



Committee Report

Planning Committee North - 10 November 2020

Application no DC/20/2905/FUL

Location

Land Behind
Velda Close
Lowestoft
Suffolk

Expiry date 7 October 2020

Application type Full Application

Applicant Tamzen Pope

Parish Lowestoft

Proposal This application covers a new pumping station, kiosk and telemetry mast. The application links to DC/19/0210/FUL. The kiosk is 2m and sits on a plinth 0.8m above EGL. The mast is 6m high.

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1. Summary

- 1.1. The application is before the Planning Committee (North) as it has been submitted on behalf of East Suffolk Council.
- 1.2. Planning permission is sought for alterations to the pumping station and ancillary equipment approved under planning permission ref. DC/19/0210/FUL, for flood defence works around Velda Close/Aldwyck Way. The proposed alterations are considered relatively minor in comparison to the overall scheme and would not result in any alterations to the overall aims of the scheme or result in any increased flooding risk. In addition, the proposed alterations and ancillary equipment are considered functional and utilitarian in design and would not adversely impact on the character and appearance of the surrounding area or on the amenity of neighbouring residents. The proposal is therefore considered compliant with local and national planning policy, and as such it is recommended that planning permission is granted.

2. Site description

- 2.1. The application site is located within the Physical Limits of Lowestoft, and currently comprises of part of the Kirkley Stream, ponds, and surrounding banks, and a car park off Aldwyck Way.
- 2.2. The site is bounded by residential development on Velda Close and Aldwyck Way to the north, Tom Crisp Way (A12) to the East, Bloodmoor Roundabout to the south, and Bloodmoor Road to the west.

3. Proposal

- 3.1. Planning permission is sought to make alterations to the pumping station and ancillary equipment linked to the flood defence works approved under application DC/19/0210/FUL. The alterations include:
- Larger Control Kiosk measuring 3.25m long, 0.75m deep, and 2m in height, on a 0.8m high concrete plinth to elevate above flood waters.
 - A telemetry mast. The pump station provides data to Anglian Water's maintenance teams via a radio link. The radio link requires a 6m high mast to raise its aerial sufficiently high to enable the link to transmit reliably.
 - A floodlight on a 4m high column to ensure staff can work safely in dark conditions during repairs/maintenance operations.

4. Consultations/comments

- 4.1. No third-party letters of representation have been received.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	13 August 2020	26 August 2020
Summary of comments: The Planning and Environment Committee of Lowestoft Town Council considered this application at a meeting on 25 August 2020. It was agreed to recommend approval of the application.		

Statutory consultees

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	13 August 2020	3 September 2020
Summary of comments: No additional comments to DC/19/0210/FUL.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	13 August 2020	24 August 2020
Summary of comments: No objection, advised that a construction management plan should be submitted.		

Consultee	Date consulted	Date reply received
Ecology (Internal)	13 August 2020	7 September 2020
Summary of comments: No objections		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	13 August 2020	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	13 August 2020	19 August 2020
Summary of comments: No objections		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	13 August 2020	13 August 2020
Summary of comments: No objections subject to condition		

Consultee	Date consulted	Date reply received
WDC - Drainage And Coast Protection	13 August 2020	No response
Summary of comments: No comments received		

5. Planning policy

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“where in making any determination under the planning Acts, if regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise”*.
- 5.2. National Planning Policy Framework (NPPF) (2019)
- 5.3. National Planning Policy Guidance (NPPG)
- 5.4. The East Suffolk Council - Waveney Local Plan was adopted on 20 March 2019 and the following policies are considered relevant:
 - WLP1.3 – Infrastructure East Suffolk Council - Waveney Local Plan (March 2019)
 - WLP8.29 - Design (East Suffolk Council - Waveney Local Plan (March 2019)
 - WLP8.24 - Flood Risk (East Suffolk Council - Waveney Local Plan (March 2019)

6. Planning considerations

Principle of development

- 6.1. The proposed works are in connection with the previously approved flood scheme DC/19/0210/FUL. The approved scheme included a pump station and underground storage facility at Velda Close/Aldwyck Way, and these proposed alterations are in connection with this approved pump station.
- 6.2. The works form part of the fluvial element of the Lowestoft Flood Risk Management Project (FRMP). Policy WLP1.3 identifies the Lowestoft Flood Risk Management Project (FRMP) as a piece of key infrastructure that will ensure the growth identified within the Waveney Local Plan. As such it is considered that the principle of this part of the Lowestoft Flood Risk Management Project is acceptable, subject to adherence to other policies in the Local Plan, namely around, ecology, transport, design and amenity.

Character and appearance

- 6.3. The proposed masts and control kiosk are of a functional utilitarian design, and approximately 60cm will be visible above the proposed palisade. The proposed compound is located to the side of an existing dwelling; however, views will be limited due to existing surrounding development. As such the proposal is considered to have limited impact on the character and appearance of the surrounding area. In terms of design and external appearance, the proposal accords with policy WLP8.29 of the Local Plan.

Amenity

- 6.4. The proposed masts and kiosk are located to the side of 22 Aldwyck Way. This property has no windows that face onto this compound, the property does have windows on the front and rear elevations but these are considered to be located a sufficient distance or angle from the kiosk and masts that there would be no loss of light or outlook. Furthermore, the proposed flood light will only be used when maintenance or operation is

required in connection with the compound, and it will face into the site and away from residential properties. Therefore, given its occasional use and direction, it is not considered that it would adversely impact on the amenity of neighbours.

- 6.5. A construction management plan has been submitted and approved under DC/19/0210/FUL, in relation to the wider scheme, and is still considered applicable to this proposal. In addition, the minor works proposed under this application are not considered to materially impact on amenity during the construction phase in comparison to the approved scheme. As such in this instance it is not considered applicable to add a further construction management plan condition. In terms of residential amenity, the proposal accords with policy WLP8.29 of the Local Plan.

Flood Risk

- 6.6. The proposal is not considered to result in any increase in flood risk to the area, and no objections have been raised by either the Environment Agency or the Local Lead Flood Authority (LLFA). The LLFA has requested a condition that details of all Sustainable Urban Drainage System components and piped networks be submitted to the LPA within 3 months of completion. However, this relates to the wider SUDS components installed under application DC/19/0210/FUL, and as such is not considered applicable to this application. The proposal facilitates the delivery of important flood defence works which accords with key policy objectives of policy WLP1.3 of the Local Plan.

7. Conclusion

- 7.1. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

8. Recommendation

- 8.1. It is recommended that planning permission be granted subject to the following conditions

9. 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:
 - Site location plan, 72114-JBAU-ZZ-01-DR-C-1002, received 16/07/2020
 - Proposed pumping station sections, 72114-JBAU-VP-01-DR-C-1302, received 16/07/2020
 - Proposed pumping station sections, 72114-JBAU-VP-01-DR-C-1321, received 16/07/2020
 - Proposed elevations and details, AO/15541/B, received 16/07/2020for 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.

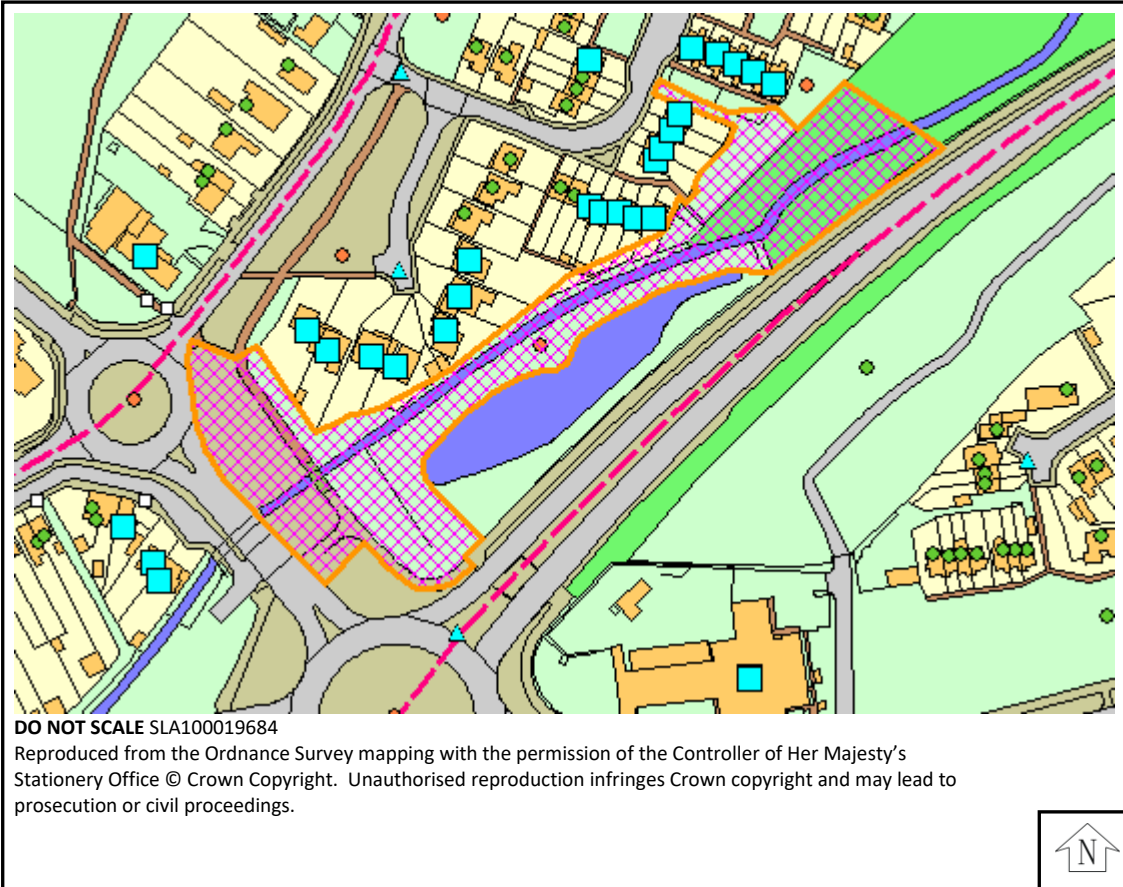
3. The floodlight hereby approved, shall only illuminate the site whilst repairs/maintenance operations and other work is taking place at the pumping station, and shall be switched off when such work is not taking place.

Reason: To protect the amenity of neighbouring residents.





Background Papers

See application reference DC/20/2905/FUL on [Public Access](#)

Map



Key

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