

Unconfirmed



Minutes of a Meeting of the **Planning Committee North** held in the Conference Room, Riverside, Lowestoft, on **Tuesday, 10 January 2023 at 2.00pm.**

Members of the Committee present:

Councillor Paul Ashdown, Councillor Norman Brooks, Councillor Jenny Ceresa, Councillor Andree Gee, Councillor Malcolm Pitchers, Councillor Sarah Plummer

Other Members present:

Councillor David Beavan, Councillor Tony Goldson, Councillor David Ritchie, Councillor Mary Rudd

Officers present: Ben Bix (Democratic Services Officer), Matthew Gee (Planner), Mia Glass (Assistant Enforcement Officer), Matt Makin (Democratic Services Officer (Regulatory)), Steve Milligan (Senior Planner), Isabel Rolfe (Political Group Support Officer (GLI)), Ben Woolnough (Planning Manager (Development Management, Major Sites and Infrastructure))

1 Apologies for Absence and Substitutions

Apologies for absence were received from Councillor Coulam, with Councillor Rudd substituting; and Councillor Rivett with Councillor Goldson attending as substitute.

2 Declarations of Interest

There were no Declarations of Interest.

3 Declarations of Lobbying and Responses to Lobbying

There were no Declarations of Lobbying.

4 Minutes of meeting

Upon the proposition of Councillor Pitchers, seconded by Councillor Brooks, it was unanimously

RESOLVED

That the Minutes of the Meeting held on 13 December 2022 be confirmed as a correct record and signed by the Chairman.

5 East Suffolk Enforcement Action - Case Update

The Committee received report **ES/1406** of the Head of Planning and Coastal Management, which was a summary of all outstanding enforcement cases for East Suffolk Council where enforcement action had been sanctioned under delegated powers up until 16 December 2022. At that time there were 17 such cases.

The Assistant Enforcement Officer updated the Committee that a court date of 30 January 2023 had been set for the Land West Of Guildhall Lane, Wrentham site, due to non-compliance with the notice. The Committee's attention was also drawn to two cases that where appeals had been received: 39 Foxglove End, Leiston and 11 Wharton Street, Bungay.

There being no questions from Members; Councillor Gee proposed, Councillor Goldson seconded, and the Committee unanimously

RESOLVED

That the outstanding enforcement matters up to 16 December 2022 be noted.

6 DC/22/1189/FUL - Wayland Cottage, The Street, Walberswick, Southwold, IP18 6UG

The Committee considered report **ES/1407** which related to planning application DC/22/1189/FUL and sought permission for the construction of a new sustainable dwelling and modified access within the side garden Wayland Cottage, The Street, Walberswick. The application had been referred to the Committee following consideration by the Referral Panel. It had been referred to the Panel because the recommendation to approve was contrary to the recommendation of Walberswick Parish Council. The Panel referred the application to the Committee because of the sensitivity of the development given the context of the Walberswick Conservation Area and the setting of a listed building.

A site visit had taken place during the morning of 10 January 2023 which had been attended by Committee Members Councillors Ashdown, Brooks, Pitchers and Plummer. Councillor Goldson attended as substitute for Councillor Rivett and Councillor Beavan attended as Ward Member.

The Committee received a presentation from the Planner, who was the case officer for the application. The Committee viewed the site location plan, a map of the conservation area, contemporary photographs of the site and its surrounding area, existing and proposed site plans, site elevation and section drawings; along with street-scene illustrations. The proposal was recommended for approval subject to receipt of a RAMS payment, and conditions.

The Chairman invited questions to Officers. In response to Councillor Gee, the Planner advised that the photovoltaic panels would be situated on the ground alongside the rear boundary, not on the roof of the proposed dwelling. Further and in response to Councillor Ashdown, the Planner advised that there would be 2 parking spaces for the new dwelling, in addition to the two for the extant dwelling. Further parking could take place in tandem if needed and there was adequate turning so cars could enter and exit in a forward gear.

There being no further questions to Officers, the Chairman called upon Mr Craig Beech to speak as Agent to the Applicant.

Mr Beech clarified that the proposal allowed two existing residents whom had inherited the house to continue to live in the village on the same site and develop the site in accordance with its original intention that there should be two dwellings on the plot. It was anticipated that both houses would in full-time occupation. The proposed new dwelling would surpass building regulations and would be built to Passivhaus standard, heated by an air source heat pump and provide an electric vehicle charging point. The design would respect the vernacular in terms of gable height, be set back from the extant property, and utilise a responsive and muted rendering palette. In summary, Mr Beech emphasised that there had been no other objections from those consulted nor had there been any neighbour objections.

The Chairman invited questions to the Agent. Councillor Gee asked why a zinc roof had been chosen rather than a tiled roof. Mr Beech explained that zinc provided a lightweight and high quality finish that would weather to look like lead, which would then be congruous with the building opposite.

The Chairman called upon Councillor Beavan, Ward Member in attendance to speak. Councillor Beavan had concurred with the view of the Parish Council that the proposal did not accord with the Conservation Area, but having attended the site visit had been satisfied that such matters had now been addressed. Councillor Beavan was content that the proposal allowed existing residents to stay in the village and that the dwelling would not be a holiday let. Whilst there was a loss of open space overall, there was no planning reason to refuse the application.

Councillor Pitchers opened the debate by expressing his contentment with the proposal, having attended the site visit and proposed approval of the application. Councillor Brooks concurred and was satisfied that the design showed that the dwelling would be respectfully situated, and would be built to Passivhaus standard, utilising renewable energy sources. In so doing, he seconded the proposal. Councillors Plummer and Goldson had been satisfied by attending the site visit and were content with the proposal. Councillor Gee had originally been concerned about the impact of the proposal on the vernacular, but having viewed the presentation and listened to the debate, was now impressed with the design.

Having been duly proposed and seconded, the Chairman moved to the vote and the Committee unanimously

RESOLVED

That authority to approve be **granted** subject to receipt of RAMS payment.

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 carried out in accordance with the following approved plans/reports:

Drg Nos 561 - 11 Rev L; 12 Rev H; 14 Rev H and 15 received 28.03.2022

Drg No 561 - 13 Rev J received 20.10.2022

Design, Access and Heritage Statement received 28.03.2022

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

3. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Preliminary Ecological Appraisal (DCS Ecology, June 2022, REV 1), Preliminary Roost Assessment (DCS Ecology, June 2022, REV 1), and Bat Activity assessment (DWA Ecology, August 2022, Rev B) as submitted with the planning application and agreed in principle with the local planning authority prior to determination. In addition to the mitigation measures identified in the submitted reports, roof coverings and weather boarding on the existing buildings must be carefully removed by hand. In the event that any protected species are encountered works must cease and further advice must be sought from a suitably qualified ecologist.

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

4. No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that nesting birds are protected.

5. Before the access is first used visibility splays shall be provided as shown on Drawing No. SK001D with an X dimension of 2 metres and a Y dimension of 25 metres and thereafter retained 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 to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action,

if necessary.

6. The use shall not commence until the area(s) within the site shown on Drawing No. 12 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) 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 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.

7. 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.

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 BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) 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.

8. No development shall commence until precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks and other operations as appropriate) at a scale not less than 1:200 have been 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 scheme of landscape works 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 five 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 thereafter and shall be retained and maintained.

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

10. No work shall commence on the elements of the proposed development listed below, until details/detailed drawings of those matters have been submitted to the Local Planning Authority and the details approved in writing. The work shall only take place in accordance with the approved details. (These matters may be submitted for discharge individually, or for specific phases of site development and work may proceed on the relevant item/phase once approval has been given):

- i) materials and finishes;
- ii) hard surfacing;
- iii) means of enclosure;
- iv) eaves and ridge height relative to road level and eaves and ridge of Wayland Cottage and Marsh View.

Reason: In the interests of amenity and the character of Walberswick Conservation Area.

11. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other

phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy SCLP11.7 of Suffolk Coastal Local Plan (2020) and the National Planning Policy Framework (2019).

12. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 11 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy SCLP11.7 of Suffolk Coastal Local Plan (2020) and the National Planning Policy Framework (2019).

13 No development shall commence, 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:

- a. The proposed route for access to the site by plant, operatives and delivery vehicles;
- b. Loading and unloading of plant and materials;
- c. Storage of plant and materials used in the construction of the development;
- d. Materials/plant delivery times;
- e. Construction times;
- f. Parking for construction workers and visitors;
- g. Wheel washing facilities; measures to control the emission of dust and dirt during construction;
- h. A scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of amenity, highway safety and the protection of the local environment, given the restricted nature of the site, close proximity of neighbours and narrow road serving the site with parking restrictions.

Note: Councillor Ceresa joined the meeting at 2.11pm and did not participate in the debate nor vote on this item.

The Committee considered report **ES/1408** which related to variation of condition application DC/22/3600/VOC and sought permission to vary condition No. 2 of DC/21/5044/FUL which had granted permission for the construction of two detached dwellings and all associated works. The variation sought to amend the approved drawings, to facilitate a change to the proposed dwelling design including increasing the built footprint and plot layout; both of the dwellings would be identical in design with a double garage provided to each plot. The Town Council had recommended that the application be refused. Given the contrary officer recommendation, the application triggered the referral process and consequently it was referred to the Committee for determination.

The Committee received a presentation from the Planner, who was the case officer for the application. The Committee viewed the site location plan, aerial and contemporary photographs of the site and its surrounding area, previously approved and proposed block plans, existing and proposed elevations, floor plans and a visualisation of the proposed subdivision of the site. The Planner summarised the material planning considerations as: site history, principle, visual amenity, residential amenity, highways and biodiversity. The variation was recommended for approval, subject to conditions.

At the invitation of the Chairman, the Planning Manager clarified two matters raised by Councillor Goldson. Firstly, regarding the reference to a reduction in Little Terns stated in paragraph 7.17 of the report, it was clarified that the reference was due to the development falling within the 13km zone of influence for the Broadlands (RAMSAR), as set out in the emerging Waveney and Suffolk Coast and Estuaries Recreational Disturbance Avoidance and Mitigation Study. As such, an appropriate assessment had been undertaken, and it had concluded that no site specific measures for the development of two dwellings within an established residential area were necessary. However, a financial contribution of £321.22 per dwelling to the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) was required to mitigate the in-combination effect of new housing on such European Protected Sites. The appropriate contribution had been made. Secondly, where the report stated that the site was in Flood Zone 1, this meant that there was limited risk of flooding as Flood Zone 1 was the lowest risk category. In response to Councillor Ceresa, the Planner confirmed that drainage works had started on site.

The Chairman invited the Committee to debate the proposal. As Ward Member, Councillor Rudd opened the debate and was content that the report set out reasonable amendments to the conditions. Councillor Gee was concerned that the increased footprint of the amended design seemed unsympathetic, crowded the site and reduced the amount of green space. Councillor Brooks countered that the outdoor space was private gardens not green space and that the bungalows were of a good design with separate garages and suitable parking arrangements.

There being no further debate, Councillor Brooks proposed approval of the variation Councillor Pitchers seconded, the Chairman moved to the vote and it was by a majority

RESOLVED

To **grant** the variation of Condition 2.

Conditions:

1. The development hereby permitted shall be begun by 13/07/2025.

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 and Proposed Block Plan, 18/112/03 Rev P, received 12/09/2022;
- Proposed Elevations, Floor Plans, and Garage, 18/112/05 Rev B, received 12/09/2022;
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. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include; means of enclosure; car parking layouts; hard surfacing materials. Soft landscape works shall include planting plans; schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation programme. The approved landscaping scheme shall then be completed prior to first occupation of the dwelling, hereby approved. Any trees or plants which die during the first 3 years shall be replaced during the next planting season.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

5. No development shall take place until the existing trees on site, agreed with the Local Planning Authority for inclusion in the scheme of landscaping, have been protected by the erection of temporary protective fences of a height, size and in positions which shall previously have been agreed, in writing, with the Local Planning Authority. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the tree to be protected. Any trees dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be agreed in writing with the Local Planning Authority, following the death of, or severe damage to the trees.

Reason: For the avoidance of damage to protected trees included within the landscaping scheme in the interests of visual amenity and the character and appearance of the area.

6. Prior to the dwelling hereby permitted being first occupied, the vehicular access onto the highway 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.

7. Before the development is commenced, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway. This is a pre-commencement condition because insufficient details have been submitted at planning stage.

8. The use shall not commence until the area(s) within the site on dwg. no. 18/112/03 Rev. P for the purposes of Loading, Unloading, manoeuvring and parking of vehicles 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. Before the development is commenced details of the areas to be provided for storage and presentation of Refuse/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: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

10. Details of the areas to be provided for electric vehicle infrastructure 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 promote sustainable transport options

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) (with or without modification), no alteration or extension shall be carried out at first floor level, or higher, to any dwelling hereby permitted which materially affects the appearance of the dwelling, unless the prior written consent of the Local Planning Authority has been obtained.

Reason: To ensure the satisfactory appearance of the area as a whole, and protect the amenity of neighbouring residents.

12. In the event that contamination is found or suspected at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of the contamination on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons 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 scheme must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme must be carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the development is safe for future occupants and to ensure that any contamination is dealt with correctly.

13. No development shall take place, including any works of demolition, until a Construction Management Plan 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. Construction and working hours

- vi. Measures to control the emission of dust and dirt during construction
- vi. Measures to limit noise disruption during construction

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

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.

8 DC/22/4364/FUL - 18 Colman Road, Corton, Lowestoft, NR32 5HH

The Committee considered report **ES/1409** related to planning application DC/22/4364/FUL. The application sought permission for the erection of a single storey side extension to 18 Colman Road, Corton. The proposed extension was considered to respect the character, design and scale of the host dwelling, and the character and appearance of the area. It was not considered that the proposed development would result in a marked increase in parking demand and therefore would not result in any adverse impacts on the highway network. The application was referred to the Committee as the application has been submitted by East Suffolk Council.

The Committee received a presentation from the Planner, who was the case officer for the application. The Committee viewed the site location plan, aerial and contemporary photographs of the site and its surrounding area, proposed block plans; and existing and proposed elevations. The Planner summarised the material planning considerations as: time limit, plans, materials and parking. It was recommended that planning permission be granted, subject to conditions.

At the invitation of the Chairman, Councillor Ceresa asked whether a pitched roof had been considered as that would conform with other houses in the area. The Planner responded that the design would not be feasible with a pitched roof due to the way the proposed new structure joined to the extant structure. In response to Councillor Pitchers, the Planner clarified that only part of the existing house was accessible for wheelchair users due to the age of the property. The Planner also confirmed that off road parking was provided in the design.

There being no further questions, Councillor Brooks opened the debate and emphasised the importance of accessibility to the improvement of the Council's housing stock. Councillor Rudd noted that the Parish Council had no objection. Councillor Gee expressed concerns with the flat roof and was of the view that a pitched roof would have been more appropriate. At the invitation of the Chairman, the Planning Manager clarified that the proposal maximised the space for the benefit of the existing residents at minimal cost to the Council. The design was acceptable and was not detrimental to the street scene.

At the invitation of the Chairman, Councillor Brooks proposed approval, Councillor Pitchers seconded, a vote was taken and it was unanimously

RESOLVED

That permission be **granted** subject to conditions.

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 Proposed Plans (2981.22.2C) received 04/11/2022, 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 area within the site shown on drawing no. 2981.22.2C for the purposes of manoeuvring and parking of vehicles, shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking (2019) where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

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.

The Committee considered report **ES/1410** related to planning application DC/22/4301/FUL. The application proposed the infill of an open porch area at the front and side of the dwelling and a single-storey rear extension to an existing detached bungalow in Beccles. The application was for consideration by the Committee as the applicant was a member of staff of East Suffolk Council.

The Committee received a presentation from the Planner, who was the case officer for the application. The Committee viewed the site location plan, aerial and contemporary photographs of the site and its surrounding area, existing and proposed elevations and existing and proposed floorplans. The Planner summarised the material planning considerations as: DC/14/2494/FUL - Single storey hip roof rear extension on a larger footprint and front infill extension to the porch, which had now lapsed; design, amenity, that there were no third-party representations, and that Beccles Town Council had recommended approval.

The Chairman invited questions from Members. There being none, Councillor Plummer opened the debate and indicated that she was content that Beccles Town Council had not objected to the proposal. There being no further debate, Councillor Ceresa proposed approval of the application, duly seconded by Councillor Goldson, whereupon the Chairman moved to the vote and it was unanimously

RESOLVED

That the application be **approved**, subject to the conditions and informatives.

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 drawing no's : 938 - 1/3, 938 - 2/3, 938 - 3/3, received by the Local Planning Authority on 31 October 2022, 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

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.

The meeting concluded at 2.59pm

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Chairman