



Committee Report

Application no DC/20/3852/FUL

Location

Part Land Off
Watermill Road
Newbourne
IP12 4NP

Expiry date 28 December 2020

Application type Full Application

Applicant Mr N Ridley

Parish Newbourne

Proposal Use of land for stationing of two holiday lodges

Case Officer Natalie Webb
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1 Summary

- 1.1 The application seeks permission for the use of land for stationing of two holiday lodges at land off Watermill Road, Newbourne, IP12 4NP.
- 1.2 This application was presented to the referral panel on 22 December 2020 as Officer's are minded to approve the application, contrary to a holding objection from a statutory consultee (Suffolk County Council Flood and Water Team), the Parish Council's objection and an objection from one of the Ward Members.
- 1.3 The referral panel considered that there were material planning considerations which warranted further discussion by the planning committee.

2 Site description

- 2.1 Newbourne is identified as a small village within the Local Plan. The application site lies outside of any settlement boundary and is therefore considered to be in the countryside

for planning purposes (SCLP3.2 & SCLP3.3). The site is south of Mill Road, with an existing access off Watermill Road. The southern section of the site is within flood zones 2 and 3, although the proposal is not within the flood zones (existing lodges are closer than those proposed).

2.2 The site benefits from planning permission for seven holiday lodges, with an 11-month occupancy restriction. Three of the existing lodges were approved under planning permission DC/16/0302/FUL and allowed on appeal (ref. APP/J3530/W/17/3187178). Four lodges were subsequently approved under planning permissions DC/19/2697/COU and DC/20/1024/FUL. The site has an extensive planning history, including:

- DC/13/2801/FUL - Erection of new dwelling as part of development of small holding – Refused
- DC/15/3877/FUL - 3 no luxury holiday cabins and store building at land to the rear of 28 Mill Road, Newbourne, Woodbridge Suffolk, IP12 4NP – Withdrawn
- DC/16/0302/FUL - Use of land for the provision of 3 holiday cabins and associated access drive – Permitted
- DC/17/1877/FUL - Use of Land for the provision of 7 holiday lodges and associated access drive – Withdrawn
- DC/17/3199/VOC - Variation of Condition No 4 of DC/16/0302/FUL - Use of land for the provision of 3 holiday cabins and associated access drive – Refused
- APP/080/2017 - Variation of Condition No 4 of DC/16/0302/FUL - Use of land for the provision of 3 holiday cabins and associated access drive - Allowed at appeal
- DC/17/3207/FUL - Use of land for stationing up to 20 touring caravans – Withdrawn
- DC/19/2697/COU - Use of Land for Stationing 2 Holiday lodges - Permitted
- DC/20/1024/FUL - Use of Land for Stationing 2 Holiday lodges - Permitted
- DC/20/2647/FUL - Use of land for the stationing of 4 holiday lodges - Withdrawn

3 Proposal

3.1 The application proposes the provision of two additional holiday cabins in the north of the site, adjacent to the existing lodges. The lodges will be used for self-catering holiday accommodation. It is intended to provide holiday accommodation at the site for 11 months of the year. The holiday lodges will conform to the definition of 'caravans' set out in paragraph 29(1) of the Caravan Sites and Control of Development Act 1960. Access to the site will be via the existing vehicular access from Watermill Road. Each lodge will have parking provision for two cars.

4 Consultations/comments

4.1 Eight letters of objection have been received raising the following matters (inter alia):

- Density
- Dominating/Overbearing
- Impact on character of the area
- Inappropriate in Conservation Area
- Landscape impact
- Light Pollution
- Loss of open space
- Loss of outlook
- Loss of Privacy
- Loss of view
- Noise
- Over Development
- Over Shadowing
- Overlooking
- Scale
- Setting of precedent
- Strain on Local Services
- Traffic or Highways
- Wildlife

4.2 Three letters of support were also received, including a 'petition' which contains 12 names. These support the proposal on the following grounds:

- Better use of land;
- Local employment;
- Support to Local Economy;
- Tourism.

4.3 The above is a summary of representations received; full comments can be viewed on the Council's website.

4 Consultees

Consultee	Date consulted	Date reply received
Newbourne Parish Council	4 November 2020	22 November 2020
<i>"The parish council objects to this planning. Another planning application for Newbourne Park !</i>		

A planning application was only withdrawn a matter of months ago for 4 holiday lodges.

The parish council does not feel that we need any more holiday lodges on the site any more lodges will be too close to the neighbouring houses.”

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Council- Highways Department	4 November 2020	17 November 2020
<p>Summary of comments: The Highways authority states that any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. They advise that the current access does not, they believe, benefit from permission from the County Council to be undertaken therefore making it an illegal access. This means that the development does not benefit from a lawful access to the highway and it has not been evidenced that it is safe and suitable, with regard to visibility, layout and surface water drainage.</p> <p>It is also noted that the development is remote from the footway network and local amenities and subsequently the development is therefore not in accordance with NPPF para. 108.</p>		

Consultee	Date consulted	Date reply received
Suffolk County Council Flooding Authority	4 November 2020	19 November 2020
<p>Summary of comments: Recommends a holding objection as there is insufficient information regarding flood risk and surface water drainage.</p>		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Internal Drainage Board	N/A	2 December 2020
<p>Summary of comments: The site is near to the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and is within the Board's Watershed Catchment (meaning water from the site will eventually enter the IDD). The applicant has indicated that they intend to dispose of surface water via infiltration, however I cannot see that the viability of the proposed drainage strategy has been evidenced. Ground investigation to test infiltration potential is recommended.</p>		

Consultee	Date consulted	Date reply received
Suffolk Fire And Rescue Service	4 November 2020	6 November 2020
Summary of comments: Informative information regarding access to water supply and fire fighting facilities.		

Consultee	Date consulted	Date reply received
Head of Environmental Services	4 November 2020	24 November 2020
Summary of comments: Recommends the full suite of land contamination conditions.		

Consultee	Date consulted	Date reply received
Ward Councillor	4 November 2020	6 November 2020
Summary of comments: I [Cllr Allen] must object to this planning application for these reasons: <ul style="list-style-type: none"> - Impact on landscape; - Over-crowding/over development of the site/layout & density; - Loss of privacy; - Noise & disturbance; - Visual amenity. 		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	4 November 2020	No response
Summary of comments: No response received.		

Re-consultation consultees

Consultee	Date consulted	Date reply received
Suffolk County Council - Highways Department	N/A	26 November 2020
Summary of comments: Following further information from the applicant, conditions are recommended in respect of the access layout and maintaining visibility splays. An informative for works in the highway has also been included.		

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 13 November 2020

Expiry date: 4 December 2020

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 – Suffolk Coastal Local Plan was adopted on 23 September 2020 and the following policies are considered relevant:
- Policy SCLP3.2 - Settlement Hierarchy
 - Policy SCLP3.3 - Settlement Boundaries
 - Policy SCLP4.5 - Economic Development in Rural
 - Policy SCLP6.1 - Tourism
 - Policy SCLP6.4 - Tourism Development outside of the
 - Policy SCLP5.5 - Conversions of Buildings in the Countryside for Housing
 - Policy SCLP7.2 - Parking Proposals and Standards
 - Policy SCLP9.2 - Sustainable Construction
 - Policy SCLP9.5 - Flood Risk
 - Policy SCLP9.6 - Sustainable Drainage Systems
 - Policy SCLP10.1 - Biodiversity and Geodiversity
 - Policy SCLP10.4 - Landscape Character
 - Policy SCLP11.1 - Design Quality
 - Policy SCLP11.2 - Residential Amenity

6 Planning considerations

Principle of Development

- 6.1 The tourism sector is a substantial and important part of the area's overall economy. Tourism supports businesses, facilities, town centres and community life across the plan area. Tourism is an important part of the economy of the former Suffolk Coastal area, contributing 12% to total employment across the District in 2017. The Suffolk Coastal Economic Impact of Tourism Report 2017 identifies that over 6.3 million tourist trips were recorded generating a total of £325 million total tourism value across the plan area.

- 6.2 The Ipswich Economic Area Sector Needs Assessment (2017) identifies that growth is expected to be seen within the 'Hospitality and Leisure' sector of the economy. Tourism is an important part of this sector reflecting both the cultural and natural environment across the plan area.
- 6.3 In accordance with the above, and the existing uses on site, the principle of the use of the site for a two holiday lodges are considered acceptable, subject to the proposals compliance with other Policies within the framework. The East Suffolk Business Plan, the East Suffolk Tourism Strategy and the East Suffolk Economic Growth Plan 2018 strive to build on the strength of the tourism economy and set out aims for increasing visitor numbers outside of the main tourist season. The East Suffolk Business Plan and the East Suffolk Tourism Strategy both support the focus of tourism across East Suffolk and to establish strong links with neighbouring areas. Encouraging increased tourism opportunities in the less sensitive parts of the plan area will ensure that the overall tourism capacity is increased, and tourism spend increases across the plan area and throughout the year.
- 6.4 The National Planning Policy Framework encourages development of tourism initiatives in urban and rural locations, provided the character of the countryside is respected, and pollution and other adverse effects on the local and natural environments are minimised.
- 6.5 Local Plan Policy SCLP6.1 states that the Council will seek to manage tourism across the plan area in a way that protects the features that make the area attractive to visitors, and supports local facilities where the local road network has the capacity to accommodate the traffic generated from proposals. Proposals which improve the visitor experience and support opportunities for year-round tourism will be supported where increased tourism uses can be accommodated; this includes the rural areas across the district. Outside of the Area of Outstanding Natural Beauty (AONB), the Council is welcoming of tourist enterprises and activities which can complement the tourism industry established in the 'hotspots' across the plan area. The areas outside of the AONB can play a key role in supporting and facilitating the increase of destinations and accommodation across the plan area. In accordance with SCLP6.4, tourism development outside of the AONB should be directed to locations which are well related to the existing settlements and will need to demonstrate good connectivity with existing amenities, services and facilities, and promote walking and cycling opportunities where appropriate.
- 6.6 Newbourne is split between development along Ipswich Road and Jackson/Mill Road, with agricultural land between. The site lies behind residential development which fronts Mill Road. Given the existing use of the site for tourism, the additional two holiday lodges are considered to be a compatible use for the site, which aims to enhance the long-term stability of the area. Whilst this application seeks two units of tourism accommodation, it is noted that cumulatively nine units would have been permitted on site. Whilst the rolling incremental expansion of this site is unfortunate, the scale of development - as proposed under this application and cumulatively - is on balance acceptable.
- 6.7 It is not considered that the additional units will have a significant additional adverse impact on the landscape, which also accords with the National Policy Framework (NPPF) paragraph 28, which stipulates that "Local Authorities should enable sustainable rural tourism and leisure which respect the character of the countryside". There are no concerns

of the designs of the units, it is understood that these will be of similar appearance to the existing lodges. For these reasons, the proposals broadly comply with the aspirations of Local Plan Policies SCLP6.4 and SCLP6.5.

- 6.8 In accordance with the above, and considering the existing uses on site, the principle of the use of the land for an additional two holiday lodges is considered acceptable, subject to the proposals compliance with other Policies within the framework.

Occupancy

- 6.9 The proposed holiday accommodation is located outside a recognised settlement and the cabins will therefore be sited in area where new development is discouraged unless there is a functional requirement for it to be located in the countryside.
- 6.10 The permanent residential occupation of the cabins would therefore be contrary to the Policies of the Development Plan. As such, Policy SCLP6.5 states that new tourist accommodation will be restricted by means of planning conditions or obligations in accordance with national policy for planning conditions and obligations which permit holiday use only, restricted to a continuous period of 56 days by one person or persons within one calendar year, plus require a register of all lettings, to be made available at all times.
- 6.11 However, planning permission was granted under application DC/16/0302/FUL for the use of part of a field to the rear of 28 Mill Road for the siting of three holiday cabins (the cabins). Condition 4 of the planning permission had the purpose of precluding the permanent residential occupation of the cabins by requiring that none of them shall be occupied by a single person or persons for more than 56 days in any single calendar year. The appellant sought to vary condition 4 by removing the 56-day limitation and replacing it with a prohibition on occupancy between 5 January and 5 February in any one calendar year, which was refused by Officers, but conditionally allowed on appeal.
- 6.12 The Planning Inspector considered that the imposition of a condition prohibiting occupancy between 5 January and 5 February would be a means of ensuring that the cabins were not permanently occupied and be enforceable. While a condition relying on a one-month winter occupancy break would not be wholly consistent with the 56 day limitation stated in Policy SCLP6.5 of the Local Plan, the planning inspector considered that in this instance, such condition would not give rise to a fundamental conflict with Policy SCLP6.5.
- 6.13 Given the previous decision by the Planning Inspector and the current occupancy conditions on the site, Officer's conclude that while a condition restricting the occupancy of the cabins is necessary, the 56-day limitation could be replaced by a prohibition on occupancy between 5 January and 5 February without undermining the underlying reason for the conditions imposition. Therefore, Officer's consider that the imposition of condition prohibiting occupancy between 5 January and 5 February would not give rise to any significant or unacceptable conflict with Policy SCLP6.5 of the Local Plan, and it would tie the occupancy to the current provisions available on the site.

Access, Highways Safety and Parking Provision

- 6.14 Suffolk County Council (SCC) as Local Highways Authority (LHA) initially commented that any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. There is no record that the current access has permission from the LHA to be undertaken therefore making it an illegal access. This means that the development does not benefit from a lawful access to the highway and it has not been evidenced that it is safe and suitable, with regard to visibility, layout and surface water drainage. Since these comments were received, the applicant has discussed this with the LHA and agreed to retrospectively seek a Minor Works Licence for the access; at this stage, it has not been confirmed whether the LHA have approved this licence, however, this is a separate matter, outside of the planning remit and not required to determine the planning application.
- 6.15 The LHA have since revised their comments requiring conditions are included with any consent for the access to be laid out in accordance with highways drawing DM01 and the removal of permitted development rights within the visibility splays. There is no concern in respect of the parking provision available within the site. Therefore, it is considered that the proposal accords with Local Plan Policy SCLP7.2.

Flood Risk

- 6.16 As noted above the site lies adjacent to flood zones two and three, which lie to the south of the site. SCC Flood and Water Management as Local Lead Flood Authority (LLFA) have raised a holding objection to the proposal. This is because they consider that an insufficient level of information regarding flood risk and surface water drainage has been provided. The only information provided with the application is an Environment Agency flood map which denotes that the site falls within Flood Zone one. Foul water is to be dealt with by Private Treatment Plant, details of which have been conditioned on previous consents and surface water is proposed to discharge to soakaways. There has been no assessment of ground conditions to support the proposed use of soakaways, or any plans submitted or calculations to demonstrate their suitability. These requests have been made as the entire site area is more than 1ha. However, this has not been requested on the previous applications and this proposal is located further from flood zones two and three than the existing units. It is noted that the lodges would meet the definition of a caravan and therefore are not covered by building regulations.
- 6.17 The applicant has submitted a revised site location plan, only showing the areas where change of use is sought (and access to the units), reducing the site area significantly. In accordance with the guidance on the Environment Agency's website, in Flood Zone 1, a Flood Risk Assessment is not required if the site is less than 1ha and the site is not affected by sources of flooding other than rivers and the sea. Equally as drainage details have not been requested or required on the other proposals for the site, it would be considered unreasonable to ask for this information for the two proposed units, where it has not been a requirement of the previous seven.

Land Contamination

- 6.18 It is noted that the Environmental Protection Team requested the full suite of land contamination conditions, however these conditions were included with the grant of DC/19/2697/COU (conditions 8 and 9). Whilst this site area differs from the site area of this application, the Phase 1 - Ground Investigation Report by Geosphere Environmental (November 2019) covers the whole of the wider site area, including this application. This report was approved on 20 January 2020 under DC/19/4620/DRC. It is therefore considered that a condition for the unexpected discovery of land contamination is more appropriate in this instance, because the ground conditions are already understood.

Landscape, Ecology and Suffolk RAMS

- 6.19 In respect of impact to the landscape, the Council's Landscape Officer has not raised any objection to the proposal in respect of adverse impact to landscape character or visual impact; further noting that the additional planting is acceptable.
- 6.20 In terms of the current proposal, the two new cabins are going on areas which are currently short mown grass, which is unlikely to result in any adverse ecological impacts on their own. Application DC/20/1024/FUL included a condition for a landscape and ecological enhancement strategy to be submitted prior to the occupation of the new units. Whilst landscaping details have been included as part of this application, no ecological enhancements have been provided. It is therefore considered that this condition is applied to this consent to ensure that landscape and ecological enhancements are incorporated into the development.
- 6.21 The development falls within the 13km zone of influence over the following European Deben Estuary Special Protection Area (SPA) and Ramsar site; Stour and Orwell Estuaries SPA/Ramsar; Sandlings SPA; and Alde-Ore Estuary SPA/Ramsar. The strategic mitigation measures outlined in the Habitats Regulation Assessment (HRA), raises concern that new housing developments, including tourism, in this area have the potential to have a significant effect upon the interest features of the previously mentioned designated sites, when considered in combination, through increased recreational pressure.
- 6.22 By way of mitigation Natural England advise that a suitable contribution to the emerging Suffolk RAMS is required in relation to this development to enable the conclusion of no likely significant effect whilst ensuring the RAMS remains viable. Subject to the applicant paying the required sum and a completed Section 111 form, there is no reason why the development would not be considered to accord with Local Plan Policy SCLP10.1.

Residential Amenity

- 6.23 Local Plan Policy SCLP11.2 (residential amenity) requires the Council to have regard to the following points when considering development:
- a) Privacy/overlooking;
 - b) Outlook;
 - c) Access to daylight and sunlight;
 - d) Noise and disturbance;

- e) The resulting physical relationship with other properties;
- f) Light spillage;
- g) Air quality and other forms of pollution; and
- h) Safety and security.

- 6.24 The proposed lodges will be located along the northern boundary of the site, adjacent to a landscaping bund which was required as part of an earlier consent to improve residential amenity of existing residents and provide screening of the site. In assessing the above criteria of SCLP11.2, it is considered that the proposal would not have an adverse impact to the properties which front Mill Road, due to existing distances and screening. The units would be single storey, with the land falling from the north to the south of the site; reducing any likelihood of being overbearing, overshadowing or causing loss of light to neighbouring properties. The development is of a higher density than the surrounding character of development, however, is not uncommon for holiday lodges to be located within a closer proximity to one another, given that these are not intended for permanent residential occupation. Given the constraints of the flood zone to the south, the proposed development has been located to the northern part of the site. Given this restriction, it is unlikely that the site could accommodate many/ if any further units. Concerns have been raised regarding the loss of open space; however, the site is not allocated open space within the Local Plan and is privately owned land which has been permitted use for the siting of holiday lodges. Each site/application is considered on its own merits. It is not considered that the additional two units would create an unacceptable level of noise or disturbance, even when considered cumulatively with the other units to warrant refusal of this application.
- 6.25 It is also noted that comments were received on the impact to the conservation area, however the site is not within a conservation area and loss of view is not a material planning consideration. Therefore, it is not considered that the increase in two units (nine cumulatively) would have an adverse impact on neighbouring amenity that warrants refusal in accordance with SCLP11.2.

7 Conclusion

- 7.1 The application seeks the use of land for stationing of 2 holiday lodges at land off Watermill Road, Newbourne, IP12 4NP. The recently adopted Local Plan for the former Suffolk Coastal area has a presumption in favour of new tourism development, where there would be no harm or conflict with other policies within the plan. Officers have assessed the proposal and found that the proposal is broadly in accordance with Policies SCLP6.1, SCLP6.4 and SCLP6.5 which support new tourism development. Whilst issues have been raised in respect of highways, land contamination and flooding, these have been scrutinised as outlined within this report and found, on balance, to be in accordance with National and Local Policy. It is therefore considered that the proposed development is acceptable and recommended for approval.

8 Recommendation

Approve planning permission, subject to conditions as outlined below.

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 not be carried out other than in complete accordance with Drawing No's LSDP11260-03 Rev A received 29/09/2020 and the site location plan received 16/12/2020.

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

3. The two lodges herein referred to shall meet the definition of a 'caravan' (as stated in the planning statement received on 29th September 2020) provided by the Caravan Sites and Control of Development Act 1960 as amended or any Order/Act revoking or re-enacting the said Act. Only structures which meet this definition shall be placed on the site.

Reason: For the avoidance of doubt as to what has been considered and approved; only the siting of structures which meet the definition of a caravan have been granted on this site.

4. Full details of the proposed sewage treatment plant, including Environment Agency Registration or Permit Number, siting of unit, design and projected loading of unit, together with final discharge point, shall be submitted to the local planning authority. Only a scheme approved in writing by the local planning authority shall be implemented at the site and shall be fully operational before the units are occupied.

Reason: In the interests of residential amenity and protection of the local environment.

5. The use shall not commence until the area within the site shown on Drawing No: LSDP11260-03 Rev A for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area 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.

6. The access shall be improved and maintained in accordance with drawing DM01 with the access properly surfaced with a bound material for the minimum distance of 15 metres from edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority, prior to the first use of the hereby permitted units.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

7. The visibility splays shall be maintained with an X dimension of 2.4m and a Y dimension of 90m in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (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: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

8. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. The holiday cabins shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The hereby approved holiday cabins shall not be occupied between 05 January and 05 February in any calendar year. The owners/operators shall maintain an up-to-date register of: all the owners/occupiers of the individual cabins on

the site; and their main home addresses and shall make the register available to the local planning authority upon request.

Reason: To ensure that the development is occupied only as bona-fide holiday accommodation, having regard to the tourism objectives of the Local Plan and the fact that the site is outside any area where planning permission would normally be forthcoming for permanent residential development.

10. Prior to first occupation, a landscape and ecological enhancement strategy for the site shall be submitted to and approved in writing by the local planning authority. Landscaping and ecological enhancements will be implemented in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy unless otherwise approved in writing by the local planning authority.

Reason: In the interests of protecting and enhancing the local rural environment, including the ecological environment.

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. Note: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

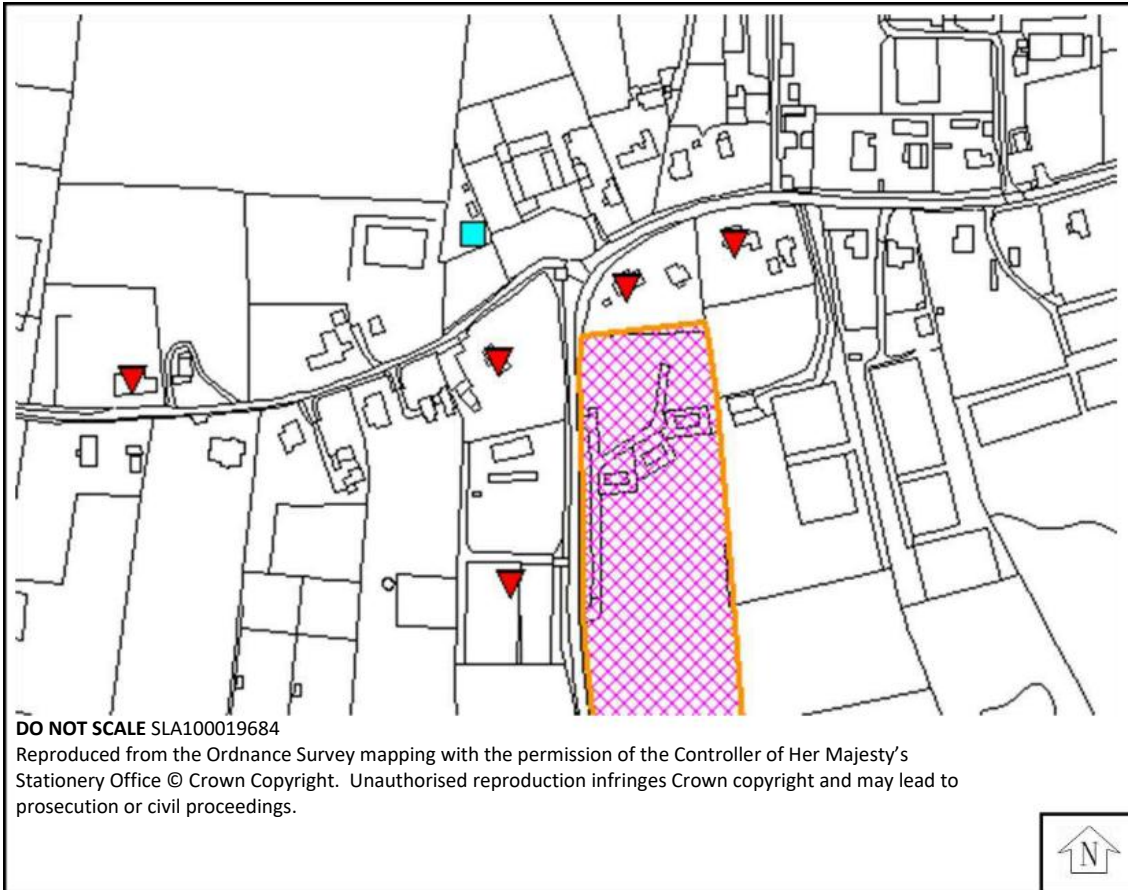
The County Council's East Area Manager must be contacted on Telephone: 01728 652400. Further information can be found at: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Background information

See application reference DC/20/3852/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support