.**

Holding objection received from SCC Highways Authority.

Drawing number: 2324.103.007B denotes an additional 5 dropped kerbs then the dropper kerb to the new access. However, only 4 additional dropped kerbs then the dropper can be accepted in this location due to guidance sought from Suffolk Highways Dropped Kerb team.

Subsequent to obtaining planning permission, consent to work within the public highway is required from Suffolk Highways Dropped Kerbs Team. Any planning consent does not guarantee that Suffolk Highways will approve an application to work within the public highway. Therefore, it is important that Suffolk County Council takes into consideration the advice of Suffolk Highways when responding to planning consultations; to avoid a scenario whereby planning permission is granted but a vehicular access application cannot be supported.

**Therefore, we recommend a holding objection until amendments to the drawing are considered and submitted for review.**

Amended Drawing received 2324.103.007C. Waiting for further response from SCC Highways Authority.

Change recommendation to **Authority to Approve subject to removal of objection from SCC Highways Authority.**