



SOUTH PLANNING COMMITTEE - UPDATE SHEET

22 December 2020

Item 7 – DC/20/2913/FUL– Conversion of seven traditional barns into dwellings, Home Farm, Hollesley Road, Capel St Andrew, Suffolk

Following concern raised regarding access and Highway Safety, a speed survey has been carried out by the applicants and submitted to the Highways Authority. The council have received a formal response from the Highways Authority removing the holding objection and requesting the following conditions:

Condition: No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DM01 and with an entrance width of 4.5m.

Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. PW1083_PL08 Rev. B for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. PW1083_SLK01 Rev. / and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: In the interests of Highway Safety to ensure there a suitable visibility splays for the proposed development.

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Item 8 – DC/20/4028/FUL– Proposed public toilets drainage improvements, construction of annex building for treatment plant and reconfiguration of public toilet building.

Since the committee report was drafted and published, the applicant has submitted an updated Noise Assessment Report that has been approved by Environmental Protection on the condition that the recommendations within the report are adhered to.

4. The development will be completed in accordance with the Noise Assessment Report which includes all proposed plant, machinery and noise mitigation recommendations based on BS4142:2014. The noise mitigation measures recommended should be implemented in full prior to the operations on the site and retained thereafter.

Reason: To protect the amenity of surrounding residential properties, as noise from fixed plant or machinery (e.g. heat pumps, compressors, extractor systems, fans, pumps, air conditioning plant or generators,) can be annoying and disruptive.