



Committee Report

Planning committee - 13 October 2020

Application no DC/20/1912/FUL

Location

3 Saltgate

Beccles

NR34 9AN

Expiry date 20 July 2020

Application type Full Application

Applicant Farrington Care Homes Ltd

Parish Beccles

Proposal Change of Use and Conversion of Wainford House, a class C2 care home, to nine class C3 residential flats

Case Officer Matthew Gee

01502 523021

matthew.gee@eastsoffolk.gov.uk

1. Summary

- 1.1. Planning permission is sought for the change of use of an existing care home (use class C2) to nine residential flats (use class C3). The principle of the change of use is considered acceptable. The proposal would cause limited harm to the significance of the listed building, but that would be outweighed by the public benefits of the proposal in accordance with NPPF paragraph 196. The proposal would preserve the character and appearance of the Conservation Area. Additionally, whilst the proposal does not fully comply with Suffolk County Council parking standards, the site is in a sustainable location within the Town Centre boundary and walking distance of transport hubs. As such, the reduced level of parking would not adversely impact on highway safety. It is noted that the Highways Authority have removed their holding objection. Officers have worked positively with the applicant and their agent to ensure that technical matters, and issues arising from the consultation process, have been fully addressed.
- 1.2. Therefore, the proposal is considered compliant with local and national planning policy, and as such it is recommended that planning permission be granted subject to conditions.

- 1.3. The application is referred to Planning Committee as the request of the planning referral panel due to the level of public interest.

2. Site description

- 2.1. The site is within the Settlement Boundary and Town Centre Boundary for Beccles. The site comprises of an end of terrace Grade II Listed building, currently in C2 use. The building fronts Saltgate to the east and is bounded by the Grade I Listed St Micheals Church to the south, and a B&B to the north. The site vehicular access is off Puddingmoor, to the west.

3. Proposal

- 3.1. Planning permission is sought for the change of use of a 30-bedroom care home (C2 use) to nine residential flats (C3 use). This will comprise of five no. one bedroom flats, and four no. bedroom flats. Additionally, the proposal includes the re-introduction of eight windows to the front elevation, and removal of existing conservatory and erection of single storey rear extension.
- 3.2. This also includes the provision of six parking spaces at the rear of the site, and the placement of secure cycle storage areas.
- 3.3. The application has a tandem application DC/20/1913/LBC, which includes the internal and external alterations to the Listed Building. This tandem report should be read alongside this report in order to fully understand all heritage matters arising from the development proposal.

4. Consultations/comments

- 4.1. Two third party representations have been received raising the following planning matters (amongst other things):

- Existing access is not suitable
- Under provision of parking and impact on existing parking provision
- Loss of trees
- Bin Storage and collection
- Impact on and ownership concerns regarding the Gazebo at rear of site
- Construction management concerns
- Incorrect land ownership
- Drawing omit garage for no.7

- 4.2. Comments have been received from the following ward members:

- 4.3. Cllr Topping:

"As a Ward councillor for Beccles, I did attend the Beccles Town Council planning meeting last night and put in my objection. In the applicants own statement they highlighted that we are in need of an additional 905 care beds, that is before we potentially lose this home which currently houses 18 local people and can take up to 24 I believe? Where are these people

supposed to go? And with additional housing being built in Beccles and Worlingham we are going to have an increased demand on care beds, especially beds funded by the council.

The car parking for this development is inadequate and the access to the potential car parking is out on a very dangerous piece of narrow highway, on a hill and blind bend.

The Pavillion is privately owned, not by the Wainford House owners, but is of great historical interest and I have asked Beccles Town Council to register their interest to be first to be informed if this comes onto the open market."

4.4. Cllr Elliot:

"I am concerned about this application and would like it to be determined by the Planning Committee. My concerns echo those of the Town Council who will submit comments in due course. They are:-

- Loss of care home beds in the local area*
- Access & parking via Puddingmoor*
- Protection of the historic pavilion*
- Protection of the walnut tree*
- Bin storage and presentation*

If consent is granted by delegated authority I would like to see a construction management plan as the access to the rear of the site in Puddingmoor is narrow and dangerous"

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Beccles Town Council	3 June 2020	26 June 2020
Summary of comments: Refused: <ul style="list-style-type: none"> • Road access onto Puddingmoor and concerns on the grounds of road safety due to the steep slope in winter. • Loss of care places considered a requirement as per the ESC Waveney Local Plan Policy WLP8.31 - Lifetime Design and within BECC9 of the Beccles Neighbourhood Plan 2019-2036 Submission Stage (Regulation 16) Consultation Draft. • Loss of Walnut Tree • Effect on the gazebo listed building. 		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	5 June 2020	19 June 2020
Summary of comments: Recommended a holding objection until such time as the redline outline issue is successfully		

resolved.

Non statutory consultees

Consultee	Date consulted	Date reply received
Design and Conservation (Internal)	5 June 2020	No response
Summary of comments: Comments incorporated into officer considerations as part of the Planning Service.		

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	3 June 2020	11 June 2020
Summary of comments: No objections, requested contamination conditions, and noted that impact on noise transmission between new dwellings should be carefully considered.		

Consultee	Date consulted	Date reply received
Waveney Norse - Property And Facilities	3 June 2020	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
Essex And Suffolk Water PLC	3 June 2020	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
The Beccles Society	3 July 2020	15 June 2020
Summary of comments: The applicant should ensure that vehicles can enter and leave the site in a forward gear. This may involve the loss of some parking spaces. The additional three spaces are shown edged in blue and are therefore not in the applicants control.		

Consultee	Date consulted	Date reply received
The Beccles Society	3 July 2020	8 June 2020

Summary of comments:

No objection to the scheme in principle, but wished to place a holding objection on the scheme until the area edged red is amended.

Consultee	Date consulted	Date reply received
Landscape Team (Internal)	9 June 2020	22 June 2020

Summary of comments:

Comments incorporated into officer considerations as part of the Planning Service

Reconsultation consultees

Consultee	Date consulted	Date reply received
The Beccles Society	29 July 2020	No response

Summary of comments:

No further comments received

Consultee	Date consulted	Date reply received
Design And Conservation (Internal)	29 July 2020	No response

Summary of comments:

Comments incorporated into officer considerations as part of the Planning Service

Consultee	Date consulted	Date reply received
Essex And Suffolk Water PLC	29 July 2020	No response

Summary of comments:

No comments received

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	29 July 2020	No response

Summary of comments:

No further comments received

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	29 July 2020	No response

Summary of comments: (full and detailed comments available on Public Access)

Remove holding objection, but noted the following points:

- Proposed development would change the parking type from short term destination to long term origin parking
- Guidance states that 13 spaces should be provided, the proposal is for 6 spaces, but the site is in a sustainable location
- Existing garage does not fully conform to parking guidance in terms of size
- One space would impinge on access route to 1 pudding moor
- Unlikely that proposal would have wider impact on parking, but may have some local impact on highway network
- Not enough evidence for SCC as LHA to recommend refusal on highways safety grounds but SCC as LHA would recommend that, in the planning balance, the increased risk to highway safety be considered to weigh against the latest reductions in on-site parking provision.

Consultee	Date consulted	Date reply received
Landscape Team (Internal)	29 July 2020	No response
Summary of comments: Comments incorporated into officer considerations as part of the Planning Service		

Consultee	Date consulted	Date reply received
Waveney Norse - Property And Facilities	29 July 2020	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
Beccles Town Council	29 July 2020	14 August 2020
<p>Summary of comments:</p> <p>The Chair welcomed Mr & Mrs Frost who own the Gazebo, and Mr Richard Sword of 7 Saltgate, and invited both to speak.</p> <p>Mr Sword informed all that his garage had not been included, that there wasn't sufficient space for parking in accordance with the Suffolk CC Suffolk Guidance for Parking and that there wasn't sufficient space for drivers to access all the properties through the Puddingmoor entrance.</p> <p>Councillor Robinson noted that the amount of parking spaces has reduced from nine to six for a development of five one-bed and four two-bed flats, but in response to sustainable transport advice from Suffolk CC, the cycle shelter had been upgraded from the original proposed shelter and moved it away from the tree as requested by the ESC Tree Officer. There is now an additional shelter for 3 bikes. In addition to this, they have added electric charging points for 2 cars. Councillor Robinson noted that the parking still did not comply with the parking guidance.</p>		

There was still no plan showing exactly who owned the areas of land for the Gazebo and Wainford House respectively. Concerns were also raised about the access rights to the gazebo.

Councillor Wheeler informed all that the gazebo is an important building and the first doctor's surgery in Beccles. She enquired if the owners have the title deeds for the gazebo.

Mr Frost bought the property on the understanding that there was a right of access from present gateway near the current car park and that there was always a 3' wide section of garden to the north of the gazebo and a 10' to the east. The gazebo garden was not currently fenced off from the rest of garden and he felt this was important with relation to the house, although it has been compromised by the current extension. Mr Frost felt it is important that the present garden is retained in its current state. Mr Frost was concerned as to the future arrangements for grounds maintenance and advised that Wainford House would no longer be a care home and it wasn't known who would be managed the grounds. He was advised to contact the developer with regard to the latter element.

Mr Frost was advised that unfortunately none of his concerns are planning considerations, so he may wish to consider fencing off the garden area. He advised that the gazebo was purchased in 1990 and will send a copy of the land registry document to Beccles TC.

Councillor Robinson considered that the land registry document may help indicate if there was a potential planning land access issue.

After a further brief discussion, the committee considered that the application should be refused on the same grounds as before.

Refused

- Road access onto Puddingmoor and concerns on the grounds of road safety due to the steep slope in winter.
- Loss of care places considered a requirement as per the ESC Waveney Local Plan Policy WLP8.31 – Lifetime Design and within BECC9 of the Beccles Neighbourhood Plan 2019-2036 Submission Stage (Regulation 16) Consultation Draft.
- Loss of Walnut Tree
- Effect on the gazebo listed building.
- That inaccurate information in relation to the property boundary had been provided.

Consultee	Date consulted	Date reply received
Beccles Town Council	3 July 2020	21 July 2020

Summary of comments:

The Chair outlined that the only change was the submission of a revised boundary plan and then introduced Richard Sword of No. 7 Saltgate. RSw outlined his primary objection to the revised plan as he considers it does not accurately reflect the actual property boundary, with a copy of the land registry plan submitted in support of this. RSw considers that the access and land ownership issues have not been addressed or accurately represented.

The committee were very disappointed to note the inaccurate boundary plan re-submitted, with CW enquiring as to who actually owns the gazebo land parcel. After also noting the concerns of the ESC Design & Conservation Officer, the committee resolved to refuse this application for reasons previously given and to register their grave concerns in regard to the inaccurate land boundary plan, particularly given its potential impact on the historically significant grade 2 listed gazebo.

Refused

- Road access onto Puddingmoor and concerns on the grounds of road safety due to the steep slope in winter.
- Loss of care places considered a requirement as per the ESC Waveney Local Plan Policy WLP8.31 - Lifetime Design and within BECC9 of the Beccles Neighbourhood Plan 2019-2036 Submission Stage (Regulation 16) Consultation Draft.
- Loss of Walnut Tree
- Effect on the gazebo listed building.

o That inaccurate information in relation to the property boundary had been provided

Consultee	Date consulted	Date reply received
The Beccles Society	3 July 2020	9 July 2020

Summary of comments:

Object, raising concerns regarding lack of parking, impact on current parking provision and access arrangements

Consultee	Date consulted	Date reply received
Design And Conservation (Internal)	3 July 2020	No response

Summary of comments:

No further comment

Consultee	Date consulted	Date reply received
Essex and Suffolk Water PLC	3 July 2020	No response

Summary of comments:

No comments received

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	3 July 2020	No response

Summary of comments:

No further comments received

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	3 July 2020	No response
Summary of comments: No further comments received		

Consultee	Date consulted	Date reply received
Landscape Team (Internal)	3 July 2020	8 July 2020
Summary of comments: No further comment		

Consultee	Date consulted	Date reply received
Waveney Norse - Property And Facilities	3 July 2020	No response
Summary of comments: No comments received		

5. Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area	12 June 2020	3 July 2020	Beccles and Bungay Journal
Category	Published	Expiry	Publication
Conservation Area	12 June 2020	3 July 2020	Lowestoft Journal
Category	Published	Expiry	Publication
Affects Setting of Listed Building	5 June 2020	26 June 2020	Lowestoft Journal
Category	Published	Expiry	Publication
Conservation Area	5 June 2020	26 June 2020	Beccles and Bungay Journal

6. Planning Policy

6.1. 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”*.

- 6.2. Section 66(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 states that *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*
- 6.3. Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72 states that, with regard to Conservation Areas, *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*.
- 6.4. National Planning Policy Framework (NPPF) (2019)
- 6.5. National Planning Policy Guidance (NPPG)
- 6.6. The East Suffolk Council - Waveney Local Plan was adopted on 20 March 2019 and the following policies are considered relevant:
 - WLP1.1 - Scale and Location of Growth
 - WLP8.18 - New Town Centre Use Development
 - WLP1.2 - Settlement Boundaries
 - WLP8.29 - Design
 - WLP8.37 - Historic Environment
 - WLP8.39 - Conservation Areas

7. Planning considerations

Principle

- 7.1. The proposal involves the change of use of a care home to nine residential units. The applicant has provided a statement which sets out that on 17th January 2019 Wainford House was inspected by the Care Quality Commission (hereon referred to as CQC) and received the rating of Inadequate for its use as a care home. Following this inspection, CQC served a notice of decision, which meant that they wanted to remove registration so this location could no longer be used as a care facility or could care for people by law. This assessment was challenged, however the CQC have received to continue with the tribunal. As such it is understood that the current operators have no choice than to close this facility and look for an alternative location. Therefore, the use of the building for C2 purposes in its current form will not exist.
- 7.2. The applicant further notes that the site itself is no longer fit for purpose. It is identified that the building is incredibly awkward for the purpose of caring for the elderly and it is difficult to match the current standards as the heating, facilities and structure are not up to required standards of the CQC and regulatory panels. The site has multiple shared rooms and bedrooms can be narrow, small or have limited headroom which makes for a difficult environment to care for residents, with many floors being uneven.
- 7.3. Whilst no final date for closure has been identified, it appears likely that the facility will close in the near future. There are no explicit policies in the Local Plan that require care

homes to be retained, or marketed for the same use. The site is located within the Settlement Boundary for Beccles, whereby residential development is usually encouraged. As such, in this instance, it is considered that the principle of residential development is acceptable, and compliant with planning policies laid out in the NPPF and the Local Plan. Officers are therefore of the opinion that the change of use cannot reasonably be resisted.

Character and appearance

- 7.4. Policy WLP8.29 sets out that proposed development should, amongst other things, respect the character and appearance of the surrounding area and street scene. In addition, policy WLP8.39 sets out that proposed development should either preserve or enhance the character and appearance of the Conservation Area. The proposal seeks to install eight new windows into existing bricked-up openings on the front elevation. These windows will match the existing windows and are considered to preserve the character of the Listed Building and Conservation Area.
- 7.5. At the rear of the site is a Grade II Listed Gazebo, this is understood to have been in separate ownership for a considerable number of years. The Senior Design and Conservation Officer reviewed the scheme and did initially raise concerns regarding the proximity of car parking to this Gazebo, and the impact that this would have on the setting and potential risk involved from having parking so close. This parking area has therefore been removed from the scheme, and officers are content that the proposal now preserves the setting of the listed Gazebo. Furthermore, officers do not consider that access to the Gazebo would be impacted from the proposal.
- 7.6. The proposed rear extension will replace an existing Conservatory and is located in a discreet location at the side/rear of the property. Views of the proposed extension will be limited from the public realm due to the existing modern rear extension. The proposed materials and design of the extension are considered appropriate for its listed building setting and would not adversely impact on the street scene or character of the surrounding area. In addition, the officers raise no objections in regard to alterations required to the Listed Building or the impact that external alterations would have on the Conservation Area. It is therefore considered that the proposal would be compliant with policies WLP8.29, WLP8.37, and WLP8.39.
- 7.7. The proposal is considered to represent a low level of less than substantial harm to the significance of a designated heritage asset, as set out in paragraph 196 of the NPPF, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In this instance it appears likely that the site will soon be vacant, and the continued use of a Listed Building is preferable to it sitting unused. The proposed change of use is not considered to have any significant adverse impact on the historic fabric of the building, and as such the addition of nine new flats in a highly sustainable location is considered to outweigh the low level of less than sustainable harm to the heritage asset.

Amenity

- 7.8. Policy WLP8.29 sets out that proposed development should not result in an adverse impact to the amenity of neighbouring land users. The proposed change of use from a care home to nine flats is likely to result in an increase in activity at the site. However, given its town

centre location it is not considered that the increase in activity would result in significant additional vehicle movements in the surrounding area, and as such it is not considered to create excessive noise levels. In addition, noise levels and insulation are covered under Building Regulations, and as such it is not considered that the impact on residents in the building or neighbouring buildings would be significant, or contrary to WLP8.29.

- 7.9. The proposed extension to the rear largely takes the place of an existing conservatory and would be constructed adjacent to an existing building. As such it is not considered that the single storey extension would result in any significant loss of light to neighbouring properties. Furthermore, the only additional windows are to be placed on the front elevation facing into the street, and as such it is not considered that the proposal would result in any additional overlooking.

Highways

- 7.10. Suffolk County Council Highways Authority initially recommended a holding objection; however, this has been subsequently removed. Whilst it is noted that the site's parking provision does fall below the Suffolk planning guidelines (which have not been adopted by East Suffolk Council) the site is situated within a highly sustainable location within the centre of Beccles, in close proximity of shops and amenities, local bus network, and within an approximately seven minute walk of Beccles Train Station. Officers are therefore content that a reduction in the number of parking spaces is appropriate as there is considered to be less reliance on car parking in this location. In addition, the area has several parking restrictions including double yellow lines and parking restrictions to limit highway parking in the area. The proposal also provides secure cycle storage on site, and the proposed parking spaces will also have electric charging points. It is also noted that the area is currently used for parking for the care home, and as such a level of parking not dissimilar to the proposed parking arrangements currently takes place. In this instance officers do not consider that the proposal would result in significant impact on highway safety or result in inappropriate parking in the wider area.
- 7.11. The application was initially submitted with nine parking spaces, with three located in the existing garden area at the rear of the site, in close proximity of the Grade II Listed Gazebo and wall at the rear. Officers considered the proximity of the parking to these features would have a harmful impact on the setting of the Listed Gazebo and significantly increased the risk to the listed wall. As such, the number of parking spaces was reduced from nine to six, thereby retaining the garden area at the rear and protecting the Grade II Listed Gazebo and wall. In this instance, given the sustainable location it was considered that the potential increase in off-street parking outweighed the significant impact that parking on the area closest to the gazebo would have, with the additional benefit of providing an outside communal garden area for the proposed flats. This is a matter where officers have worked positively with the applicant and their agent to find a proposal acceptable to both parties, in accordance with the relevant planning policies.
- 7.12. SCC Highways have raised some concerns that need to be considered in the planning balance, which are listed below and available for view in detail on the Council's public access page. One concern is that one of the parking spaces interferes with the cycle storage area for the property of 1 Puddingmoor, which was required under planning permission ref. DC/19/3793/FUL. 1 Puddingmoor falls within the applicant's ownership, and they have advised that the required cycle storage for the property would be repositioned further south

to the area adjacent its front door. Officers consider that this would be acceptable and have been advised that an application to vary consent DC/19/3793/FUL will be submitted in due course to amend the approved location of the cycle storage.

- 7.13. Concerns have also been raised regarding access to 1 Puddingmoor given that parking space three blocks access to the front door. This has been resolved by cutting a gap in the existing wall to allow access. Officers are therefore content that appropriate access is available for No.1 Puddingmoor.

Trees

- 7.14. The site is located within a Conservation Area, and therefore the trees are afforded a level of protection with consent required for their removal if they exceed certain size thresholds. The proposal seeks to retain the existing trees on the site, and a condition will be attached to any consent requiring details of tree protection measures to be submitted prior to commencing on site to ensure that the trees are protected in an appropriate way. The Council's Tree and Landscape Officer did advise that the bike store and hard standing be positioned further from a tree located on the boundary with the adjacent church, and this has been undertaken. As such no objections are raised by officers regarding the trees on site.

Other Matters

- 7.15. The site is situated outside of the Zone of Influence of nearby European Protected Sites, and as such a Suffolk (Coast) RAMS contribution is not required.
- 7.16. Concerns have been raised regarding the red line of the site denoted on the Site Location Plan. The red line was amended slightly during the course of the application so that it provided access into the site, and a full re-consultation was then undertaken. The applicant and agent contend that the red line is accurate for their site, and that appropriate notice has been served on land that is not within their ownership. Officers have no reasons to believe that the red line for the site is not accurate.

8. Conclusion

- 8.1. In conclusion, the proposal will provide nine much needed one and two bedroom residential properties in a highly sustainable location in the centre of Beccles, whilst ensuring the continued occupation of a Grade II Listed building. These benefits are considered to outweigh the less than sustainable harm to designated heritage assets, and the under provision of on-site parking spaces. As such the proposal is considered compliant with all local and national planning policy.

9. Recommendation

- 9.1. It is recommended that planning permission be granted subject to conditions

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:
 - Site Location Plan, 2019-08 - 0110 Rev B, received 01/07/2020
 - Proposed site and floor plans, 2019-08 - 1200 Rev H, received 22/07/2020
 - Proposed elevations, 2019-08 - 2101 Rev A, received 26/05/2020
 - Heritage Impact Assessment, received 26/05/2020for 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. Before the development is commenced details of the areas and infrastructure for the electric vehicle charging points and powered two wheeled vehicle provision shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: In the interests of highway safety and sustainable travel, to ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles in accordance with Suffolk Guidance for Parking where on-street parking and manoeuvring could be detrimental to highway safety. This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the development if, given the limitations on areas available, a suitable scheme cannot be retrospectively designed and built.

4. Prior to occupation of any property hereby approved, the cycle storage as detailed on drawing; 2019-08 - 1200 Rev H, shall be installed and thereafter retained and used for no other purpose.

Reason: In the interests of highway safety and sustainable travel, to ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles in accordance with Suffolk Guidance for Parking where on-street parking and manoeuvring could be detrimental to highway safety. This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the development if, given the limitations on areas available, a suitable scheme cannot be retrospectively designed and built.

5. Before the development is commenced, details of the areas to be provided for the presentation of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: In the interests of highway safety, to ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users. This needs to be a pre-commencement condition to coordinate the bin placements with the parking and cycle storage areas and avoid expensive remedial action which adversely impacts on the viability of the development if, given the limitations on areas available, a suitable scheme cannot be retrospectively designed and built.

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. The parking of vehicles of site operatives and visitors
 - ii. Loading and unloading of plant and materials
 - iii. Storage of plant and materials used in constructing the development
 - iv. Wheel washing facilities
 - v. Measures to control the emission of dust and dirt during construction
 - vi. Scheme for recycling/disposing of waste resulting from demolition and construction works.
 - vii. Construction/working times
 - viii. Details on how the existing trees on site, as shown on drawings; 2019-08 - 1200 Rev H, are to be protected for the duration of building and engineering works in the vicinity of the tree to be protected

Reason: to avoid unacceptable impact upon residential development during the demolition and construction phases

Informatives:

1. 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

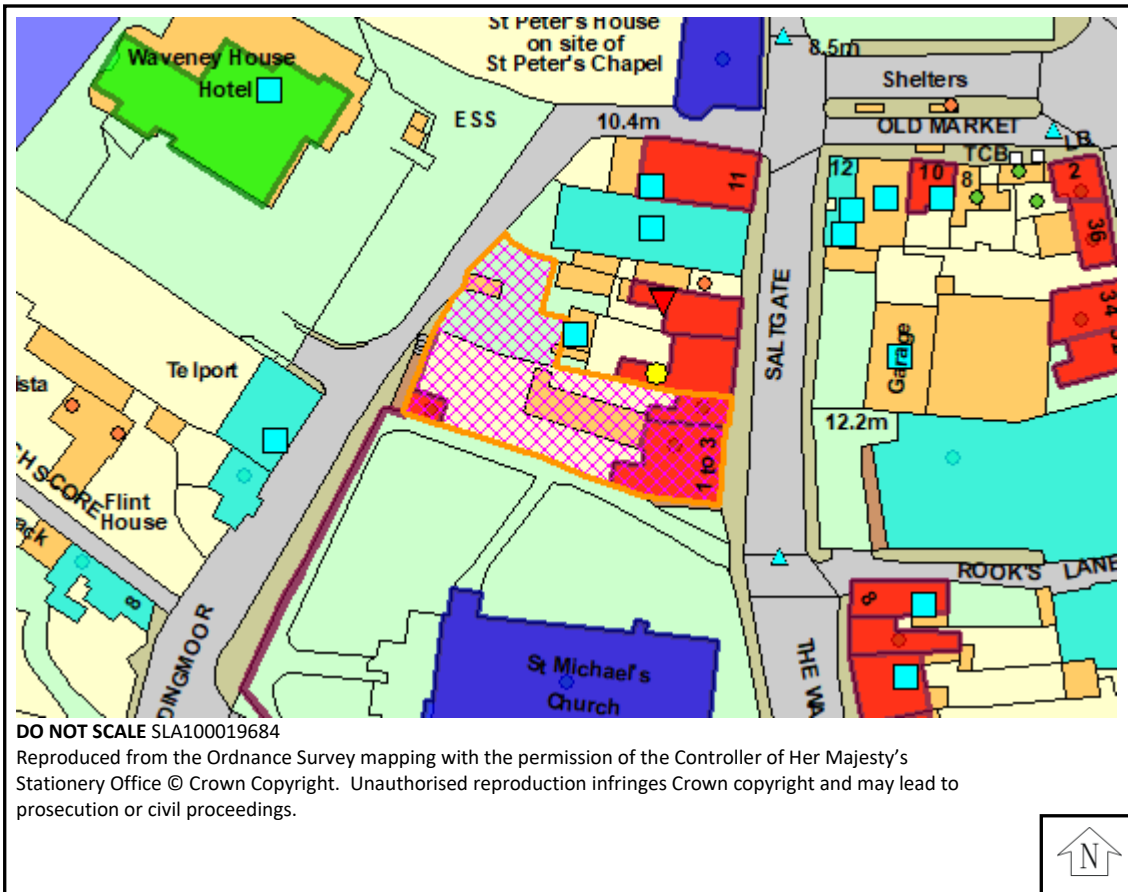
Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

2. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. This is only required with the creation of a new dwelling or business premises. For details of the address charges please see our website www.eastsuffolk.gov.uk/planning/street-naming-and-numbering or email llpg@eastsuffolk.gov.uk
3. 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/20/1912/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QAY1IOQXJS400>

Map



Key

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