



## PLANNING COMMITTEE NORTH - UPDATE SHEET

11 April 2023

**Item 7 – DC/22/3156/ARM - Approval of Reserved Matters of DC/18/4947/OUT - Outline Application (Some Matters Reserved) - for up to 190 dwellings (Class C3) with associated access, landscaping, open space and drainage infrastructure at land south of Harrisons Lane, Halesworth. All matters are reserved, save for access - and details to address the requirements of Conditions 2, 5, 6, 7, 10, 15, 16, 17, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33 and 34.**

### Further Consultation Responses Received

#### Holton Parish Council:

Comments received 02 April:

Further to your email of 27/3 I have now obtained the responses from the Councillors. As explained, it was not possible to convene a full meeting due to the restricted deadline requested and although the Parish Council has not been formally consulted due to the reasons explained the summary below does represent Councillor's views on the proposal.

1. Access. Harrisons Lane/ Norwich Rd. junction is a potential bottleneck and is already a dangerous junction. Councillors felt that this would encourage road users to travel into/through Holton to avoid this. There are already concerns regarding road safety issues at the village school and extra traffic will make these matters worse. This is a major concern.
2. Drainage /flooding. Fair View Rd. is already an acknowledged problem. Potential additional problems are likely for Holton unless the increase in the surface water is effectively managed. Holton Village has already experienced flooding.
3. Footpaths /Cycleways. The footpath proposal for Harrisons Lane from the site involves merging with the existing footpath. This is a problem as the current provision is narrow, barely adequate for pedestrians and definitely not suitable if cyclists decide to use it.

These matters directly impact upon Holton and therefore it is felt that they should be resolved before the Parish Council could support the proposal.

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SCC Flooding Authority

Comments received 28 March:

Condition 23 (drainage strategy) - Approval

Condition 26 (construction surface water management plan) - Further details required.

Officer comment: Officers have queried what further information is required as the LLFA have not provided any explanation of what is needed. A CSWMP has been submitted and officers are confident this matter can be addressed satisfactorily post committee.

Paragraph 6.48 of published report

The Environmental Protection Officer has confirmed that the gas protection measures referred to in previous reports, are required.

SCC Highway Authority

Comments received 6 April (summarised):

The updated plans have addressed some comments that have been raised in our previous response. There are still some matters of detail design outstanding, and these are just a matter of detailed design that will come with section 278 and section 38 agreements.

**Item 8 – DC/22/4341/FUL – Sub division of gardens to create 2 plots and construction of 2 detached bungalows and garages at 25 Cotmer Road, Lowestoft.**

Ward Member comments

Additional comments received on the 1<sup>st</sup> April from the ward member:

*With reference to the above scheduled planning meeting, both Cllr Trish Mortimer and I are unable to attend the meeting as we are away, so please accept our sincere apologies. However, we have attached our statement of Objections to the proposed Application DC/22/4341/FUL which are as follows:-*

- 1. Access in and out of site from the proposed development onto Cotmer Road, is a major material consideration for Suffolk Highways and our Planning Department, as the access is as I understand not within the County Parameter's and legislative requirements, and has no lay-by facilities should cars wish to exit or enter at the same time, it would also be a serious problem for Emergency Services attempting to Access and Exit because of the proximity of the proposed driveway onto Cotmer Road, which is an extremely busy road, such as the Fire Service, Ambulances, or any other Emergency vehicles, which could be considered a Health and Safety Hazard.*
- 2. We would also consider this to be over Development of the site.*
- 3. Loss of light for properties in Fairfield Drive.*
- 4. Landscape and Environmental impact to the properties in Fairfield Drive.*

5. *We also consider the residents of Fairfield Drive would suffer Quality of Life issues, as well as Wellbeing concerns, some are Disabled and one on Dialysis.*
6. *We are concerned about possible Flooding problems*
7. *We are concerned about Drainage problems.*
8. *Overlooking / Loss of Privacy / Right to light*
9. *The owners of properties in Fairfield Drive have major material issues relating to the development which they have already submitted to planning department at ESC and would ask you to fully consider.*
10. *We would also Request a landscape plan should be produced, should you be minded Approving this Application.*
11. *As District Ward Councillor's we Object to this Application, as there are many material issues, highlighted by ourselves and several Objectors, and to get a fully considered opinion we are therefore requesting a SITE VISIT takes place, to further fully consider the many concerns raised, and to give the planning committee a better chance to reach a decision.*

**Item 10 - Outdoor swimming pool & retrospective fencing at Admiral House, The Street, Walberswick, IP18 6UE.**

The wording of condition 7 has been amended to that below. The reason for the change is to ensure that the condition is precise and focused only on the approved development; it would be unreasonable to restrict external lighting across the whole application site, as incidental domestic external lighting on and around the existing dwellinghouse would not require permission. The amended condition, therefore, is directly (and only) related to the proposed development.

*“In respect of the new swimming pool, associated hardstanding, and the associated plant room: no external lighting shall be installed without the prior submission and approval of an external lighting scheme (including position and height of mounting features, height and angle of lights including aiming points, light fixing type, size and appearance, and the luminance levels). Thereafter only the approved lighting scheme shall be installed and maintained in that form.*

*Note: this condition does not affect the existing dwellinghouse and wider site.*

*Reason: In the interests of amenity, and protection of the character and appearance of the area.”*