



SOUTH PLANNING COMMITTEE - UPDATE SHEET

29 June 2021

Items 6 and 7 – DC/20/3362/FUL and DC/20/3284/FUL - Full Planning Application for the erection of 70 dwellings, including affordable dwellings, together with public open space, roads, accesses, parking, garages, drainage and associated infrastructure. Land West of Chapel Road, Grundisburgh.

- 4.6 One additional representation has been received since the drafting of the report, bringing the total to 378. The representation does not raise any additional material planning considerations. Three representations have been received from the owners of properties in Post Mill Orchard confirming ownership of land between the current site boundaries and field (site area). The letters query why notice has not been served on the land owners. The Applicant and their legal representative confirm that the land lies outside the application site area so there is not requirement for notice to be served on these landowners. The work to widen footpath 20 within the area concerned is to be carried out under S278 on behalf of SCC Rights of Way. The Green Access Manager of the County Council Public Rights of Way Team has confirmed the following in respect of the works required to the footpath, adding additional detail to the content of the planning committee report and further queries over the retention of the £9,000 s.106 contribution included in the recommendation towards possible Section 25 or Section 26 legal costs.
- "I agree with your suggestion for a safety net should the situation change and we need to conduct legal works to secure a suitable route. I ask colleagues copied in above to add more, but my understanding is that we require no permission to surface an existing public right of way where the status remains unchanged. Meaning surfacing an existing footpath without any change in its status, alignment or width is within our statutory powers and is accepted as maintenance of that route. Delivery of works in this instance would be sought as a Section 278 agreement under the Highways Act 1980. Any future need to realign, reclassify or alter the status of the route would be delivered as a public path creation agreement under Section 25 of the Highways Act 1980, or as a public path creation order under Section 26 of the Highways Act 1980. The financial ask would cover all legal costs in that eventuality."*

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Item 8 – DC/21/1943/FUL – Removal of Modern Extensions to Rear. Conservation and repairs to Historic Timber Framed Range to Front. New Two & One Story Extensions to rear in keeping with local vernacular. Internal Fit out of New Pub, Bar, Kitchen and Community Spaces. Refurbishment of Rear External Space to new Outdoor Courtyard. Refurbishment of end of Outdoor Courtyard for Bin/Keg Store & Plant at The George Community Inn, High Street, Wickham Market, IP13 OSD

- 4.1 Since the drafting of the report, additional comments have been received from third parties who had previously commented on the application. These representations do not raise any additional material planning considerations. One representation suggests the recommendation of approval is contrary to the Objection of Environmental Protection. Another representation raises concerns in relation to noise levels from the ventilation equipment being too high and the resulting impacts upon adjoining residents, and another from the same third party queries the financial data submitted within the application suggesting it is inaccurate, and the other representations raise concerns regarding procedure and conduct, of the County Council, the Parish Council, East Suffolk Council as Local Planning Authority and the applicants as an organisation.

The Head of Environmental Protection has not objected to the application. They raise no objection, providing comments and recommendations including conditions.

At this point in the application consideration and determination process, East Suffolk Council as Local Planning Authority has acted entirely in line with National Regulations and our own adopted procedures and Statement of Community Involvement. This includes:

- the process of registration,
- publication online,
- consultation process, including posting of site notices, advertisement in the press, and direct consultation with near neighbours, the Parish Council and Statutory Consultees,
- consideration of the relevant planning policies and the material planning considerations (including those within consultation responses) in forming the officers recommendation and within the Planning Committee Report,
- and
- the referral to the Planning Referral and subsequently the South Planning Committee for determination.

Consultee	Date consulted	Date reply received
Wickham Market Parish Council		28 June 2021
<p>“To confirm an Extraordinary Parish Council meeting was held on Thursday 24th June 2021 to consider the above-mentioned planning applications including the amended plans submitted. This meeting was attended by 17 members of the public and 8 Parish Councillors. One of these councillors could not partake during the discussion or vote in respect of these applications as he had declared a Disclosable Pecuniary Interest.</p> <p>The Parish Council took a vote and 4 councillors voted in support of these applications and 3 voted against. In principle the Parish Council see this project as an important asset to the village. However, several concerns were raised by some members of the public present</p>		

along with councillors in respect of the project both in terms of its scale and design.

The Parish Council suggest the following matters are either dealt with by a request for further information by ESC (if ESC are minded to approve) or by the use of stringent design and detailing Conditions (if permission is granted).

Along with the concerns below the Parish Council would also expect all the concerns and recommendations raised within the Environmental Health Officer's report to be considered and dealt with prior to any consent being granted. Where possible controlling conditions will need to be imposed.

The matters of concerns are as follows:-

Flue (including amendments) – It was felt that surrounding properties would be adversely affected by the proposed flue. It is noted that an extraction fan may be running for 24 hours per day and surrounding properties will therefore be exposed to fumes thus causing pollution. There will also be an element of noise as a result of the extraction fan which will cause great impact to these properties. As recommended by the Environmental Health Officer it is clear that the issues of noise will need to form the basis of a planning condition and that a noise assessment and a validation survey must be carried out.

For information, a demonstration was carried out by a local resident at the meeting to demonstrate the noise level that could be expected from the flue alone, it was deemed this would be unsuitable and would most certainly have an impact on neighbouring properties in the close vicinity.

The Parish Council note that the amended scheme for the proposed flue is to be of wood cladding box design as per the amended plans submitted. The Parish Council considered that the preferred material for this would be brick as concerns regarding wood being a possible fire hazard were raised.

Pizza Oven – The application details in respect of the proposed design, use and emissions from the pizza oven are somewhat vague. As mentioned within the Environmental Health Officer's report depending on the equipment/method of cooking, this should be included within the noise assessment and consideration must also be given to any odour/smoke that may disperse from the equipment to avoid any detrimental effect to nearby neighbouring properties.

Garden Area/Outdoor Seating – The Parish Council consider that the outdoor seating area to the rear of the premises must not be used after 9pm on any day of the week and requests for private functions within this area must not be agreed to after 9pm. Noise levels in the rear garden should also be considered. External lighting was of concern and again the impact that this could have on neighbouring properties will need to be carefully controlled. The trellis on top of the side wall was not favoured, it was suggested climbers alone could be used to soften its appearance.

Design – The upstairs windows should be able to be opened for use when events are quiet, and people require fresh air. It is noted that the windows on the George Lane frontage will overlook the neighbouring property and therefore it is recommended these windows should be of a frosted glass design or similar. Concerns were raised by some residents regarding the size of the proposed rear extension and it was felt the kitchen space was too large.

Entrance – The George Management Committee state that this is now (previously proposed to be via George Lane) to be at the original position on the front of the building which the Parish Council support. However, the plans do not make this entirely clear and clarification is sought along with the position of the proposed disabled access.

Frontage Garden – The frontage garden is not considered to be appropriate and it was considered that this space could be used for table/seats/cyclists use as per the previous pub and similar to that of several pubs in Woodbridge with outdoor spaces close to the road. Furthermore, keeping the space more open will allow drop off/pull over for vehicles when required.

Car Parking (Lack Of) – Severe concerns were raised regarding lack of car parking and especially the fact there is no parking for disabled customers. There is only 1 disabled bay within the nearest car park on the Hill and it was recommended that a drop off space to the front could be implemented for disabled customers and general deliveries. Both customers and staff will have to park elsewhere and it was felt this was not ideal. Given that this is an ambitious project the Parish Council have overall concerns in respect of the lack of parking and the impact this could have on local residents parking. There is also the additional concern regarding the loss of High Street parking proposed by EDF Energy should the construction of Sizewell C take place.

Deliveries & Construction Vehicles – Dray deliveries may be difficult due to limited space and will need to be carefully considered in terms of impact on residents and safety for pedestrians. George Lane is used by pedestrians and school children daily and it was felt it is unsuitable for the use of dray lorries or for the delivery of construction materials at any time of day including out of hours. There are single yellow lines along this stretch of road and therefore it is of concern as to where delivery of construction vehicles will park.

Other matters -

The bird boxes should be species specific i.e. Swift boxes and House Martin ledges.

Concerns were raised in relation to the scale and design of the proposed project in accordance with Design, Access & Heritage Statement SCLP 11.1. Long opening hours may be a nuisance to residents, Mechanical and ventilation plant noise could be an issue as no data was provided on ventilation plant design and no Odour Abatement Assessment documentation is available, Party Wall Agreement still to be formalised and joint drainage issues to be designed and agreed with residents.

There were concerns regarding the long opening hours of 09.00 – 23.00pm and also regarding the design for the number of customers allowed in the building First Floor 60 with Total of 148 with respect of evacuating the building in the event of a fire.

The George Management Committee were unable to answer some of the above queries/concerns put to them at the Extraordinary meeting held but have agreed to investigate these further.

I trust that you will take the above comments into consideration and pass this correspondence onto members of the ESC Planning Committee ahead of the meeting to be held on Tuesday 29th June 2021.”

The recommendation remains as per the published report.

Item 9 – DC/21/1943/LBC - Listed Building Consent - Removal of Modern Extensions to Rear. Conservation and repairs to Historic Timber Framed Range to Front. New Two & One Story Extensions to rear in keeping with local vernacular. Internal Fit out of New Pub, Bar, Kitchen and Community Spaces. Refurbishment of Rear External Space to new Outdoor Courtyard. Refurbishment of end of Outdoor Courtyard for Bin/Keg Store & Plant. at The George Community Inn, High Street, Wickham Market, IP13 0SD

Additional correspondence as per Item 8.

Item 10 – DC/21/1226/FUL - Change of use from residential to children’s home. 41 Knight Road, Rendlesham

4.1 A further letter of objection has been received from a local resident highlighting previously concerns and raising further concerns in relation to the proposed number of bedrooms, who would be responsible for maintenance of the shared driveway, shift hours should be conditioned, who would be responsible for enforcement, concerns over the number of letters recorded, concern over parking layout, lack of useable bus service given shift patterns and the lack of comment from the disability forum.

4.2 A further letter of support has been received highlighting the positive environment that the home would provide for the children.

Further information in support of the application has been received in the form of social media posts making positive comments about the proposal. (These are however not being considered as letters of support as they have not been made directly to the Council).

Item 13 - DC/21/2166/VOC - Variation of conditions 2 & 5 of DC/18/3173/FUL - To create a new beach cafe along with a meeting events space with associated landscaping, including stopping up of existing vehicular entrance and construction of new vehicular access off Orford Road. at Proposed Cafe/Restaurant Coastguard Walk Felixstowe Suffolk

4.3 Further details have been submitted in respect of noise and odour of extractions and ventilation plant – these are relevant to the discharge of a condition as part of this application and to be approved prior to occupation. They remain under consideration and the recommendation remains authority to approve subject to acceptance of those details.

4.4 An amended layout plan has now been received setting landscape planters 500mm off the edge of the footpath/cycleway as per the Highway Authority's request. This aspect of the recommendation has now been satisfied.