

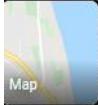
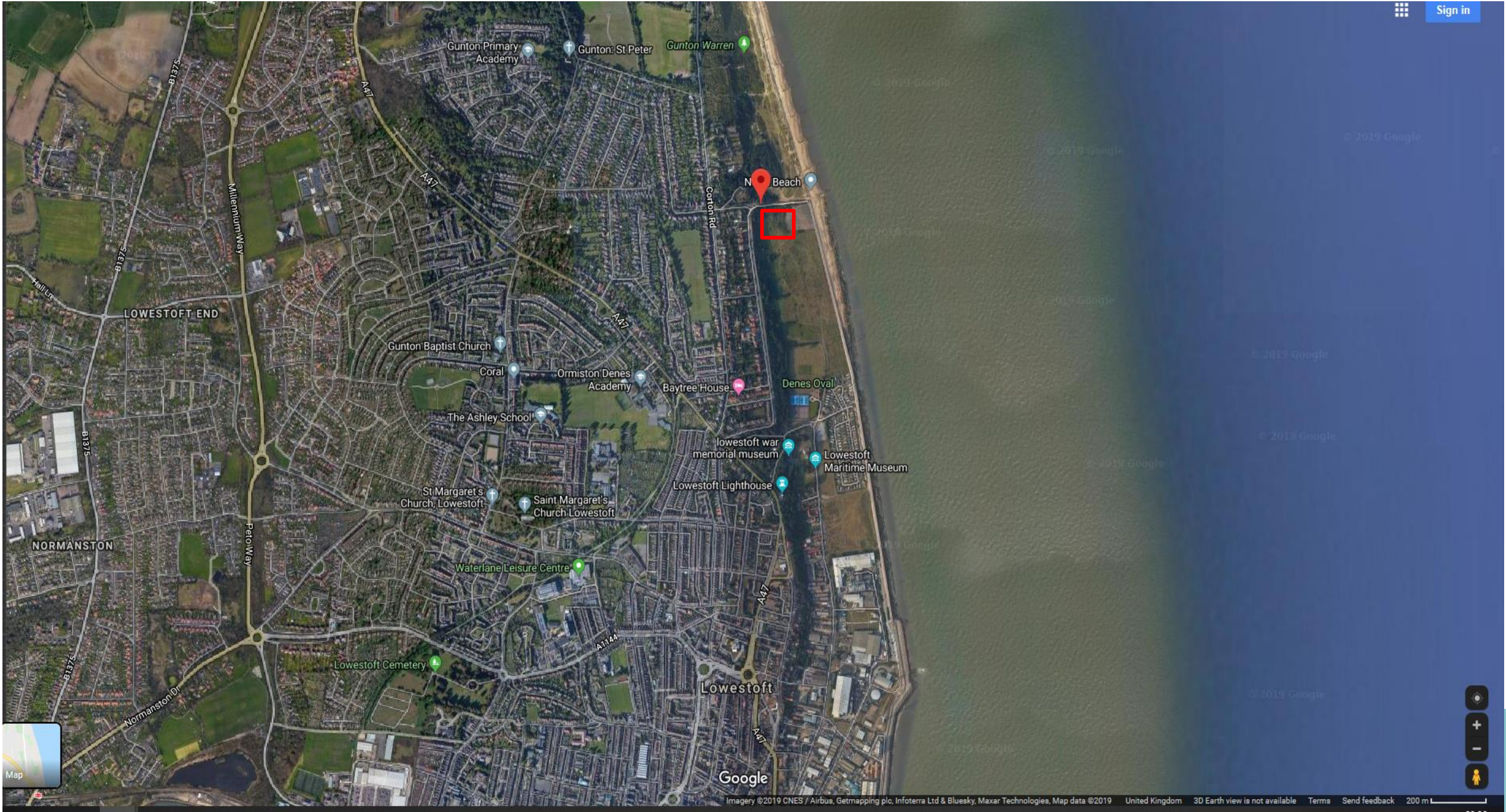
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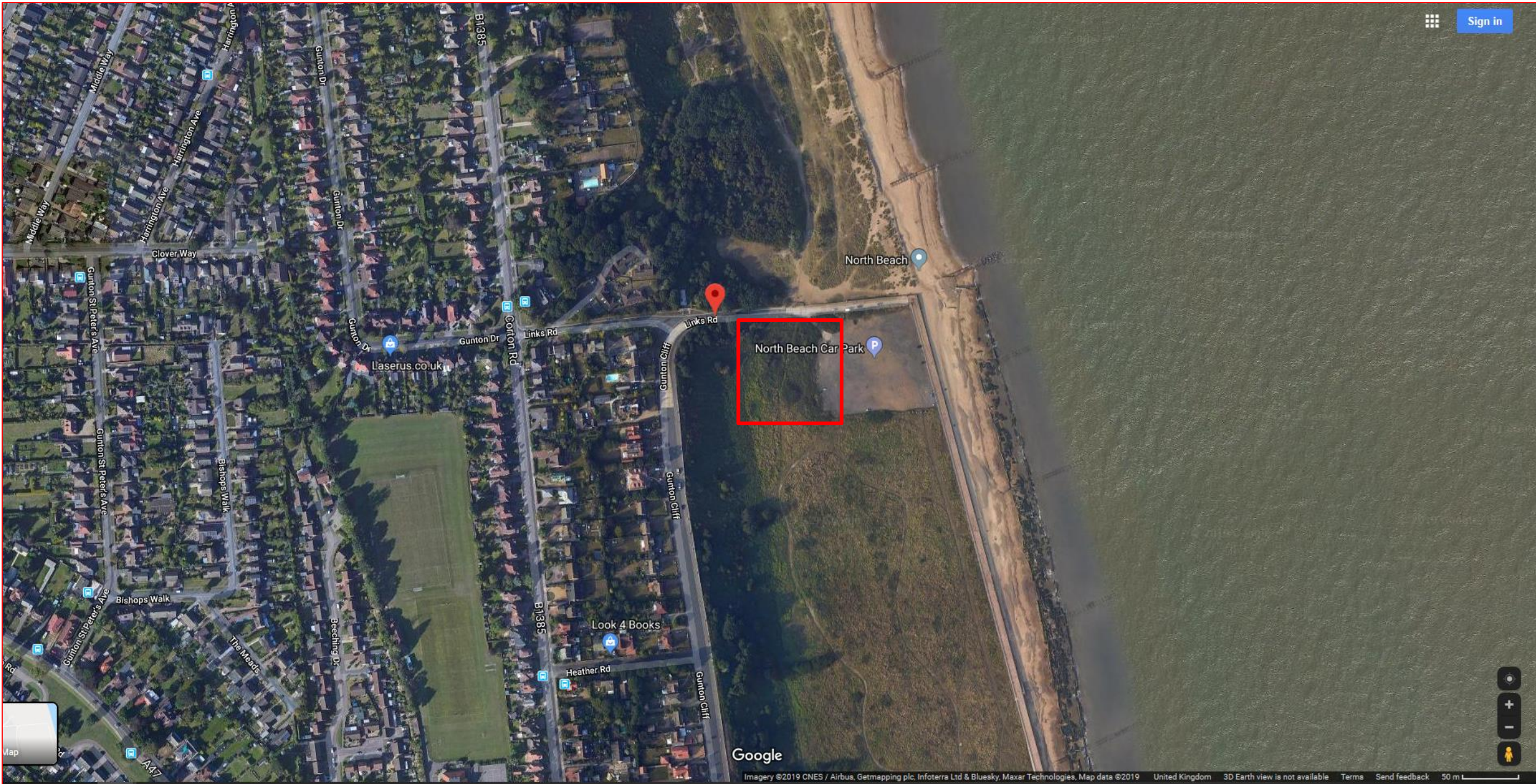
DC/18/0789/FUL

Construction of a restaurant/café with public toilets and play area

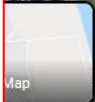
Car Park And Adjacent Land At Links Road, North Denes
Lowestoft







Sign in



Google

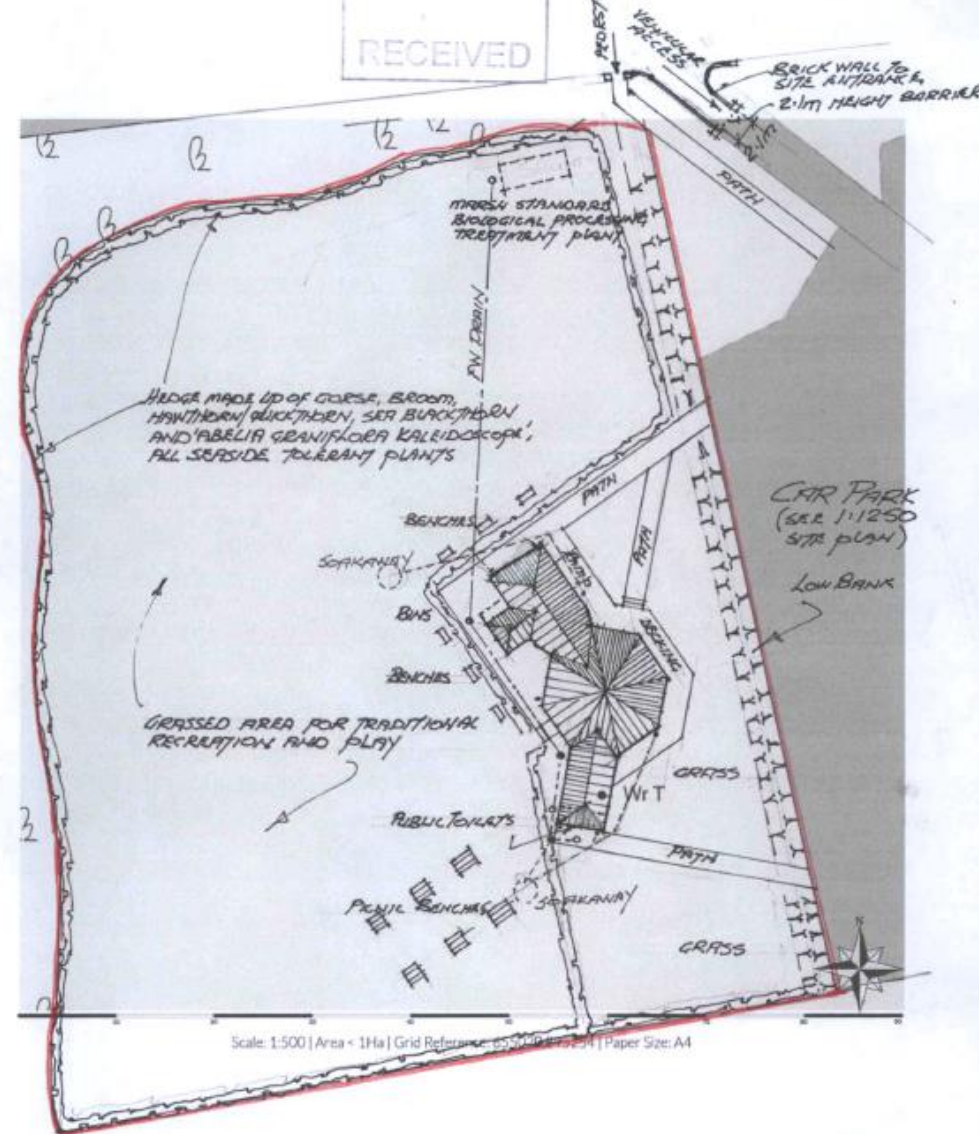
Proposed block plan

03/12/2017

CAR PARK, LINKS ROAD, LOWESTOFT, NR32 4PQ



Groundsure
INSIGHTS




DRG. No. 1610:138:04
SCALE 1:500

Material Planning Considerations and Key Issues

Main planning issues:

- Contaminated land
- Ecology

Background/non-planning issues:


- Covenants
 - Notice of Implementation
 - Landowner consent
- 
- A large, solid teal shape that starts as a thin wedge at the bottom left and expands diagonally upwards to the right, filling the bottom right corner of the slide.

Recommendation

Refuse for the following reason:

Insufficient information has been submitted to allow the local planning authority to make a full assessment of the proposed development particularly in relation to ecological impacts and imported soil and contaminated land.

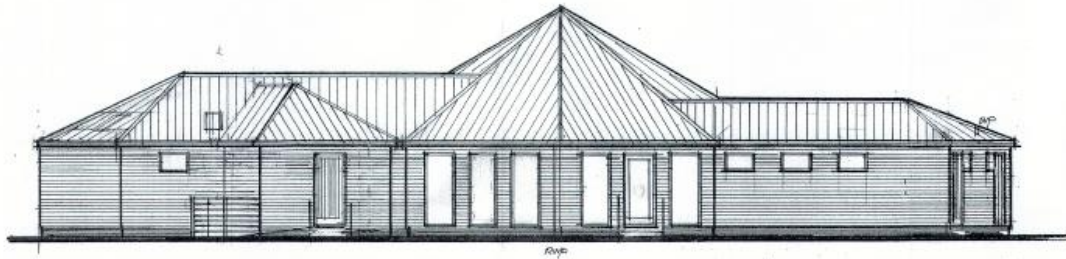
In the absence of these surveys the proposed development is considered to contrary to the adopted East Suffolk (Waveney) Local Plan 2019 and in particular policy W8.34 Biodiversity and Geodiversity.



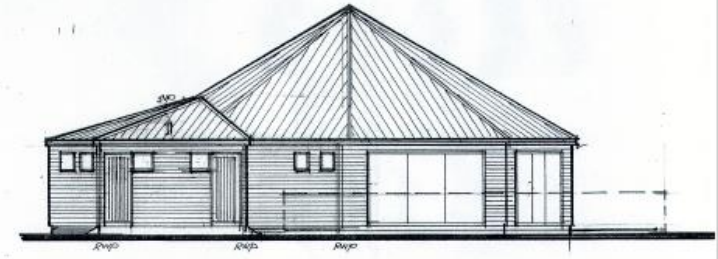
Site Location Plan



Proposed elevations



WEST ELEVATION



SOUTH ELEVATION

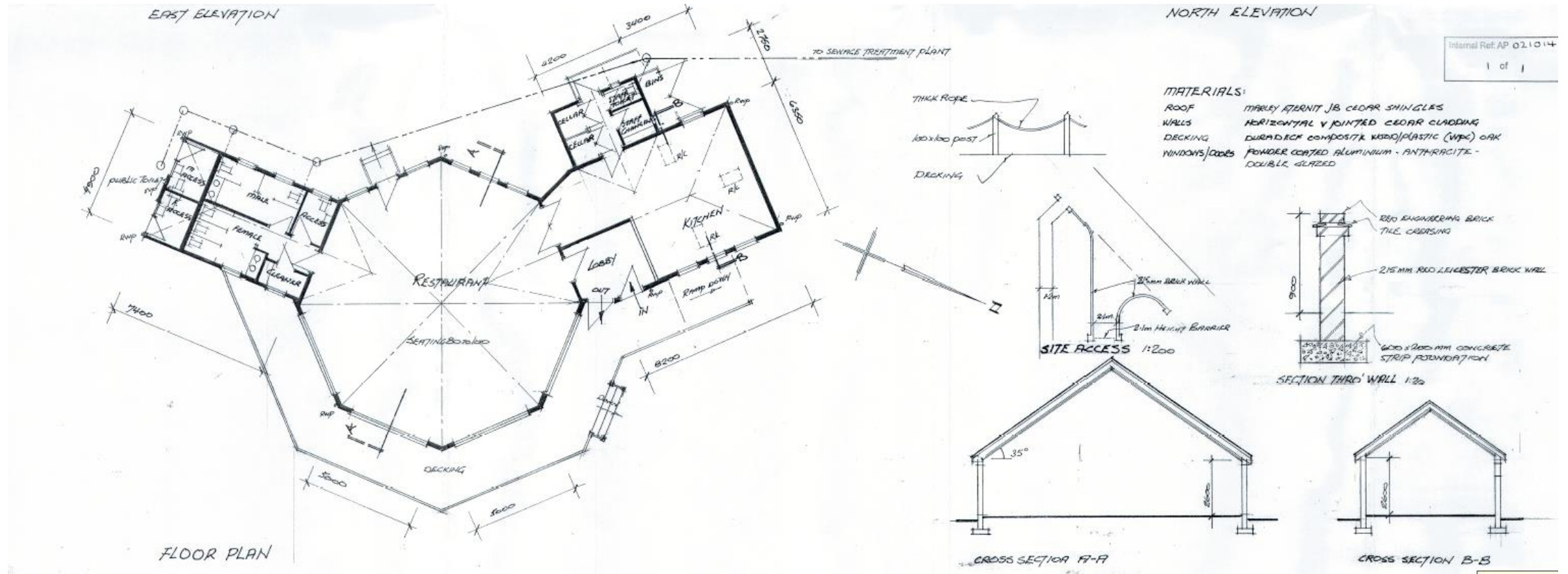


EAST ELEVATION



NORTH ELEVATION

Proposed floor plans



Photographs



Café site viewed from Gunton Cliff



Looking east over site from Gunton Cliff



Looking south along Gunton Cliff



Looking north along Gunton Cliff towards Links Road



Looking west towards Gunton Cliff from Links Road car park



Looking south-west from car park



Southern views of Gunton Cliff



Western views from car park to Gunton Cliff – Links Road to the north



Looking south over the Denes



Looking north west towards Links Road – green dashes show approximate line of Links Road between trees



Existing car park