



## NORTH PLANNING COMMITTEE - UPDATE SHEET

19 December 2019

### Item 6 - DC/18/0789/FUL Construction of a restaurant/cafe with public toilets and play area

One additional letter of objection has been received raising the following issues:

- The application site is in/next to a former landfill site;
- Granting consent will be in breach of the Note of Implementation which states that the area shall be used exclusively for public open space;
- No assessment has been carried out showing the open space is surplus to requirements;
- No equivalent or replacement space has been provided in a suitable location;
- Unsustainable location due to isolated position, no streetlights and double yellow lines on Links Road;
- Café would block access to the Denes from Links Road;
- Inappropriate design;
- Inadequate reinstatement of landscaping;
- Lack of public consultation;
- In contradiction to the local authorities own adopted local plan;
- the current application fails to minimise its impact on the landscape which it seeks to serve, it interrupts an existing green wildlife/landscape corridor and fails to address the problems of the existing carpark;
- Inappropriate in a Conservation Area;
- Landscape impact;
- Wildlife and proximity to wildlife site;
- Over development;
- Contrary to covenants of 1891 and 1875 covering the land in question and which passed it to the citizens of the Lowestoft town with the following stipulation "the purchased land should be forever kept and used as and for a public recreation or pleasure ground".
- Mains gas pipe runs under the proposed site;
- Two sewer pipes are also near this site which affects air quality;
- The site itself on the northern edge of Links Road is a piecemeal proposal, as the North Denes needs to have an overall strategy re its future use and plonking a restaurant and toilets on this site could affect future plans for amenities and block off access from Links Road;

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- Potential for anti-social behaviour;
- Loss of outlook;
- Loss of open space;
- Noise and smells generated by the café;
- Poorly laid out development and the proposal does not meet the standards of design / excellence that one would expect for such a significant building in a public open space;
- The provision of public toilets is minimal and appears to be a token gesture;
- Proposed café wouldn't fit into this neighbourhood;
- Lack of footfall, especially evening and adverse weather conditions; and
- Lack of safety considerations with the children's play area and close proximity to the open sea. Fencing and a gated security would be required.

**Item 7 – DC/19/1831/FUL: Erection of new steel frame building to act as a new pallet storage unit for the storage element of existing storage and farm business.**

One representation of SUPPORT has been received from the Managing Director of St. Peter's Brewery Ltd, raising the following key points (inter alia):

- St John's Hall Storage has provided an invaluable service to us over recent years and many other local businesses too. Without their support the business would not have been able to expand or indeed invest into production infrastructure to support forward plans.
- We store all our finished products at the St. John's facility and given that it is less than 3 miles from the Brewery we are able to store under bonded conditions which is essential for our growing Export sales (Within our Customs Licence). We would not be able to achieve this with any other facility which has now become more essential to us than ever before for two reasons:
  - Firstly, the pressure on warehousing space given the uncertainty around Brexit and Export/ Import Tariffs.
  - Secondly, we have a very successful product launch at present as the official Brewer of the Official Stormtrooper Beers (Star Wars). We are needing more space at the St. John's facilities to enable us to service the demand.

**Item 8 DC/19/3289/OUT: Outline Application (All Matters Reserved) - Construction of up to 21 dwellings with associated landscaping, open space and ancillary infrastructure and works. Crown reduction to TPO tree (T7).**

Discussions have been ongoing concerning the provision of a cycle track link and SCC Highways officers have commented as follows:

*The inclusion of a cycle track link is considered particularly vital at this site as this new residential development is relatively isolated from other nearby residential properties, so such a link would be considered very important for social connections as well as for general sustainable transport reasons.*

As the application is in outline, this can be considered further within the reserved matters application, should members be minded to approve the application, and an advisory note can be attached to remind the applicant of their responsibilities with regards to cycle connectivity.

**Item 9 – DC/19/3546/FUL – Stables, Yarmouth Road. Lound, Suffolk - Change of use and alterations to barns to create a single dwelling and associated landscaping and creation of a vehicular access.**

Non-Statutory consultee Representations – an additional consultation response has been received recommending a further condition be applied.

*“Hi Chris,*

*Further to my consultation response of 14/10/2019 I note that a contribution to the Suffolk RAMS has now been made. This satisfies my earlier comment in relation to this point.*

*I recommend that the following conditions are applied, should permission be granted:*

- *Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Ecological Appraisal (BasEcology, February 2019). (This is included)*
- *The development shall not in any circumstances commence unless the local planning authority has been provided with either:*
  - a) a licence issued by Natural England pursuant to The Conservation of Habitats and Species Regulations 2017 authorising the specified development to go ahead; or*
  - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a licence.*

*Thanks*

*James Meyer BSc (Hons) MCIEEM | Ecologist”*

**Item 10 - DC/18/4469/FUL: Retrospective Application - Approval of existing live/work building.**

This application has been withdrawn from the agenda at the direction of Planning Officers. The application remains live and will be determined at a later date.