



**East Suffolk House, Riduna Park, Station
Road, Melton, Woodbridge, IP12 1RT**

Planning Committee North

Members:

Councillor Paul Ashdown (Chairman)
Councillor Jenny Ceresa (Vice-Chairman)
Councillor Jocelyn Bond
Councillor Norman Brooks
Councillor Linda Coulam
Councillor Graham Elliott
Councillor Andree Gee
Councillor Malcolm Pitchers
Councillor Craig Rivett

Members are invited to a **Meeting** of the **Planning Committee North**
to be held on **Tuesday, 16 March 2021 at 2.00pm**

This meeting will be conducted remotely, pursuant to the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

The meeting will be facilitated using the Zoom video conferencing system and broadcast via the East Suffolk Council YouTube channel at <https://youtu.be/J-8SXZUZ1D4>

An Agenda is set out below.

Part One – Open to the Public

Pages

1 Apologies for Absence and Substitutions

2 Declarations of Interest

Members and Officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to

items on the Agenda and are also reminded to make any declarations at any stage during the Meeting if it becomes apparent that this may be required when a particular item or issue is considered.

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| 3 | Declarations of Lobbying and Responses to Lobbying
To receive any Declarations of Lobbying in respect of any item on the agenda and also declarations of any response to that lobbying. | |
| 4 | Enforcement Action - Case Update ES/0706
Report of the Head of Planning and Coastal Management | 1 - 19 |
| 5 | DC/20/4965/FUL - 4 Blyth Road, Southwold ES/0707
Report of the Head of Planning and Coastal Management | 20 - 31 |
| 6 | DC/20/5274/FUL - 43 Linden Close, Aldeburgh ES/0708
Report of the Head of Planning and Coastal Management | 32 - 38 |
| 7 | DC/20/4684/FUL - Woods Meadow Country Park, Lime Avenue, Oulton ES/0709
Report of the Head of Planning and Coastal Management | 39 - 44 |
| 8 | Quality of Place Awards 2020
Cabinet Member with responsibility for Planning and Coastal Management to introduce a short presentation on the 2020 Quality of Place Awards. | |

Part Two – Exempt/Confidential

There are no Exempt or Confidential items for this Agenda.

Close



Stephen Baker, Chief Executive

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PLANNING COMMITTEE NORTH

Title of Report:

East Suffolk Enforcement Action – Case Update

Meeting Date

16 March 2021

Report Author and Tel No

Mia Glass
01502 523081

Is the report Open or Exempt?

Open

REPORT

The attached is a summary of the status of all outstanding enforcement cases for East Suffolk Council where enforcement action has either been sanctioned under delegated powers or through the Committee up until 26 February 2021. At present there are 14 such cases.

Information on all cases has been updated at the time of preparing the report such that the last bullet point in the status column shows the position at that time. Officers will provide a further verbal update should the situation have changed for any of the cases.

Members will note that where Enforcement action has been authorised the Councils Solicitor shall be instructed accordingly, but the speed of delivery of response may be affected by factors which are outside of the control of the Enforcement Service.

RECOMMENDATION

That the report concerning Outstanding Enforcement matters up to 26 February 2021 be received.

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
EN08/0264 & ENF/2013/0191	15/01/2010	North	Pine Lodge Caravan Park, Hazels Lane, Hinton	Erection of a building and new vehicular access; Change of use of the land to a touring caravan site (Exemption Certificate revoked) and use of land for the site of a mobile home for gypsy/traveller use. Various unauthorised utility buildings for use on caravan site.	<ul style="list-style-type: none"> • 15/10/2010 - EN served • 08/02/2010 - Appeal received • 10/11/2010 - Appeal dismissed • 25/06/2013 - Three Planning applications received • 06/11/2013 – The three applications refused at Planning Committee. • 13/12/2013 - Appeal Lodged • 21/03/2014 – EN's served and become effective on 24/04/2014/ 04/07/2014 - Appeal Start date - Appeal to be dealt with by Hearing • 31/01/2015 – New planning appeal received for refusal of Application DC/13/3708 • 03/02/2015 – Appeal Decision – Two notices quashed for the avoidance of doubt, two notices upheld. Compliance time on notice relating to mobile home has been extended from 12 months to 18 months. • 10/11/2015 – Informal hearing held 	30/04/2021

					<ul style="list-style-type: none"> • 01/03/2016 – Planning Appeal dismissed • 04/08/2016 – Site re-visited three of four Notices have not been complied with. • Trial date set for 21/04/2017 • Two charges relating to the mobile home, steps and hardstanding, the owner pleaded guilty to these to charges and was fined £1000 for failing to comply with the Enforcement Notice plus £600 in costs. • The Council has requested that the mobile home along with steps, hardstanding and access be removed by 16/06/2017. • 19/06/2017 – Site re-visited, no compliance with the Enforcement Notice. • 14/11/2017 – Full Injunction granted for the removal of the mobile home and steps. • 21/11/2017 – Mobile home and steps removed from site. • Review site regarding day block and access after decision notice released for enforcement notice served in connection with unauthorised occupancy /use of barn. 	
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					<ul style="list-style-type: none"> • 27/06/2018 – Compliance visit conducted to check on whether the 2010. • 06/07/2018 – Legal advice being sought. • 10/09/2018 – Site revisited to check for compliance with Notices. • 11/09/2018 – Case referred back to Legal Department for further action to be considered. • 11/10/2018 – Court hearing at the High Court in relation to the steps remain on the 2014 Enforcement Notice/ Injunction granted. Two months for compliance (11/12/2018). • 01/11/2018 – Court Hearing at the High Court in relation to the 2010 Enforcement Notice. Injunctive remedy sought. Verbal update to be given. • Injunction granted. Three months given for compliance with Enforcement Notices served in 2010. • 13/12/2018 – Site visit undertaken in regards to Injunction served for 2014 Notice. No compliance. Passed back to Legal for further action. 	
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					<ul style="list-style-type: none"> • 04/02/2019 –Site visit undertaken to check on compliance with Injunction served on 01/11/2018 • 26/02/2019 – case passed to Legal for further action to be considered. Update to be given at Planning Committee • High Court hearing 27/03/2019, the case was adjourned until the 03/04/2019 • 03/04/2019 - Officers attended the High Court, a warrant was issued due to non-attendance and failure to provide medical evidence explaining the non-attendance as was required in the Order of 27/03/2019. • 11/04/2019 – Officers returned to the High Court, the case was adjourned until 7 May 2019. • 07/05/2019 – Officers returned to the High Court. A three month suspended sentence for 12 months was given and the owner was required to comply with the Notices by 03/09/2019. • 05/09/2019 – Site visit undertaken; file passed to Legal Department for further action. • Court date arranged for 28/11/2019. 	
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					<ul style="list-style-type: none"> • 28/11/2019 - Officers returned to the High Court. A new three month suspended sentence for 12 months was given and the owner was required to comply in full with the Injunctions and the Order of the Judge by 31/01/2020 • Site visited. Case currently with the Council's Legal Team for assessment. • Charging orders have been placed on the land to recover costs. 	
EN/09/0305	18/07/2013	South	Park Farm, Chapel Road, Bucklesham	Storage of caravans	<ul style="list-style-type: none"> • Authorisation granted to serve Enforcement Notice. • 13/09/2013 -Enforcement Notice served. • 11/03/2014 – Appeal determined – EN upheld Compliance period extended to 4 months • 11/07/2014 – Final compliance date • 05/09/2014 – Planning application for change of use received • 21/07/2015 – Application to be reported to Planning Committee for determination • 14/09/2015 – site visited, caravans still in situ, letter sent to owner requesting their removal by 30/10/2015 • 11/02/2016 – Site visited, caravans still in situ. Legal advice sought as 	April 2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>to further action.</p> <ul style="list-style-type: none"> • 09/08/2016 – Site re-visited, some caravans re-moved but 20 still in situ. Advice to be sought. • Further enforcement action to be put on hold and site to be monitored • Review in January 2019 • 29/01/2019 – Legal advice sought; letter sent to site owner. • 18/02/2019 – contact received from site owner. • 04/04/2019 – Further enforcement action to be placed on hold and monitored. • Review in April 2021. 	
ENF/2014/0104	16/08/2016	South	Top Street, Martlesham	Storage of vehicles	<ul style="list-style-type: none"> • 23/11/2016 – Authorisation granted to serve an Enforcement Notice • 22/03/2017 – Enforcement Notice served. Notice takes effect on 26/04/2017. Compliance period is 4 months. • 17/07/2017 – Enforcement Notice withdrawn and to be re-served 	24/05/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> • 11/10/2017 – Notice re-served, effective on 13/11/2017 – 3 months for compliance • 23/02/2018 – Site visited. No compliance with Enforcement Notice. Case to be referred to Legal Department for further action. • Notice withdrawn • 09/07/2018 – Notice reserved, compliance date 3 months from 06/08/2018 (expires 06/11/2018) • 01/10/2018 – PINS has refused to accept Appeal as received after the time limit. • Time for compliance is by 06/12/2018 • Site visit to be completed after the 06/12/2018 to check for compliance with the Notice • 07/12/2018 – Site visit completed, no compliance, case passed to Legal for further action. • 17/01/2019 – Committee updated that Enforcement Notice has been withdrawn and will be re-served 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>following advice from Counsel.</p> <ul style="list-style-type: none"> • 21/02/2019 – Authorisation granted by Committee to serve an Enforcement Notice. Counsel has advised that the Council give 30 days for the site to be cleared before the Notice is served. • 01/04/2019 – Enforcement Notice served. • 28/05/2019 – Enforcement Appeal has been submitted to the Planning Inspectorate. • Start date has now been received, Statements are due by 12/12/2019. • Awaiting Planning Inspectorate Decision • Appeal Dismissed with variations. Compliance by 20 January 2021 • Site visit due at end of January 2021. • 24/02/2021 – Visit conducted, some compliance, extension agreed until 24/05/2021 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
ENF/2016/0292	11/08/2016	South	Houseboat Friendship, New Quay Lane, Melton	Change of use of land	<ul style="list-style-type: none"> 11/08/2016 – Authorisation granted to serve Enforcement Notice with an 8 year compliance period. Enforcement Notice to be drafted Enforcement Notice served on 20/10/2016, Notice effective on 24/11/ 2016 – 8 year compliance period (expires 24/11/2024). 	24/11/2024
ENF/2017/0170	21/07/2017	North	Land Adj to Oak Spring, The Street, Darsham	Installation on land of residential mobile home, erection of a structure, stationing of containers and portacabins	<ul style="list-style-type: none"> 16/11/2017 – Authorisation given to serve EN. 22/02/2018 – EN issued. Notice comes into effect on 30/03/2018 and has a 4 month compliance period Appeal submitted. Awaiting Start date Appeal started, final comments due by 08/02/2019. Waiting for decision from Planning Inspectorate. 17/10/2019 – Appeal Decision issued by PINS. Enforcement Notice relating to the Use of the land quashed and to be re-issued 	31/03/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>as soon as possible, Notice relating to the operational development was upheld with an amendment.</p> <ul style="list-style-type: none"> • 13/11/2019 – EN served in relation to the residential use of the site. Compliance by 13/04/2020 • Site visited. Case conference to be held • Appeal received in relation to the EN for the residential use • Appeal started. Statement submitted for 16th June 2020 • Awaiting Planning Inspectorate Decision • Appeal dismissed with some amendments. Compliance by 11/12/2020 • Site visit to be undertaken after 11/12/20 • Site visited, no compliance with Enforcement Notices, case passed to Legal Department for further action. 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
ENF/2015/0279 /DEV	05/09/2018	North	Land at Dam Lane Kessingland	Erection of outbuildings and wooden jetties, fencing and gates over 1 metre adjacent to highway and engineering operations amounting to the formation of a lake and soil bunds.	<ul style="list-style-type: none"> Initial complaint logged by parish on 22/09/2015 Case was reopened following further information on the 08/12/2016/ Retrospective app received 01/03/2017. Following delays in information requested, on 20/06/2018, Cate Buck, Senior Planning and Enforcement Officer, took over the case, she communicated and met with the owner on several occasions. Notice sever by recorded delivery 05/09/2018. Appeal has been submitted. Awaiting Start date. Start letter received from the Planning Inspectorate. Statement due by 30/07/19. Awaiting Planning Inspectorate Decision 	30/04/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> • Appeal dismissed. Compliance with both Notices by 05/08/2020 • Further legal advice being sought in relation to the buildings and fencing. Extension of time given until 30/04/21 for removal of the lake and reverting the land back to agricultural use due to Licence being required for removal of protected species. • Court hearing in relation to structures and fencing/gates 03/03/2021 	
ENF/2018/0057	15/11/2018	North	The Stone House, Low Road, Bramfield	Change of use of land for the stationing of chiller/refrigeration units and the installation of bunds and hardstanding	<ul style="list-style-type: none"> • Enforcement Notices served on 10/12/2018 • Notice effective on 24/01/2019 • 3 months given for compliance • Appeal submitted awaiting Start Date. • Start letter received from the Planning Inspectorate. Statement due by 30/07/19. • Awaiting Planning Inspectorate Decision 	31/03/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> • Appeal dismissed and amended. Compliance with both Notices by 13/08/2020 • Site visit conducted. Some works have been completed but due to Covid-19 pandemic work to remove refrigeration units has been delayed. Extension of time given until 02/10/2020. • Further extension of time given until 30/11/20. • 03/12/2020 - Site visited. MCU Notice has been complied with and Operational Development Notice partially complied with. Final steps are not required for completed until 31st March 2021. 	
ENF/2018/0543 /DEV	24/05/2019	North	Land at North Denes Caravan Park The Ravine Lowestoft	Without planning permission operational development involving the laying of caravan bases, the construction of a roadway, the installation of a pumping station with settlement tank and the laying out of pipe works in	<ul style="list-style-type: none"> • Temporary Stop Notice Served 02/05/2019 and ceases 30/05/2019 • Enforcement Notice served 24/05/2019, comes into effect on 28/06/2019 • Stop Notice Served 25/05/2019 comes into effect 28/05/2019. 	30/03/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
				the course of which waste material have been excavated from the site and deposited on the surface.	<ul style="list-style-type: none"> • Appeal has been submitted. Awaiting Start date. • Appeal to be dealt with as a Hearing. Deadline for Statements 03/08/2020 • Awaiting date of hearing from Planning Inspectorate. • Hearing date set for 02/02/2021. • Hearing adjourned until 09/03/2021 	
ENF/2018/0385 /COND	01/08/2019	North	28 Beverley Close Lowestoft	Breach of condition 2 & 3 of DC/15/2586/FUL	<ul style="list-style-type: none"> • Breach of Condition Notice served 01/08/2019. • DC/19/4557/VOC Planning application submitted 21/11/2019 • Application refused 15/01/2020 • Currently within appeal period. • Application received DC/20/1387/AME to amend roof material. • DC/20/1387/AME approved 28/04/2020. • Team monitoring progress 	28/02/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> • Work due to commence early November 2020. • Site Visit planned to check compliance. • Site visited and work has not taken place. Internal meetings taking place to discuss further action. • Site visited on 16th February 2021. The tiles have been placed on the extension as required. The case has been closed. 	
ENF/2019/0391 /SEC215	26/11/2019	North	46 Wissett Way Lowestoft	Untidy Site	<ul style="list-style-type: none"> • Notice served 26/11/2019 • Compliance visit to be conducted when possible. • Site visit conducted 12/06/2020, notice not fully complied with. Internal discussions taking place regarding next step. • Enquires being made to take direct action. • Contractors arranged to undertake the required work. 	28/03/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> Owner arranged for workers to undertake required work in place of Council Contractors. Site visit due to check compliance. Notice not complied with in full. Internal discussions being held to decide the next step. Contractors being contacted to complete work. Contractors undertook garden clearance on 13th January 2021. Will return at later date to complete outstanding work. Work has been completed on property to fulfil the notice. Costs are being collated to bill the owner for the work. 	
ENF/2018/0090 /DEV	10/12/2019	South	Dairy Farm Cottage, Sutton Hoo	Erection of a summer house	<ul style="list-style-type: none"> Enforcement Notice served 10/12/2019 Awaiting site visit to check on compliance Site visit undertaken, summer house still in situ. Further action to be considered. 	31/03/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> Property has now changed hands. Contact with new owner to be established. Officers are now in contact with the new owners and are discussing a way forward. Six weeks given for summerhouse, decking and steps to be removed. New planning application has been submitted. Case on hold until determined. 	
ENF/2015/0214 /MULTI	17/01/2020	South	98 Tangham Cottages, Tangham	Change of use of land and building for business, residential and holiday let purposes	<ul style="list-style-type: none"> 17/01/2020 – Enforcement Notice served. Appeal received. Statements due by 27/04/2020 Awaiting Planning Inspectorate Decision Appeal dismissed with amendments. Compliance date 26.12.2020. Judicial review submitted. Judicial review dismissed. Compliance date 23/03/2021 	23/03/2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
ENF/2019/0035 /DEV	30/06/2020	South	The White Cottage, 3-4 Queens Head Lane, Woodbridge	Installation of a wheelchair lift	<ul style="list-style-type: none"> 30/06/2020 – Enforcement Notice served. Appeal submitted awaiting start date. Appeal started. Final comments by 09/11/20 Awaiting Planning Inspector Decision. Appeal dismissed. Compliance due by 25/03/2021 	25/03/2021
ENF/2020/0049 /DEV	12/01/2021	South	17 Saxonfields, Snape	Installation of a replacement roof on conservatory	<ul style="list-style-type: none"> Enforcement Notice served. Comes into effect on 15/02/2021 	15/06/2021

Committee Report

Planning Committee North - 16 March 2021

Application no DC/20/4965/FUL

Location

4 Blyth Road
Southwold
Suffolk
IP18 6AZ

Expiry date 2 February 2021

Application type Full Application

Applicant Mr and Mrs Emma and Robin Mitchell

Parish Southwold

Proposal General upgrade and additions to a dated and modest detached property.

Case Officer Michaelle Coupe
07887 412295
michaelle.coupe@eastsuffolk.gov.uk

1. Summary

- 1.1 This application is for extensions and alterations to a detached dwelling in Blyth Road, within the settlement boundary of the Town. The extensions include adding a second-floor room which raises part of the existing ridgeline.

Reason for Committee

- 1.2 The application is before the Planning Committee (North) at the request of the Referral Panel having regard to the scale and design of the development and the concerns raised by Southwold Town Council.

Recommendation

- 1.3 Revised plans have been received following the consideration by the Referral Panel, which seek to reduce the height of the second-floor addition and remove proposed zinc cladding to the walls. The scheme is recommended for approval as it is considered an acceptable and interesting design that will be complementary to and not significantly harm the character of

the area, and would not be unduly harmful to the amenity of neighbours and accords with the Development Plan.

2. Site description

- 2.1 The site comprises a detached dwelling at the end of a row of terraced and semi-detached dwellings on the north side of Blyth Road, an unmade track. Abutting the rear boundary of the site is the former fire station site which will likely be the subject of a future application for its redevelopment. Opposite is a recent affordable housing scheme abutting the common and golf course on one side and a terrace of Edwardian dwellings. To the east is the former police station which is designated an asset of community value. This site is likely to be the subject of a future redevelopment scheme. Opposite the police station comprising a commercial garage and shop, consent has been granted for a new mixed-use scheme comprising employment and residential uses.
- 2.2 The site is not in the Conservation Area but is within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

3. Proposal

- 3.1 This proposal seeks to extend the property at ground floor level to create a large living space to the south of the main building core. It also extends to the north into the rear garden to create a dining room. Both these single storey extensions have vaulted ceilings. The roof shape of the existing dwelling changes such that to the front the roof slopes down over the proposed single storey front extension.
- 3.2 The flat roof garage on the east side of the house is to be replaced with a three-storey extension. This part of the building is extended forward to align with the living room extension. The first floor accommodation is increased in size and the second floor comprises a single room called the 'lookout lounge,' which will enjoy views to the south and west over the golf course and towards the water tower, and to the rear towards Buss Creek. The roof includes north facing full height doors set back to create an inverted dormer scenario; there is a flat roof deck externally with clear glass guarding for occasional use. The ridge height of the 'lookout lounge' is 2.15m above the existing roof height.
- 3.3 There is a complete change to the material: the existing brick and tile hanging to the walls will be replaced with a mix of grey zinc cladding, white K-Rend and vertical cedar cladding. The existing concrete tiles on the roof will be replaced with slate. Doors and windows are to be powder coated aluminium double-glazed units.
- 3.4 Parking is proposed to the front of the property.
- 3.5 Revised plans have been received reducing the height of the second-floor element from 9.6m to 9m which the applicants state is the same height as the Hastoe Housing Association development directly opposite. The zinc cladding to the walls has also been omitted and replaced with cedar boarding.
- 3.6 The Town Council and neighbour have been consulted on the revised plans.

4. Consultations/comments

4.1 Six representations have been received objecting to the proposal on the following grounds:

- the scale and massing is out of keeping with the area;
- the third floor and viewing platform is excessive causing a negative visual impact and overlooking/loss of privacy to neighbours;
- be dominant on the built and green environment in this area of the Town;
- the extension is three times the floor size of the existing;
- cause overlooking of the adjacent fire station site affecting the re-development plans;
- overlooking of the Millennium Foundation's car park, visitor centre and garden area;
- the steel and zinc cladding does not exist in Blyth Road; and
- query that sufficient parking can be provided.

4.2 No further comments received to date relating to the revised plans.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Southwold Town Council	10 December 2020	7 January 2021
Summary of comments: Recommend refusal. See appendix A for full comments from Southwold Town Council.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Southwold And Reydon Society	10 February 2021	13 January 2021
Summary of comments: Whilst not recommending refusal and think it's an interesting piece of architecture, concern is raised to its overall mass which is out of keeping with the surrounding area and that its height causes an unacceptable impact, in terms of privacy, on near neighbours. Also disappointed that an opportunity has been missed to take advantage of low carbon heating arrangements.		

Re-consultation consultees

Consultee	Date consulted	Date reply received
Southwold Town Council	10 February 2021	No response
Summary of comments: We reviewed the amended plans and we think that the design is a bit improved but not good enough.		

6. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 15 December 2020

Expiry date: 7 January 2021

7. Planning policy

National Planning Policy Framework 2019

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.35 - Landscape Character (East Suffolk Council – Waveney Local Plan, Adopted March 2019)

8. Planning considerations

8.1 All applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Local Plan policy WLP8.29 "Design" requires that developments respond to local context and the form of surrounding buildings in relation to the overall scale and character, layout, site coverage, height and massing of existing buildings, the relationship between buildings and spaces and the wider street scene or townscape and by making use of materials and detailing appropriate to the local vernacular, in addition to resulting in no adverse impact upon neighbouring amenity or parking provision.

8.2 It is accepted that the proposals do change the scale of the existing dwelling and its design is different to the row of properties it forms part of. It is, however, considered to be an interesting design and the requirements of policy WLP8.29 does not mean different architectural styles are necessarily wrong. Paragraph 8.170 of the Local Plan states:

"A framework of good design principles provides guidance for the design of new development without imposing architectural styles or stifling creativity. Application of such principles can accommodate different architectural styles whilst complementing and strengthening local distinctiveness. Innovative design is encouraged where it demonstrates a high quality design approach and is respectful of its setting."

8.3 There is a mix of property styles in the immediate area, including some commercial development (corner of Blyth Road and Station Road). Being at the end of the existing row of dwellings and, given the third storey element consists of a single room, the change in scale is not considered excessive. Furthermore, its narrow form and roof shape avoids the extension being overly dominating. Consequently, therefore, it is considered the proposals would not be harmful to the street scene or have a wider adverse impact on the landscape setting of the town or the special qualities of the AONB landscape, in accordance with policies WLP8.29 and WLP8.35 and the NPPF.

- 8.4 The Southwold Town Entrance Study referred to by the Town Council which included the former fire and police station site alluded to some three-storey development being appropriate. There is some three-storey development nearby in Station Road and the Edwardian Terrace directly opposite has some accommodation in the roof space.
- 8.5 The proposed choice of materials is also considered reflective of the surrounding buildings and those consented nearby. The variation in the materials adds interest to the building and gives the building a more contemporary appearance which reflects the approach taken for the re-development of the nearby garage site at the end of Blyth Road.
- 8.6 The amount of additional accommodation is not considered to represent an over-development of the site as sufficient space remains to provide a reasonable garden.
- 8.7 The property, as altered, is fenestrated so that the principal outlook is to the front and rear as existing, and so there will be no increased overlooking of neighbouring residents. Regarding the land at the rear there is already an element of overlooking from first floor windows. The extensions nearest the neighbour are single storey in scale and thus not considered to cause loss of amenity in terms of loss of light, overshadowing or overbearing impact.
- 8.8 There is sufficient space to accommodate parking for the dwelling. Whilst parking is within the front garden this is a common feature along Blyth Road. Additional hedge planting is proposed to the front to help soften the impact of the vehicle parking.
- 8.9 Regarding the letter from Southwold and Reydon Society, the applicant confirms that the provision of a rainwater harvesting tank is part of the scheme, and that it is proposed to upgrade the existing building thermally and build all new wall external sections as a fully insulated timber frame construction which will go a long way to improve the carbon footprint of the project and the existing building.
- 8.10 The reduction in the height of the building reduces the scale of the development and is more reflective of other buildings nearby. The removal of the zinc cladding simplifies the mix of materials used.
- 8.11 It is thus considered the proposals can be recommended for approval in line with the policies of the Development Plan.

9. Conclusion

- 9.1 The proposed extensions and alterations to this dwelling, whilst significantly changing its appearance, are considered an interesting design that will be complementary to and not significantly harm the character of the area and the AONB landscape, and would not be unduly harmful to the amenity of neighbours.

10. Recommendation

- 10.1 Approve subject to conditions.

11. Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

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

2. The development hereby permitted shall be completed in all respects strictly in accordance with the following drawings, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority:-

Site Plan received 4/12/20

Proposed site plan received 04/12/20

Proposed Elevations received 10/02/21

Proposed GF plan rev A received 10/02/21

Proposed FF plan Rev C received 10/02/21

Proposed SF plan received 10/02/21

Supplementary information: Proposed S, W and N elevations and general section received 10/02/21

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

4. Within 3 month(s) of commencement of development, satisfactory precise details of a hedge planting scheme (which shall include species, size and numbers of plants to be planted) shall be submitted to and approved in writing by the local planning authority.

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

5. The approved hedge planting 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.

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

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning

application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@eastsuffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

Background Papers

Appendix A: Full comments from Southwold Town Council

See application reference DC/20/4965/FUL on [Public Access](#)

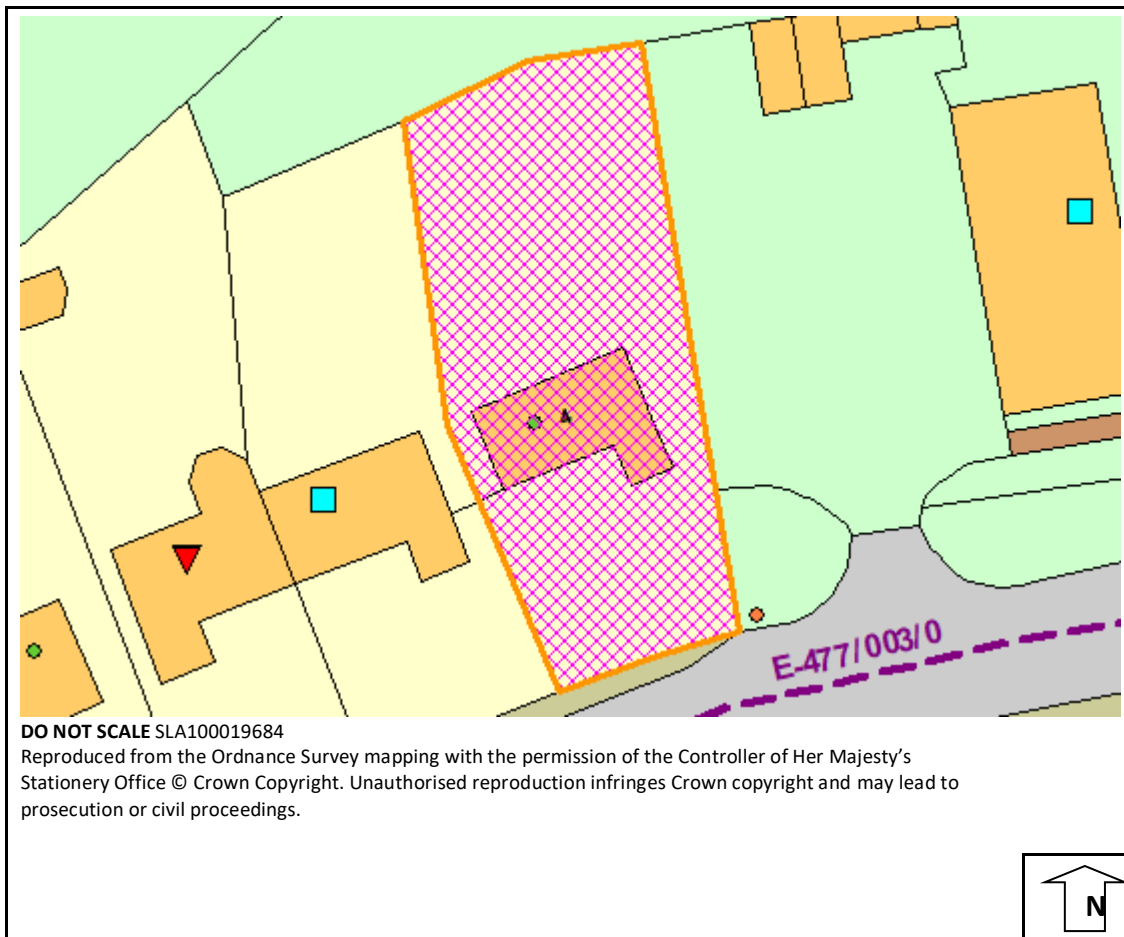
WLP8.29 (Design)

[Local Plan - East Suffolk Council - Waveney Local Plan \(Adopted March 2019\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)





WLP8.35 (Landscape Character)

[Local Plan - East Suffolk Council - Waveney Local Plan \(Adopted March 2019\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support

DC/20/4965/FUL | General upgrade and additions to a dated and modest detached property. | 4 Blyth Road Southwold Suffolk IP18 6AZ.

Recommendation: Refusal

Summary

This is a full re-make of a modest two story detached social housing dwelling to create a new three story “statement” dwelling. The Town Council strongly objects based on the quality of design, and the impact on the Conservation Area and AONB landscape.

Context

Blyth Road is the northwest settlement boundary of Southwold. It is a short bit of public highway that turns into an unmade up road, owned by the Common Trust, which is a footpath connecting Southwold to Walberswick. The road/footpath is on high ground which slopes north to the Millennium Field, and the Buss Creek marshes. There are a small number of houses on both sides of the public highway. (A few, such as this site, have become market housing.) This part of Southwold has the typical character of edge of settlement rural housing.

On the north side, the social housing consists of three former “police houses” built in the 1960’s to rent to police and their families immediately next to the police station. This site is the police house closest to the police station. All have the same footprint and are set-back from the road with generous front gardens. To their immediate west is a terrace of 1970’s social housing. Across the road, there are three Edwardian cottages (Stanley Cottages) built by Southwold Corporation in the early 20th century, followed by 4 early 21st century cottages built by Hastoe Housing Association on land donated by the Common Trust and Southwold Town Council. When the Common Trust and Town Council provided the land, it was on condition that development would be kept at two story because of landscape impact, and to fit in with the character of the rest of the housing on the road – all modest scale and two story.

The Site Merits High Quality Design

The site has high visibility from the Common; the Millennium Foundation field; the Buss Creek footpath (connecting the Harbour to the Pier). This degree of open landscape visibility means that the site’s development will impact on the AONB. See pictures at the end of the text.

It also has high visibility from the junction of Pier Avenue and the Blyth Road Hotel – a key townscape view. The two story building is higher than the one story police station, and the proposed scheme would be the dominant feature of this junction until the police station is redeveloped. This may not happen for a number of years.

For the same reasons that 8 Cautley Road was considered as part of the setting of the Conservation Area in Planning Application DC/17/3157/FUL, this site should be considered as part of the setting of the Conservation Area, whose boundary takes in the dilapidated industrial area (Station Yard), which fronts onto Blyth Road, and the locally listed Stanley Cottages. Redevelopment of Station Yard is imminent with demolition scheduled to begin in Feb-March 2021.

The site is next door to the area designated for high quality design development based on the Ingleton Wood Design Framework adopted by the Town Council in 2017 and included in the emerging NP's design policy. (The Regulation 14 Consultation produced no negative comments on the IW Design Framework and the Framework has been used by the LPA to influence previous development in this area.) The IW Framework covers all development sites at the entrance to the town from Mights Bridge to Station Yard

The IW Framework is the basis for the design of: 1) Station Yard (planning consent given in 2019, [DC/18/2406/FUL](#), see visual at the end of the text); 2) the development of a visitor centre (designed by Ingleton Wood) on the Millennium Field; and 3) the proposed design for the Fire Station Site by Hastoe Housing Association (10 affordable homes and 2 market houses), which Hastoe intends to put out to pre-app public consultation in early 2021.

Why This Scheme Is Not High Quality Design

The follow elements make this design unacceptable for this location.

- The height – three stories – breaks with the rooflines of the adjoining housing, all of the same roof height.
- The third story and the upper balcony will over-look the social housing proposed for the fire station site, impacting the privacy of its future residents;
- It may also over-look the social housing to the west.
- The design is for a “statement building” that does not fit harmoniously with the modest social housing context because of its mass, height, scale, amount of fenestration, materials, and relationship to the street. It will stick out like a sore thumb in the small road.
- Both in the use of different materials, fenestration, and the way that forms are “stuck together,” it is a design hodge-podge that lacks a coherent architectural vision.
- Due to its high visibility, it will become a landmark “eye sore”.
- It will have an over-bearing impact on the residents of this small social housing enclave, who will be forced to see it every day when they go about their daily lives. It will have a negative impact on their quality of life.

In sum, this proposal runs contrary to everything that the Town Council is seeking to achieve in the development of the Gateway Area – high quality design that reflects and enhances the character of the town and its landscape, and the lives of its residents. It is exactly the type of design that WLP Design 8.22, the NPPF, and the National Design Guide are seeking to prevent.

The Town Council would not object to a two story scheme that extended the house into the back garden, and was based on the design guidance provided by the IW Design Framework. This is available on the Town Council's website. The National Design Guide recommends pre-app consultation with parish councils. This is the type of site where the LPA could encourage such consultation, with positive outcomes for everyone.

Figure 1 View of 5 Blyth Road from Millennium Field – the view is similar from the Buss Creek footpath. The proposed building would be more dominant than the locally listed landmark, the Blyth Hotel – building at the far left of the photograph.



Figure 2 View of the site (to the left of the police station) from the Common Trust



Figure 3 Visual of Station Yard elevations on Blyth Road when redeveloped. Note the two story scale of the buildings next to Stanley Cottages, and the harmony of the fenestration.



Building 1 3d View 1



Building 1 3d View 2



Building 2 View 2



Building 1 3d View 3

Figure 4 Google Street view of Pier Avenue junction showing the visibility of the site and how the current design would dominate the streetscape at this key viewpoint. The green hoarding surrounds the fire station site being developed by Hastoe Housing Association.



Committee Report

Planning Committee North - 16 March 2021

Application no DC/20/5274/FUL

Location

43 Linden Close
Aldeburgh
Suffolk
IP15 5JL

Expiry date 22 February 2021

Application type Full Application

Applicant Mr P Bentley

Parish Aldeburgh

Proposal Single storey side and rear extension

Case Officer Steve Milligan
07867 158060
steve.milligan@eastsuffolk.gov.uk

1. Summary

- 1.1 This application is for side and rear extensions of a single storey dwelling in Aldeburgh.
- 1.2 The extensions are considered to be of a satisfactory design which are not considered to have adverse impact upon the amenity of neighbours nor an unacceptable over development of its plot.
- 1.3 The application was taken to the Referral Panel as the officer recommendation is contrary to the recommendation of the Town Council and Ward Member.

Reason for Committee

- 1.4 The Referral Panel considered that this application should be determined by Planning Committee (North) to enable all matters to be considered.

Recommendation

- 1.5 The recommendation of this application is authority to approve subject to completion of period of re-consultation following receipt of revised plans (and no new issues being raised) and controlling conditions as detailed below.

2. Site description

- 2.1 The application property is 43 Linden Close, Aldeburgh. The property lies within the settlement boundary of Aldeburgh and within the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty (AONB).
- 2.2 The property is a two bedroomed single storey dwelling which lies within an estate of properties that date from the 1960's. It lies on the eastern side of Linden Close with neighbours 45 to the south and 41 to the north. 3 Linden Close lies to the rear/east.
- 2.3 No 43 currently has a prefabricated garage on its northern side. 41 is orientated east-west but has south facing fenestration and useable garden area on its southern side.

3. Proposal

- 3.1 This is a full planning application for the erection of single storey side and rear extensions at 43 Linden Close, Aldeburgh.
- 3.2 The current application is for an extension on the northern side of the bungalow, an extension on the rear at the extended northern end, and a rear extension on the rear of the southern wing. The side extension is 2.5m wide by 8.6m deep and extends 1m from the northern boundary. The rear extension is 3.35m deep by 7.6m wide and the southern extension is 1.93m deep by 4.9m wide. The property is enlarged to a three bedroomed dwelling.
- 3.3 The front driveway is proposed to be widened to accommodate two cars side by side.
- 3.4 The current application originally proposed a hipped roof on single storey rear extension and dual pitched roof on the side extension. A further amended plan has been received which proposes a hipped roof on the side extension.
- 3.5 There was a previous withdrawn application for side and rear extensions under DC/20/4863/FUL.

4. Consultations/comments

- 4.1 Nine representations of objection have been received, including an objection from a Planning Consultant on behalf of the neighbour at No 41. The following key concerns have been raised in those objections:
 - The proposals are an overdevelopment of the property/site, to the detriment of the character of the locality

- The proposals will adversely affect the light/sunlight to the property and garden of the neighbour to the north, contrary to policy SCLP11.2 and SPG16.
- Inadequate parking

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Aldeburgh Town Council	4 January 2021	21 January 2021
<p>Summary of comments:</p> <p><i>"ATC Planning Committee considers this application to be overdevelopment of the site and also considers the roof height will result in a loss of light to the neighbouring property and therefore OBJECTS to this application. The committee does not consider that this revised application has dealt with the issues previously raised."</i></p>		

Non statutory consultees

Consultee	Date consulted	Date reply received
Councillor TJ Haworth-Culf Aldeburgh & Leiston Ward	N/A	12 January 2021
<p>Summary of comments:</p> <p><i>As Ward Member for Aldeburgh I OBJECT to this application.</i></p> <p><i>Though a minor improvement on the previous (withdrawn) application, it remains a case of over development of this tight plot. The land on which this bungalow sits is on a slight slope rising to where Linden Close meets Linden Road, and the difference in roof height of the proposed extension between it and its nearest affected neighbour is further increased by this. The neighbours at no. 41 Linden Close would have much reduced enjoyment of their house and garden should this proceed, and I would like to suggest that should Officers be minded to recommend approval of this application under delegated powers, the opportunity be given to the full Planning Committee North membership to discuss the application.</i></p>		

Consultee	Date consulted	Date reply received
Aldeburgh Society	N/A	25 January 2021
<p>Summary of comments:</p> <p>The Society does not wish to object to the proposal as the extensions seem to be reasonable, proportionate, and of suitable design.</p> <p>It would suggest, however, that a hipped roof on the north side extension rather than the gable proposed, would mainly ameliorate any problem of overshadowing, and to further avoid potential visual intrusion, on the rear wards extension, the substitution of a flat roof with, maybe a roof lantern, rather than the hip proposed, would further improve things.</p>		

6. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 6 January 2021

Expiry date: 27 January 2021

7. Planning policy

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SPG 16 - House alterations & extensions (East Suffolk Council - Suffolk Coastal District Local Plan - Supplementary Planning Guidance)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

8. Planning considerations

- 8.1 The proposals are for the extension of a domestic property which lies within the settlement boundary of Aldeburgh. The property dates from the 1960's and is not of historic or architectural importance and there is no issue in principle with alterations/extension.
- 8.2 The design of the side extension has been subject of amendment, with design amended to a hipped roof (plans received 23.02.2021).
- 8.3 The proposed rear extensions will have limited/no public visual impact. The proposed side extension will be built one metre from the northern boundary and will have satisfactory visual impact upon the character of the property and its contribution to the street scene. The property will retain a modest but adequate garden area and it is not considered that the extensions will represent an unacceptable overdevelopment of the plot. The proposal is considered to be in compliance with policy SCLP11.1.
- 8.4 No 41 has south facing fenestration, however the windows are secondary windows with main fenestration orientated east-west. The introduction of a hipped roof on both the side and rear extension limits impact upon light/sunlight to the south facing fenestration of the neighbour and will also reduce impact upon the southern part of the garden of 41. Impact upon the neighbour to the north will not be significant and the proposal is not considered contrary to policy SCLP11.2 or the guidance in SPG16.
- 8.5 The driveway of the property is proposed to be widened to enable parking of two cars. This will be in compliance with the Suffolk Guidance for Parking and SCLP7.2.

9. Conclusion

- 9.1 The extensions are considered to be of a satisfactory design which are not considered to have adverse impact upon the amenity of neighbours. The property is not considered to represent an overdevelopment of the plot.

10. Recommendation

- 10.1 Authority to Approve following completion of period of re-consultation on amended plans and subject to no new issues being raised in any further representations received. Approval with conditions as set out below.

11. Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

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

2. The development hereby permitted shall be completed in all respects strictly in accordance with Drg Nos AB100b and AB102d received 29.12.2020 and Drg No AB103c received 23.02.2021 for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

4. Before the extensions are first used, the driveway shall be widened to provide parking for two cars. Thereafter the parking shall be retained and used for no other purpose.

Reason: To provide adequate parking for a three bedroomed property.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background Papers

See application reference DC/20/5274/FUL on [Public Access](#)

Key Local Plan Policy Links:

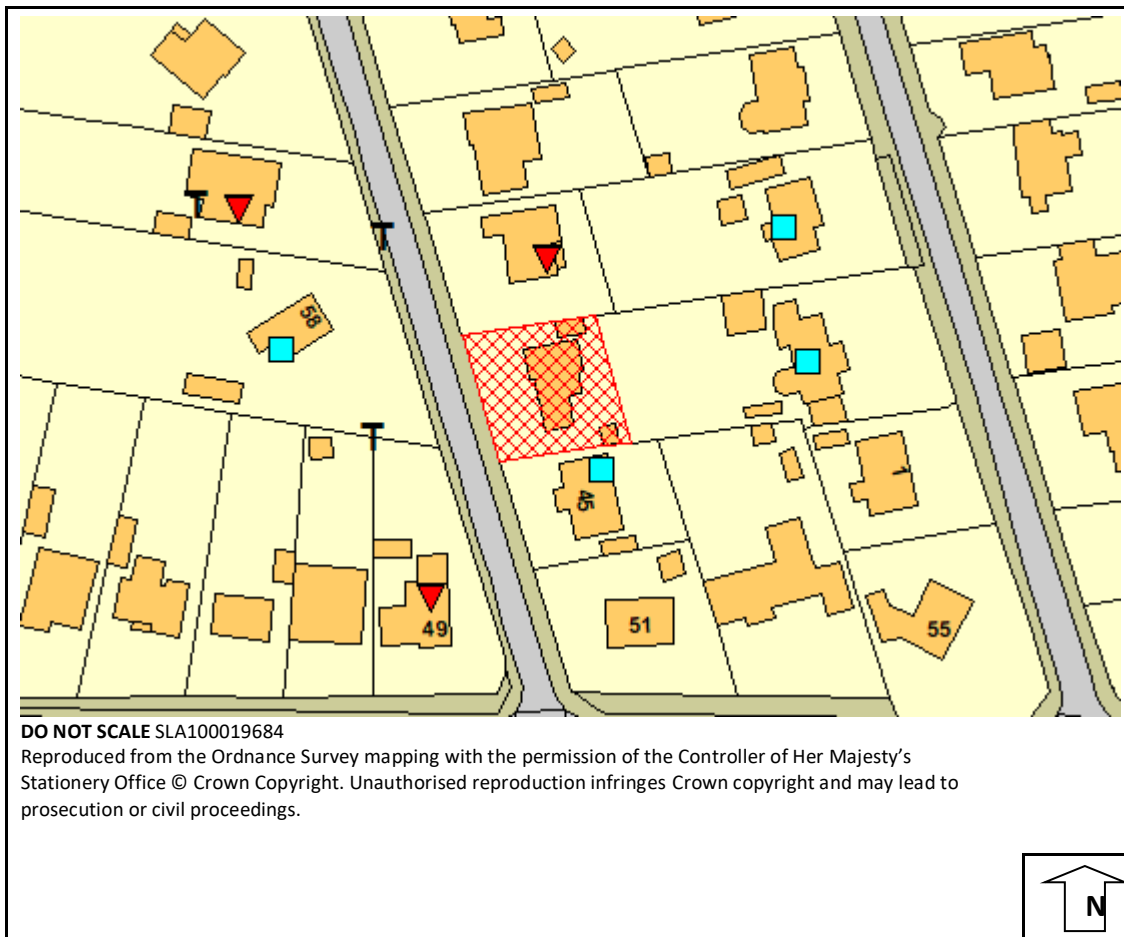
SCLP11.1 (Design Quality)

[Local Plan - East Suffolk Council - Suffolk Coastal Local Plan \(Adopted September 2020\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)





SCLP11.2 (Residential Amenity)

[Local Plan - East Suffolk Council - Suffolk Coastal Local Plan \(Adopted September 2020\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support

Committee Report

Planning Committee North - 16 March 2021

Application no DC/20/4684/FUL

Location

Woods Meadow Country Park
Lime Avenue
Oulton
Suffolk
NR32 3QG

Expiry date 10 February 2021

Application type Full Application

Applicant East Suffolk Council

Parish Oulton

Proposal Siting at a 20ft cladded shipping container on Woods Meadow Country Park to serve as a workshop and volunteer hut for the park for 10 years.

Case Officer Phil Perkin
(01502) 523073
philip.perkin@eastsuffolk.gov.uk

1. Summary

- 1.1. The application seeks temporary consent to site a cladded shipping container within the Country Park to serve as a workshop and volunteer hut.

Reason for Committee

- 1.2. The application comes before the Committee as East Suffolk Council is both landowner and applicant.

Recommendation

- 1.3. The application is recommended for approval.

2. Site description

- 2.1. The site is within the Woods Meadow Country Park, immediately north of the Woods Meadow housing development that is currently under construction.

3. Proposal

- 3.1. It is proposed to site a 20ft cladded shipping container within the Woods Meadow Country Park to serve as a workshop and volunteer hut for the park for 10 years.
- 3.2. The Country Park Warden is on site 2-3 days a week and will ensure that the hut is maintained and secured - it is also to be located in a prominent place seen from the road and is next to a well-used footpath. The Volunteer Group will be made up of local residents.

4. Consultations/comments

- 4.1. One representation has been received raising the following points:
- How will vehicles access this area?
 - Where will volunteers park their cars?
 - What orientation will the cabin be position - will we see the length of the cain, the end, or an angle?
 - What will happen after 10 years?

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Oulton Parish Council	18 December 2020	11 January 2021
Summary of comments: <i>After careful consideration the Council agreed to SUPPORT this application subject to the Health & Safety issues raised by Suffolk Fire and Rescue Service being addressed.</i>		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	18 December 2020	23 December 2020
Summary of comments: No objection.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	18 December 2020	5 January 2021
Summary of comments: Comments in respect of CO2 and ventilation.		

5. Site notices

- 5.1. General Site Notice Reason for site notice: General Site Notice
Date posted: 8 January 2021
Expiry date: 29 January 2021

6. Planning policy

- 6.1. WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- 6.2. WLP8.35 - Landscape Character (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

7. Planning considerations

- 7.1. East Suffolk Council took on the land at Woods Meadow County Park from Persimmon Homes in 2019, as part of a long-standing S106 agreement in place, with the former Waveney District Council. With the transfer came a contribution to the development and maintenance of the park for amenity purposes for 10 years.
- 7.2. Waveney Norse have been commissioned to take over the management of the country park through their countryside ranger team. A dedicated staff member works part time to manage the park and carry out a range of duties to ensure its upkeep.
- 7.3. The objectives for the management of the park include:
- Ongoing community consultation and communication with the parish council, local school and local residents - including attending meetings, providing updates and holding / attending events, writing articles for newsletters and any other relevant reports.
 - Develop a management plan for the park from the initial community consultation and undertake the development of the site from this plan.
 - Maintenance of the open space for amenity land.
 - Identification and recording of species on the site and seek to protect any red-book species.
 - Ensure that H&S is adhered to.
 - Carry out visitor satisfaction surveys etc, monitor visitor numbers and types of usage.

- Ensuring that any reports are written and issues highlighted with the correct procedures.
- Set up and manage a volunteer scheme for the park.
- Create and maintain the agreed footpaths and signage infrastructure.

7.4. Work is progressing as planned and, with the creation of a Volunteer Group for the Park, light-touch facilities are required on site. The Park, although in a residential area, is very open to the elements and there is no available storage currently on site. A temporary Volunteers Hut is therefore required (for the 10 years of the scheme). There are no services on the Park, so the hut will not be connected to electricity supplies, nor water, but will be a place for the Volunteers to meet, shelter from inclement weather and store their tools. It will also act as a focal point for the Park and could display information on the planned developments there, to attract more Volunteers.

7.5. Vehicles will park within the school/country park car park which is due to be transferred to the Council when the road serving it is adopted. The nearest residential property within Phase 2 of the housing development will be approximately 75m away from the proposed container. At this distance it does not raise any residential amenity issues. Furthermore, the proposal to clad the container with timber will help to integrate it into the surrounding country park. The proposal is therefore considered to accord with Policy WLP8.29.

7.6. As will be noted above the Town Council support the application subject to the Health & Safety issues raised by Suffolk Fire and Rescue Service being addressed. They recommend that an automatic fire sprinkler system be installed. However, this would not be possible as there are no services on the Park so the hut will not be connected to electricity supplies or water.

7.7. The Environmental Protection Officer has commented that if the container was placed directly on the ground then CO2 could enter, and ventilation would have to be considered. If, however, the container was elevated with a void underneath, then there should be no concerns. The supporting document states that the container could be sited on paving slabs or similar which would elevate it above the ground. This could be a requirement of a planning condition.

8. Conclusion

8.1. A timber clad shipping container is proposed for use by the warden and volunteers of the country park. It is considered appropriate to provide a facility where volunteers can meet, shelter from inclement weather and store their tools. The proposal accords with the Development Plan and the application is recommended for approval.

9. Recommendation

9.1. Approve.

10. Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

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

2. The development hereby permitted shall be completed in all respects strictly in accordance with the application form and supporting information received 18 November 2020, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. On 31 March 2031 the shipping container hereby permitted shall be removed and the land shall be reinstated to its former condition to the satisfaction of the Local Planning Authority at or before this date.

Reason: Due to the temporary nature of the shipping container.

4. The container hereby approved shall be elevated above ground level on paving slabs or similar with a void underneath.

Reason: To prevent the likelihood of CO2 gas entering.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background Papers

See application reference DC/20/4684/FUL on [Public Access](#)

Key Local Plan Policies:

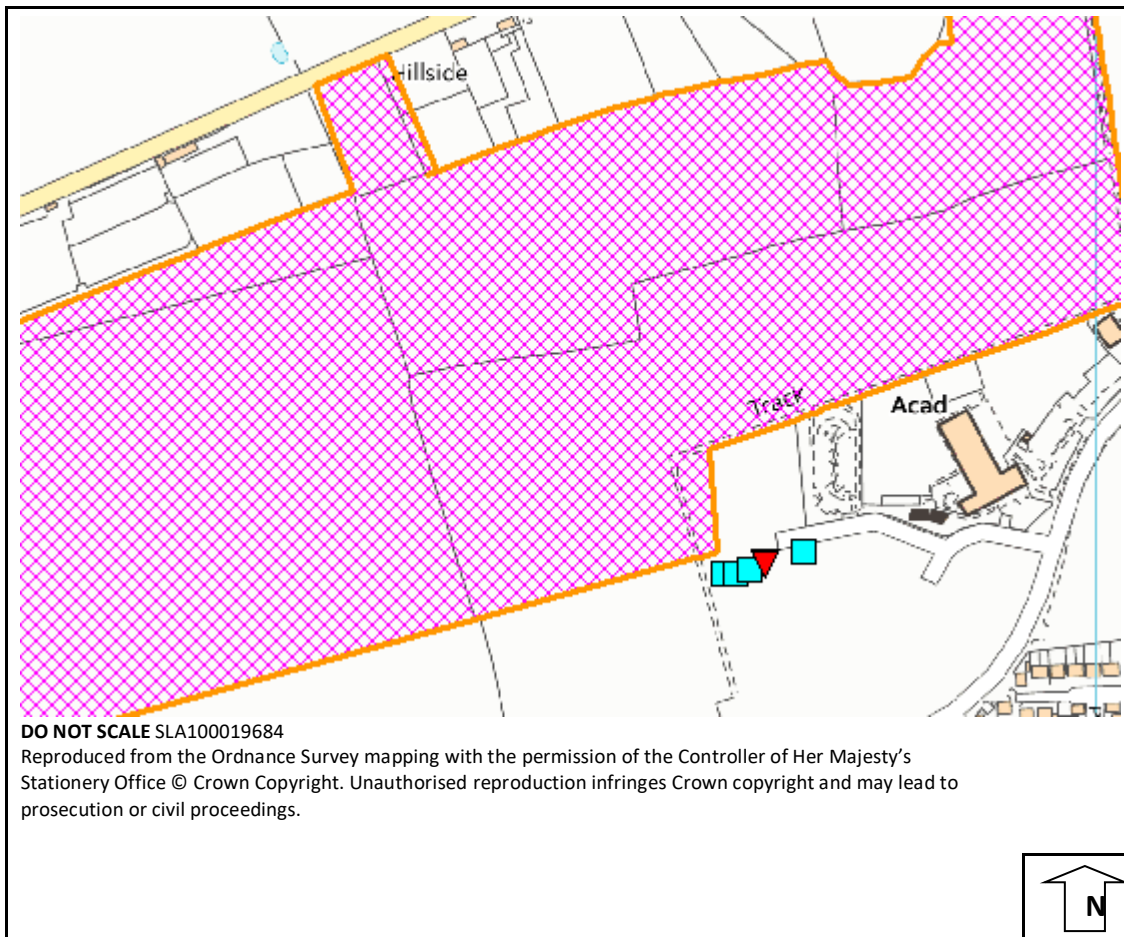
WLP8.29 (Design)

[Local Plan - East Suffolk Council - Waveney Local Plan \(Adopted March 2019\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)

WLP8.35 (Landscape Character)

[Local Plan - East Suffolk Council - Waveney Local Plan \(Adopted March 2019\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)

Map



Key



Notified, no comments received



Objection



Representation



Support