



**NORTH PLANNING COMMITTEE - UPDATE SHEET**

**14<sup>th</sup> December 2021**

**Item 6 – DC/19/2949/COU – Broadland Sands Holiday Park, Corton**

Further Comments and Representations Received

- 1.1 Since the publication of the report, Corton Parish Council have made the following comments:

*“More caravans means more concrete pads, allowing more waste water run off, so close to the cliff edge, this is bound to have an adverse effect on the erosion of the cliffs.*

*It was stated that the approved static caravans shall be used for holiday/tourism accommodation only, and control of occupation period. There are already caravans that are occupied as a primary residence, although the residents are required to use a different mailing address.*

*Why site a holiday camp across a busy road? The Broadland Sands inadequate amenities, according to the residents, are sited on one side of a fairly busy and fast road, therefore requiring residents, many of whom will be children, to cross the road.*

*There will, inevitably, be more traffic along the Coast Road, Stirrups Lane and Longfulans Lane and consequently through the villages of Hopton and Corton. Signs, to encourage drivers to use alternative routes will make no difference as the majority of car drivers use sat navs which navigate using the shortest route between two points. As a village of 1300 dwellings and a housing estate on the rugby field will be built, in the near future, can the villages really cope with yet more traffic?*

*No cycle or walking path to the villages of Corton and Hopton, meaning it will be even more hazardous to walk or cycle along the Coast Road, given a further increase in traffic. Yes, there are plans for a pathway on the inside of the camp, but only for the short distance from Stirrup’s Lane to the entrance of the holiday camp.*

*What guarantee do we have that Broadland Sands will not, in the future, apply to cover the southern area of the site with even more caravans? When their previous planning application was approved it stated that 20 spaces were allocated for caravans that were in*

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*danger from the eroding cliff edge, no caravans appear to have been removed from the cliff edge, There, also seem to be more caravans on the Church Field site than was stated in the approved planning application.*

*The church car park entrance is to be sited very close to what is a dangerous bend at the junction of Stirrups Lane and the Coast Road, where there have been several accidents in the past few years.”*

1.2 In addition to further comments from Corton Parish Council, two further representations of objection have been received from local residents, raising the following key concerns (inter alia):

- Dominating and overbearing; This application is in addition to the other units that have been added to the existing site.
- Drainage; This will add to the drainage problems that already exist in Corton and Blundeston with the 1,300 homes at the Garden Village, 60 at the Rugby Club, 200 at Hopton plus the development at the old Blundeston Prison.
- Health and Safety; There is already a problem with pedestrians walking from site to Corton and Hopton due to the lack of street lighting and no paths or verges.
- Loss of open spaces; We cannot keep building on agricultural land, Brexit has made this even more important to be able to feed ourselves.
- Overdevelopment; This development will add to the already stretched resources caused by the other developments in the area.
- Smells; This site is less than 100 metres from the Sewage Works which has a constant problem with smells.
- Traffic and Highways; The roads servicing this site are not suitable for additional traffic. There have already been accidents and increasing traffic will make it worse.
- The proposal would see the loss of prime Grade 1 agricultural land.
- The site is not allocated for development in the Local Plan.
- A new holiday site is not needed and there are already facilities in Corton and Hopton.
- Development should be limited to the eastern side of Coast Road; allowing expansion to the west will open the floodgates.
- The increase in traffic coming from this development, to expand the Holiday Park, will only worsen an existing situation and increase traffic along narrow roads in the area.
- Stirrups Lane will be used when it is not suitable.
- The junction between Stirrups Lane and the A47 is very dangerous for cars entering the A47, and there have been accidents on this road in the local area.
- The proposal must be brought before the Committee so objectors can raise their concerns.

#### Update to Recommendation and Conditions

- 1.3 Since the publication of the report, the applicant has confirmed agreement to make a per-unit contribution to fund the Suffolk (Coast) RAMS. This would ensure that any recreational impacts arising from the development are mitigated and the Appropriate Assessment pursuant to the Conservation of Habitats and Species Regulations (2017) can be passed, in accordance with Local Plan policy WLP8.34.
- 1.4 In terms of the summarised planning conditions set out in paragraph 11.1 of the report, officers have agreed the final wording of seventeen (17) of those conditions, as follows:

1. *The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.*

*Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.*

2. *Subject to any details or amendments required by other conditions on this permission, the development hereby permitted shall otherwise be carried out in accordance with the following approved plans/drawings:*

- *LOCATION PLAN - RUPC.1*
- *Illustrative Site Layout - Rev E (LA.D.001.002.E)*
- *Drainage Layout (Planning) – Drawing No. 102 as detailed in the Flood Risk Assessment (FRA) (dated July 2019, ref: SHF.201.085.HY.R.01.A)*
- *PROPOSED ACCESS TO OFF-SITE NEW CHURCH CAR PARK (SF5050PD-001)*

3. *The development shall be implemented in accordance with the strategy for the disposal of surface water in the Flood Risk Assessment (FRA) (dated July 2019, ref: SHF.201.085.HY.R.01.A). The strategy shall thereafter be managed and maintained in accordance with the approved strategy.*

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

4. *The development hereby permitted shall not be occupied until details of all Sustainable Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.*

*Reason: 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 per s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk.*

5. *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 local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:*

*1. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:*

- i. Temporary drainage systems*
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses*
- iii. 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.*

6. *Prior to the proposed development being brought into beneficial use a system of signs from the A47 to and from the proposed development site is to be approved in writing by the Local Planning Authority (LPA) and then Highway Authorities, and is to be installed within 12 months unless approved otherwise in writing by the LPA in consultation with the Highway Authorities.*

*Reason: To ensure that the A47 trunk road and connecting roads continuing to serve their purpose as a part of a national system for through traffic in accordance with Section 10 of the Highways Act 1980, and to satisfy the reasonable requirements of road safety.*

7. *No development shall take place within a phase or sub-phase of the area indicated [the whole site] until the implementation of a programme of archaeological work for that phase 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 Planning Policy WLP 8.40 of the Waveney Local Plan (2019).*

8. *No caravans within a phase 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 7 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 Planning Policy WLP 8.40 of the Waveney Local Plan (2019).*

9. *Prior to the siting of any static holiday caravans on the land, a colour scheme/palette 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: in the interest of visual amenity and ensuring the development is well-integrated into its rural context.*

10. *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). In a single calendar year, no caravan on the site shall be occupied between the period beginning 01 February and ending 14 February unless otherwise formally approved in writing by the 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.*

11. *No more than 159 static Caravans, ('Caravans' being 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.*

*Static caravans shall only be sited on the parcels of land identified for such purposes on the Illustrative Site Layout (LA.D.001.002.E).*

*For the avoidance of doubt, static caravans shall not be sited on the southern part of the application site denoted as 'Open Greenspace' on the Illustrative Site Layout.*

*Reason: to ensure that the number of caravans on site is controlled and that the open green space is retained to preserve the setting of the Listed Church, to the southeast.*

12. *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 BS 10175:2011+A1:2013 and CLR11) 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 appropriate action is taken in the event of unexpected contamination being encountered on site.*

13. *Prior to any tree removal, the local planning authority must be provided with either: a) a licence issued by Natural England pursuant to The Conservation of Habitats and Species Regulations 2017 authorising the specified development to go ahead; or b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a licence.*

*Reason: to ensure that the authorised tree removal will not harm roosting bats or their habitat.*

14. *The approved landscaping scheme shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.*

*The approved landscaping scheme comprises the following drawings/plans/documents:*

- SHF.201.085.LA.D.045.001
- SHF.201.085.LA.D.045.002
- SHF.201.085.LA.D.045.003
- SHF.201.085.LA.D.045.004
- SHF.201.085.LA.D.045.005
- SHF.201.085.LA.D.045.006
- SHF.201.085.LA.D.045.007
- SHF.201.085.LA.D.045.008
- SHF.201.085.LA.D.045.009

*Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.*

15. *Prior to occupation of any Caravans, full details of the new footpath through the site, and its connection to existing public rights of way shall be submitted and approved. These details shall include, at minimum, the exact alignment, ground surface treatment and connections with existing routes. The footpath shall then be completed and made available for public use prior to occupation of 75 Caravans. Thereafter the footpath shall be publicly accessible and retained in the approved form.*

*Reason: To ensure the appropriate specification and timely delivery of the footpath through the site.*

16. *No development shall take place on a phase, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority for that phase.*

*The Statement shall provide for:*

- o the parking of vehicles of site operatives and visitors;*
- o loading and unloading of plant and materials;*
- o storage of plant and materials used in constructing the development;*

- o the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- o wheel washing facilities;*
- o measures to control the emission of dust and dirt during construction;*
- o a scheme for recycling/disposing of waste resulting from demolition and construction works; and*
- o delivery and construction working hours.*

*The approved Construction Method Statement shall be adhered to throughout the construction period for the development.*

*Reason: In the interest of protection of the local environment during construction.*

- 17. Prior to occupation of any Caravans, full details of the construction, surfacing, layout and long-term management of the new Church Car Park shall be submitted to and approved by the LPA. Prior to occupation of 75 Caravans on site, the Church Car Park shall be completed and made available for the approved purpose. The Car Park shall thereafter be retained for the approved purpose.*

*Reason: to ensure an appropriate design and specification for the Church Car Park, and that it is delivered at the appropriate stage of the development.*

- 1.5 In terms of conditions related to highways matters, the final wording of those is to be agreed with Suffolk County Council Highways Authority in the event Members resolve to grant Authority to Approve. The Highways Authority have confirmed that they do not object, and they are currently preparing a draft list of conditions for officers to consider. Those conditions will likely cover those matters summarised below (amongst other things) for reference:

1. Prior to the proposed development being brought into beneficial use a system of signs from the A47 to and from the proposed development site to be approved and then implemented in a timely manner.
2. Prior to commencement of development, detailed drawings for the off-site highway improvement works to be submitted and approved.
3. All detailed off-site highway improvement works to be completed at the appropriate stage of development to ensure impacts are mitigated.
4. Site Access details and works in accordance with approved plans/drawings.
5. Access roads and parking in accordance with approved plans/drawings.

#### Updated Recommendation

- 1.6 Delegate Authority to Determine the Application (to Approve) to the Head of Planning and Coastal Management, subject to:
- those 17no. conditions detailed in full in the Update Sheet (paragraph 1.4);
  - subject to per-unit RAMS contribution being secured prior to determination; and
  - subject to conditions related to highways matters as recommended by Suffolk County Highways Authority and finalised by officers.

**Item 7 – DC/21/4450/FUL - The Mission Hall St Georges Road Lowestoft**

- 1.7 There are no updates on the report or recommendation. However, officers wish to bring to the attention of the Planning Committee a recent and relevant appeal decision in respect of the former Admirals Head PH in Little Bealings. The appeal is of relevance to this application because it also involved the change of use of an Asset of Community Value (ACV). The appeal decision is included as an appendix to this update sheet. This appeal decision, although relating to the Suffolk Coastal area Local Plan, reinforces that the ACV designation should not permanently preclude change of use/re-development and that a balanced, pragmatic, approach to the particular circumstances of the site must be taken whilst having regard to the key policy considerations.

**Item 8 – DC/21/4957/FUL – 87 High Street, Lowestoft**

- 1.8 Following consultation with ESC Environmental Protection, standard contaminated land conditions are required.
- 1.9 The recommendation is therefore updated to include additional planning conditions (conditions 9 - 13 added) as summarised below:
- Contaminated Land Investigation
  - Remediation Strategy (where required)
  - Implementation of remediation strategy (where required)
  - Validation report (where required)
  - Action in the Event of Unexpected contamination

**Item 10 – DC/21/4454/FUL – Garden room at Balnacraig, Lowestoft**

- 1.10 The recommendation is updated to include the following additional planning condition:

*“The timber garden building hereby permitted, shall not be converted or used for sleeping accommodation of any kind and shall remain as a garden/sunroom for ancillary domestic use only, unless otherwise agreed by a further planning permission.*

*Reason: To allow full consideration of amenity impact, given the size of the structure.”*

**Item 11 – DC/21/4957/FUL - Front extension at Balnacraig, Lowestoft**

- 1.11 The recommendation is updated to include the following additional planning condition:

*“The new window on the south elevation at ground floor level shall be glazed with opaque glass, or other appropriate screening and shall be retained in that condition, unless otherwise agreed in writing by the Local Planning Authority.*

*Reason: To preserve the amenity of adjacent property.”*

- 1.12 In terms of the public consultation period, the 21-day deadline has passed and there have been no comments from the Town Council and deadline passed.