

Confirmed



Minutes of a Meeting of the **Planning Committee South** held via Zoom, on **Tuesday, 23 February 2021 at 2:00 pm**

Members of the Committee present:

Councillor Melissa Allen, Councillor Stuart Bird, Councillor Chris Blundell, Councillor Tony Cooper, Councillor Mike Deacon, Councillor Tony Fryatt, Councillor Colin Hedgley, Councillor Debbie McCallum, Councillor Kay Yule

Other Members present:

Councillor Paul Ashdown, Councillor Peter Byatt, Councillor Linda Coulam

Officers present:

Liz Beighton (Planning Manager), Alexis Bruns (Assistant Planner), Sarah Davis (Democratic Services Officer), Matt Makin (Democratic Services Officer), Danielle Miller (Senior Planner), Philip Ridley (Head of Planning and Coastal Management), Katherine Scott (Principal Planner), Rachel Smith (Senior Planner), Ryan Taylor (Development Officer), Nicola Wotton (Deputy Democratic Services Manager)

1 Apologies for Absence and Substitutions

There were no apologies for absence.

2 Declarations of Interest

Councillor Chris Blundell declared a Local Non-Pecuniary Interest in item 8 of the agenda as a member of Martlesham Parish Council.

3 Declarations of Lobbying and Responses to Lobbying

There were no declarations of lobbying.

4 Minutes

RESOLVED

That the Minutes of the Meeting held on 26 January 2021 be agreed as a correct record and signed by the Chairman.

5 Enforcement Action - Case Update

The Committee received report **ES/0677** of the Head of Planning and Coastal Management.

The report was a summary of the status of all outstanding enforcement cases for East Suffolk Council where enforcement action had been sanctioned under delegated powers up until 22 January 2021. At this time there were 14 such cases.

There being no questions, the Chairman moved to the recommendation to accept the report.

On the proposition of Councillor Allen, seconded by Councillor Bird it was by unanimous vote

RESOLVED

That the report concerning Outstanding Enforcement matters up to 22 January 2021 be received.

6 DC/20/4544/FUL - 52 The Street, Melton

The Committee received report **ES/0678** of the Head of Planning and Coastal Management, which related to planning application DC/20/4544/FUL.

The application proposed the change of use of a former chapel in Melton for use as a podiatry clinic.

The application was before the Committee for determination as the proposal was contrary to the development plan in that it would result in the loss of a community facility without full marketing having taken place and without the provision of an alternative community facility elsewhere.

The Committee received a presentation on the application from the Senior Planner, who was acting as the case officer for the application.

The site's location was outlined; it was noted that land adjacent to the site was also in the ownership of the applicant.

Photographs of the building were displayed.

The material planning considerations and key issues were summarised as the principle of the loss of a community facility, and policies MEL8 of the Melton Neighbourhood Plan and SCLP8.1 of the Suffolk Coastal Local Plan.

The recommendation to approve the application, as set out in the report, was outlined to the Committee.

The Chairman invited questions to the officers.

The Senior Planner confirmed the proximity of the application site to nearby community facilities.

The Committee was advised that as the application was for a change of use, the only works to the exterior of the building would be repair works.

The Chairman invited Mr Price, agent for the applicant, to address the Committee.

Mr Price read a statement from his client stating the general foot services the clinic offered that were no longer provided by the NHS routinely. The statement noted that these general services could be provided by the clinic in days rather than weeks or months for patients and that the clinic served a 25-mile radius, and also provided contact for those social isolation.

Mr Price continued reading the statement, which noted that the clinic needed additional space to operate in a COVID safe manner, which would need to continue in the future. The chapel building would allow this to happen.

Mr Price noted the support of Melton Parish Council for the application; he stated that the key issue was a lack of on-site parking and highlighted that the clinic's appointment system would stagger patients accessing the clinic. Mr Price said he lived in the area and considered that the continuing community use of the building would exacerbate the existing parking issues in the area.

There being no questions to Mr Price, the Chairman invited the Committee to debate the application that was before it.

Members of the Committee spoke in support of the application, noting that the clinic would be well used.

On the proposition of Councillor Yule, seconded by Councillor Cooper it was by unanimous vote

RESOLVED

That the application be **APPROVED**, subject to the following conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed 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 Plan received 11 November 2020 and drawing nos. 01A, 02A, 04B and 05A received 20 November 2020 for 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 premises herein referred to, shall be used for purposes that fall within Class E of Town and Country Planning [Use Classes] Order (1987) (as amended).

Reasons: For the avoidance of doubt what has been considered and approved.

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.

7 DC/20/4630/FUL - Site adjoining 88 Bury Hill, Melton, Woodbridge

The Committee received report **ES/0680** of the Head of Planning and Coastal Management, which related to planning application DC/20/4630/FUL.

The application sought permission for the construction of a new detached dwelling and access drive off Bury Hill, Melton. The application was before the Committee for determination as the Referral Panel, at its meeting on 19 January 2021, considered that the points raised by Melton Parish Council in relation to overdevelopment and impact on street scene needed to be discussed by the Committee.

The Committee received a presentation on the application from the Senior Planner, who was acting as the case officer for the application.

The site's location was outlined. The application site was the side garden of the host dwelling and abutted Woods Lane to the north. This northern boundary was screened from Woods Lane by tree cover. The site was described as being within the Melton settlement boundary.

Photographs were shown of the cul-de-sac, views within the site, the host dwelling garden and parking arrangements, the separation of the application site from the host dwelling by fencing, photos of the surrounding area, and an aerial view of the wider area showing similar types of development.

The Committee received the proposed block plan, elevations and floor plans.

The material planning considerations and key issues were summarised as the principle of development (referencing policies SCLP5.7 of the Suffolk Coastal Local Plan and MEL17 of the Melton Neighbourhood Plan), the impact on the street scene, the impact on trees, and design and residential amenity.

The recommendation to approve the application, as set out in the report, were outlined to the Committee.

The Chairman invited questions to the officers.

It was confirmed that a footpath was marked as exiting to the right of the housing estate.

A member of the Committee asked if the proposed condition 10 would protect the oak tree on the site. The Senior Planner said that such protection would be difficult to condition and that a Tree Preservation Order (TPO) would be better suited to protecting this tree.

The Senior Planner confirmed that the applicant had no intention to remove the oak tree from the site; she added that the trees at the northern boundary were outside of the application site and therefore outside of the applicant's control.

The Senior Planner considered that on-street parking would not impact on the access to and from the site.

The Chairman invited Mr Price, agent for the applicant, to address the Committee.

Mr Price considered that the objectors to the application had included non-material planning considerations in their comments and stated that the objections raised had been considered and addressed in the report, and that no technical consultees had objected to the application.

Mr Price said that the layout and design reflected and respected existing development in the area and was not cramped development. The development provided amenity space and parking for both the new property and the host dwelling and Mr Price was of the view that there would be no loss of amenity for neighbouring properties and that the proposal was policy compliant.

It was stated by Mr Price that the Senior Planner had rightly identified the key issue as being the impact on adjacent trees; the oak tree had been planted by the current occupier of the host dwelling in 1987 and would be retained. Mr Price noted that there was at least six metres between the oak tree's canopy edge and the windows of the proposed development which would minimise the risk of the oak tree being felled by future residents.

Mr Price added that the trees on the northern boundary were outside of the application site and that the arboricultural statement confirmed that trees would be protected by fencing during construction. Mr Price said that the trees would not reduce light to the dwellings and provided a positive boundary between the site and Woods Lane.

Mr Price noted the government's policy on increasing housing and urged the Committee to approve the application.

There being no questions to Mr Price, the Chairman invited the Committee to debate the application that was before it.

There being no debate the Chairman moved to the recommendation to approve the application, as set out in the report, noting that her initial concerns about the application had been resolved by the information shared at the meeting.

On the proposition of Councillor Cooper, seconded by Councillor Allen it was by unanimous vote

RESOLVED

That the application be **APPROVED** subject to the conditions set out below:

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:

received 16.11.2020

Design and Access Statement

6273 - 2A Proposed Plans and Elevations and Block Plan

6273 - 1 Site Plan

received 22.12.2020

LSDP 1608.01 Tree survey and landscape report

for 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 materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

4. The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM03; and with an entrance width of 3 metres and made available for use prior to commencement of the development. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

5. The gradient of the vehicular access shall not be steeper than 1 in 20 for the first five metres measured from the nearside edge of the adjacent metalled carriageway.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

6. The access driveway shall be constructed at a gradient not steeper than 1 in 8.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

7. Prior to the dwelling hereby permitted being first occupied, the vehicular access onto the plot shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

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

8. The use shall not commence until the area(s) within the site on drawing no. 6273/1 for the purposes of Loading, Unloading, manoeuvring and parking of vehicles and secure cycle storage has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

9. 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.

10. No development shall commence or any materials, plant or machinery be brought on to the site until fencing to protect the retained trees shown on drawing LSDP 1608.01 has been erected 1 metre beyond the canopy of the tree(s). The protective fencing shall comply with BS.5837 and be retained throughout the period of

construction unless otherwise agreed in writing by the local planning authority.

Reason: To protect the trees/hedgerow during the course of development in the interest of visual amenity.

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. 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@eastsoffolk.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>

3. 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: 0345 6066171. Further information can be found at: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

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.

8 DC/20/2540/FUL - 28 Harvester Way, Martlesham Heath, Martlesham

The Committee received report **ES/0681** of the Head of Planning and Coastal Management, which related to planning application DC/20/2540/FUL.

The application sought permission for a single-storey shed to be used as a garden and cycle store. It would be located adjacent to the front elevation, front north corner of the site and have dimensions of 3.1m height, 2.2m at eaves, 3m length and 3.5m width. The application site was located at 28 Harvester Way and was a detached two storey dwelling, that was within the settlement boundaries of Martlesham Heath.

The application was considered by the Referral Panel at its meeting on 15 December 2020 and was referred to the Committee for determination to allow Members to discuss the impact the development would have on the streetscene due to comments received that the proposed shed would be over development on the front of the site.

The Committee received a presentation on the application from the Assistant Planner, who was acting as the case officer for the application.

The site's location was outlined, and the Committee was shown photographs of street views of the site, the host dwelling, and established hedges at the boundaries of the site.

The Assistant Planner highlighted the varying designs of dwellings in Harvesters Way.

The existing block plan and the proposed elevations were displayed. The Committee was given details of the construction materials and heights of the structure.

The material planning considerations and key issues were summarised as design and residential amenity (referencing policies MAR4 of the Martlesham Neighbourhood Plan and SCLP11.1 of the Suffolk Coastal Local Plan).

The recommendation to approve the application, as set out in the report, was outlined to the Committee.

There being no questions to the officers the Chairman invited Mr Thomas, the applicant, to address the Committee.

Mr Thomas said he wanted to answer concerns raised by objectors and the reasons for building the shed; he explained that he was confident that the position of the shed would best utilise the already landscaped area and that the building materials proposed would be in keeping with existing development in the area. Mr Thomas added that the shed would be in proportion to the porch of the host dwelling and would be in keeping with the general street scene.

Mr Thomas confirmed that he had no intention to operate his cycle business from his home and was building the shed to house outdoor activity equipment used by his family; he said it was key that this equipment be stored safely.

Mr Thomas hoped that he had addressed the concerns raised by objectors.

The Chairman invited questions to Mr Thomas.

Mr Thomas said he had not considered planting additional shrubs and trees around the shed but would be willing to consider this in the future. Mr Thomas noted that he already had a high laurel hedge at the rear of the property and another rapidly growing at the front; the latter had previously been cut back but would be allowed to grow to provide screening of the development.

Mr Thomas acknowledged that one of the laurel hedges had not been cut back recently; this was due to nesting birds in the hedge and it was Mr Thomas' intention to cut this hedge back as soon as possible.

The Chairman invited the Committee to debate the application that was before it.

A member of the Committee, who was also Ward Member for Martlesham, said he did not consider that the application was contrary to policy but highlighted that it could set a precedent for further development in front gardens in the area.

There being no further debate the Chairman moved to the recommendation to approve the application, as set out in the report.

On the proposition of Councillor Deacon, seconded by Councillor Hedgley it was by unanimous vote

RESOLVED

That the application be **APPROVED** subject to the following 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 drawings:

- Site plan - 4019.01, received 09 July 2020
- Existing plan - 4019.02B, received 10 December 2020
- Proposed plan - 4019.03E received 10 December 2020

for 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 materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

4. None of the existing hedgerow on the Northern site boundary as shown on plan 4019.03E shall be uprooted, felled, wilfully damaged or in any other way destroyed or removed without the prior written consent of the local planning authority. Any trees or hedgerow removed, dying, being severely damaged or becoming seriously diseased within five years of the completion of the development shall be replaced during the first available planting season with trees and/or shrubs of a size and species which have previously been agreed by the local planning authority.

Reason: To safeguard the visual amenity provided by the trees and hedgerows.

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.

9 DC/20/4198/OUT - Blackstock Cottage, Blackstock Crossing Road, Campsea Ashe, Woodbridge

The Committee received report **ES/0682** of the Head of Planning and Coastal Management, which related to planning application DC/20/4198/OUT.

The application sought outline planning permission with all matters reserved for the demolition of the existing dwelling, Blackstock Cottage. The application also sought to secure the principle of redevelopment for a replacement dwelling on this site.

East Suffolk Council was both the applicant and also the owner of the application site. The application was therefore before the Committee for determination in accordance with the Scheme of Delegation, as set out in the East Suffolk Council Constitution.

The Committee received a presentation on the application from the Senior Planner, who was acting as the case officer for the application.

The Senior Planner referred to the update sheet, published on 22 February 2021, which provided results of a noise report; the report had concluded that even with the potential increased use of the railway line, should the Sizewell C development go ahead, any impact from railway noise could be mitigated through conditions.

The site's location was outlined. The Committee was shown an aerial photograph of the application site and another aerial image showing the wider area demonstrating the site's relationship with Campsea Ashe. The site was described as being isolated from the village.

Photographs of the existing dwelling and its proximity to the level crossing, views in and out of the site, the approach to the site from the west and the surrounding area were displayed to the Committee.

The existing block plan was displayed. The Committee also received the conceptual block plan.

The statement of design parameters was set out. The Senior Planner reminded the Committee that further detail would be approved through a reserved matters planning application, should outline planning permission be granted.

The material planning consideration was stated to be development in the countryside, particularly relating to policy SCLP5.3 of the Suffolk Coastal Local Plan and its statement on the 1:1 replacement of countryside dwellings.

The recommendation to approve the application, as set out in the report, was outlined to the Committee.

The Chairman invited questions to the officers.

A member of the Committee noted the comments of the Council's Environmental Services team in the report and expressed concern that the comments suggested the Sizewell C development was definitely going ahead, when the Development Consent Order had not been determined by the Secretary of State.

Planning Officers accepted the concerns of the Member and noted that the comments had been included in the report as they had been part of the application process and therefore in the public domain. The Planning Manager said this was an ongoing issue and that officers would be addressing this with the Environmental Services team.

It was confirmed that any detail pertaining to the replacement dwelling, including the use of any materials from the original dwelling, would be part of any reserved matters application.

The Senior Planner stated that the Council intended to sell on the development once completed.

There being no public speaking on the application, the Chairman invited the Committee to debate the application that was before it.

A member of the Committee repeated his concerns about the comments of the Council's Environmental Services team contained within the report, as the comments suggested that Sizewell C "will" go ahead rather than "may" go ahead. The Member was particularly concerned that this incorrect information could influence the decision made on the application.

The Planning Manager acknowledged the concerns and advised the Committee, as the determining body, could decide what weight should be given to these comments. The Planning Manager explained that officers had considered the comments and had reached the view that even if the Sizewell C Development Consent Order was

approved, the application was still considered to be acceptable and officers had therefore recommended approval.

Another member of the Committee cited his own experience of living close to a railway line and considered that changes in trains meant there was less risk to structures adjacent to railway lines than in the past. The Member was also content that any noise issues arising from the railway line could be mitigated through conditions so that occupants would not be disturbed by passing trains.

There being no further debate the Chairman moved to the recommendation to approve the application, as set out in the report.

On the proposition of Councillor Hedgley, seconded by Councillor Cooper it was by unanimous vote

RESOLVED

That the application be **APPROVED** subject to the following conditions:

1. Details relating to the layout, scale, appearance, access and landscaping of the site (the "reserved matters"), shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason: To comply with Sections 91 and 92 of the 1990 Act.

2. a) Application for approval of any reserved matters must be made within three years of the date of this outline permission and then

b) The development hereby permitted must be begun within either three years from the date of this outline permission or within two years from the final approval of the reserved matters, whichever is the later date.

Reason: To comply with section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun on or before the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such reserved matter to be approved.

Reason: This condition is imposed in accordance with Section 92 of the Town and Country Planning Act 1990 (as amended).

4. The development hereby permitted shall be completed in all respects strictly in accordance with 6123-001 Site Plan and Statement of Design Parameters received 3rd November 2020, for 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.

5. Before the access is first used visibility splays shall be provided in accordance with details previously approved in writing by the Local Planning Authority and thereafter

shall be retained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 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 to take avoiding action.

6. Before the development is occupied details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage 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: 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 (2015) where on-street parking and manoeuvring would be detrimental to highway safety.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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.

8. Within 3 month(s) of commencement of development, precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks, driveway construction, parking areas patios, hard surfaces etc, and other operations as appropriate) at a scale not less than 1:200 shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.

9. The approved landscaping scheme shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

10. Commensurate with the first reserved matters application, an Ecological Impact Assessment (EclA) shall be submitted to and approved by the Local Planning Authority. The EclA will include up to date ecological surveys of the site, assessment of the likely impacts of the proposed development on biodiversity, details of any mitigation and/or compensation measures necessary to address these impacts, and details of ecological enhancement measures to be incorporated into the development. The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure that ecological receptors are adequately protected as part of the development.

11. Commensurate with the first reserved matters application full and specific details of measures to minimise water and energy consumption and to provide for recycling waste shall be submitted to and approved by the Local Planning Authority. Thereafter the approved measures shall be incorporated in to the hereby approved development in their entirety and be in place prior to the first occupation of the hereby approved dwelling.

Reason: To ensure appropriate sustainable construction measures are incorporated in to the scheme in the interests of mitigating against further climate change.

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. 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@eastsoffolk.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>

3. Our records indicate that this property is served by a Private Water Supply. It is unclear whether the development will involve a connection to the mains, or the existing private water supply. If the development involves connecting to an existing private water supply, or the creation of a new private water supply advice should be sought from the Environmental Protection Team prior to commencing works.

All works undertaken must comply with the Private Water Supplies Regulations 2016 (as amended).

4. Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2019 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2019 Edition, incorporating 2010 and 2013 amendments.

5. Suffolk Fire and Rescue Service records show that the nearest fire hydrant in this location is over 900m from the proposed build site and we therefore recommend that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

6. Protected species may be present at the site (bats, slow worms, newts). It is an offence to deliberately capture, injure or kill any such creature or to damage or destroy a breeding or resting place. A licence may need to be obtained from Natural England before any work is commenced, including demolition work, site clearance, timber treatment etc.

7. All bats are protected by the Wildlife & Countryside Act 1981 & the European Community Habitats Directive. It is an offence to disturb a bat when roosting or damage or destroy breeding sites or resting places.

The meeting concluded at 3:04 pm

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