



Committee Report

Planning committee - 25 May 2021

Application no DC/21/0615/FUL

Location

Water Tower
Tuddenham Lane
Rushmere St Andrew
Suffolk

Expiry date 6 April 2021

Application type Full Application

Applicant Ben Willis

Parish Rushmere St Andrew

Proposal Change of Use from former water tower to dwelling and extension

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1. Summary

- 1.1 The application proposes the conversion and extension of a redundant water tower in Rushmere St Andrew to a residential dwelling. The site is located in the countryside where the principle of new residential accommodation is not normally permitted other than in exceptional circumstances. While the proposal is considered to be contrary to Policy SCLP5.5 of the local plan, in that the proposed size of extension is considered to result in more than just a conversion, in this case the proposed design quality and the retention of the building, which is a non-designated heritage asset, is considered to be justification to depart from the policy in this case.

Reason for Committee

- 1.2 The application is therefore being presented to the Planning Committee (South) as a departure from the Local Plan.

Recommendation

- 1.3 The application is considered an appropriate justification to depart from policy and is therefore recommended for approval.

2. **Site description**

- 2.1 The application site comprises a modest, rectangular area of land off Tuddenham Lane in the Parish of Rushmere St. Andrew. The site is just over 400 metres to the east of Ipswich however has a very rural character and is accessed by narrow lanes. Tuddenham Lane itself is a dead-end, single-width lane which is in a poor condition with numerous cracks and potholes. It is bordered by a mature hedgerow on either side.
- 2.2 The application site lies on a bend on the western side of the lane and forms part of a small cluster of buildings. There are three residential properties opposite the site and a further residential dwelling directly to the north-west of the site. This property, Tower House, has a more modern water tower within its curtilage.
- 2.3 The water tower is located towards the rear of the site. It is a brick-built building, three storeys in height, with circular tower and square shaped tank enclosure at the top. There is an existing access from Tuddenham Lane onto the site however it is currently overgrown and does not appear to have been used for some time. The site is well vegetated and as such the water tower is screened from the sides. The tower is visible from Humber Doucy Lane, across the neighbouring agricultural field to the west of the site however it is of a similar height to the surrounding trees and isn't prominent in the landscape, particularly compared to the modern tower on the adjacent land which is of a larger size and scale.

3. **Proposal**

- 3.1 The application seeks to convert and extend an existing brick water tower in Rushmere St Andrew to a residential dwelling. The existing water tower is located to the rear of the site. It is proposed that a two-storey extension be added to the northern side of the tower. The proposed extension would have a brick link with the main extension being clad in Corten steel. The top level of the water tower itself would be clad in zinc.
- 3.2 There is an existing access off Tuddenham Lane at the front of the site. This would be enhanced and a parking and turning area provided at the front of the site.

4. **Consultations/comments**

- 4.1 Thirteen letters have been received from interested third parties. Eight of these letters support the proposal; four object to it; and one makes comments neither supporting or objecting.
- 4.2 The objections raise the following key concerns (inter alia):
- increase in development and therefore traffic thereby adding danger for walkers, cyclists, horse riders etc.
 - would make a good heritage site for community use.
 - lane is very narrow and in poor condition.
 - design is modern and not in keeping with the countryside.

- surface water drainage issues.

4.3 The letters of support raise the following key points (inter alia):

- retention of the historic structure.
- high standard of design, modest extension.
- one dwelling will not significantly change character of the lane.
- add character to the area.
- retain heritage.
- close to amenities.

5. **Consultees**

Parish/Town Council

Consultee	Date consulted	Date reply received
Rushmere St Andrew Parish Council	15 February 2021	4 March 2021
Rushmere St Andrew Parish Council recommends approval.		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Council - Highways Department	15 February 2021	No response
Summary of comments: None received.		

Consultee	Date consulted	Date reply received
Head of Environmental Services and Port Health	15 February 2021	24 February 2021
Summary of comments: Incorrect assessment for contaminated land. (Officer note: refer to final response received 29 March 2021)		

Consultee	Date consulted	Date reply received
Head of Environmental Services and Port Health	23 February 2021	16 February 2021
Summary of comments: Insufficient information supplied to assess land contamination. (Officer note: refer to final response received 29 March 2021)		

Consultee	Date consulted	Date reply received
Head of Environmental Services and Port Health	29 March 2021	29 March 2021
Summary of comments: No objection - suggest standard condition regarding if further contamination is found.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Ecology (Internal)	15 February 2021	No response
Summary of comments: None received.		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	15 February 2021	No response
Summary of comments: None received.		

Consultee	Date consulted	Date reply received
Design And Conservation (Internal)	18 February 2021	25 February 2021
Summary of comments: Comments included in report.		

6. Publicity

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

Category	Published	Expiry	Publication
Departure	18 March 2021	8 April 2021	East Anglian Daily Times

Site notices

General Site Notice
Reason for site notice: Contrary to Development Plan
Date posted: 16 March 2021
Expiry date: 6 April 2021

General Site Notice
Reason for site notice: New Dwelling

Date posted: 16 February 2021

Expiry date: 9 March 2021

7. Planning policy

7.1 National Planning Policy Framework 2019 (NPPF)

7.2 East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020

SCLP3.2 - Settlement Hierarchy

SCLP3.3 - Settlement Boundaries

SCLP5.3 - Housing Development in the Countryside

SCLP5.5 - Conversions of Buildings in the Countryside for Housing

SCLP7.2 - Parking Proposals and Standards

SCLP10.1 - Biodiversity and Geodiversity

SCLP10.4 - Landscape Character

SCLP11.1 - Design Quality

SCLP11.2 - Residential Amenity

SCLP11.6 - Non-Designated Heritage Assets

8. Planning considerations

8.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) sets out that *"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."* This is reflected in paragraph 12 of the NPPF which affirms the statutory status of the development plan as the starting point for decision-making.

Principle of Development

8.2 The application site lies in the countryside where the principle of new residential development is not generally supported due to the unsustainable location. There are, however, some exceptions to this rule as set out in Policy SCLP5.3. This includes the conversion of an existing building where it is in accordance with Policy SCLP5.5.

8.3 Policy SCLP5.5 relates to the conversion of redundant buildings in the countryside where a proposal meets a number of criteria. These are as follows:

- a) The building is redundant;
- b) The building provides a positive contribution to the landscape;
- c) The conversion does not require significant alteration;
- d) The design maintains or enhances the structure, form and character of the rural building;
- e) The design of the conversion, including any necessary works to the curtilage, does not have a harmful effect on the character of the landscape;
- f) Any impacts on the natural environment are adequately mitigated for;
- g) The conversion enhances the immediate setting of the area; and
- h) The site is served by an appropriate existing access.

- 8.4 The building, as a former water tower, now no longer has any functional purposes and is therefore redundant from its former use. It is worth noting a more modern, larger water tower lies adjacent to the site, within the curtilage of Tower House. The building is also considered to make a positive contribution due to its character and appearance and it has been identified by the local planning authority as a non-designated heritage asset (NDHA). Parts b), d), e) and g) of the policy relate to its design and visual impact which are discussed further below. More details regarding the building and the design of the proposed extension are discussed below.
- 8.5 Part c) of the policy requires that the conversion does not require significant alteration. Given the scale of the proposed extension, it is considered that the proposal does not comply with this element of the policy. Having said this, in this case it is considered justified to depart from the policy in this respect, the reasons for which are again, set out in detail below and relate to the preservation of the structure which has been identified as a non-designated heritage asset.
- 8.6 The landscape impact of the proposal is limited to the addition of the proposed extension given the existence of the water tower. The site is currently overgrown and there are a number of trees on and around the site which provide some screening. A tree survey and arboricultural method statement has been submitted with the application which details protection measures to be undertaken during construction. Although five trees are proposed for removal, these are category 'C' trees and their loss is not considered to overall adversely affect the character or appearance of the site. The protection and retention of other trees on the site will help to retain the rural character and landscape setting of the site.

Design and Heritage Considerations

- 8.7 Map regression has confirmed the building's origin as early 20th century, although it was not apparent for what reason it had been built (it is not a very large water tower). The building is considered to hold some historic and architectural interest and a heritage assessment (HIA) has been carried out and submitted with the application. This assessment meets the requirements of paragraph 189 of the NPPF. The HIA forms a useful record of this historic structure in its present state, and it is considered appropriate to condition, should permission be granted, that the HIA is submitted to the Suffolk County Council's Historic Environment Record.
- 8.8 From the HIA, we learn that the significance of the water tower is derived from:
- Its date origin of 1903/1905
 - Its association with Robert Lacey Everett, Liberal MP for East Suffolk, who caused the tower to be built
 - Its purpose of construction to serve the surrounding associated farmsteads in Robert Everett's ownership
 - Its interest as an early example of a small privately funded water tower
 - Its unusual small size, circular form and brick construction
- 8.9 The tower (including the water tank superstructure) appears to be intact and unaltered from its original phase of construction which adds to its interest and value. The HIA suggests that this state of preservation arises from the fact that it was superseded not too long after construction.

8.10 It is considered that the following four of our published and adopted criteria have been met which allows us to identify the water tower as a Non-Designated Heritage Asset:

- Aesthetic value: the tower has an intrinsic design value derived from its locally distinctive origins as an historic water tower and this allows it to exhibit a positive external appearance in the local streetscene and landscape.
- Integrity: the tower retains a high degree of intactness and is free from any harmful external alteration
- Association: the tower has an historical association of local noteworthiness with Robert Everett Lacey, an important local figure
- Representativeness: the tower survives as a good quality example of a typical East Anglian typology of water towers, water mills and wind pumps and is important, thereby.

8.11 The more criteria that are met, the greater the significance of the Non-Designated Heritage Asset.

8.12 With respect to the application proposal, paragraph 192 of the NPPF should be considered. This states that, in determining applications that affect heritage assets, the local planning authority should take account of, amongst other criteria, the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. It is considered that the application proposal fulfils this purpose in that it:

- Provides a new use for the redundant building when its original use is very unlikely to be reinstated.
- Provides a viable use as part of a new dwelling, the design of which respects the character and integrity of the tower.
- Provides for the sustainable conservation of the tower into the future where, currently there are no prospects of such and where alternative viable uses are strictly limited.

8.13 On these bases, therefore, it is considered that the principle of the conversion of the water tower and its extension to create a dwelling is acceptable and one that is supported for its Heritage benefits.

8.14 In terms of the detail of the application, it is accepted that where a heritage asset cannot be retained in its original use, conservation through conversion can be acceptable. Such conversion will always involve a degree of adaptation of the asset's fabric/layout/setting to facilitate a new use - one that should be judged to be a 'best fit'. Such adaptation will involve some element of compromise or harm, but the best fit new use will be one that involves the least amount of compromise/harm. In the case of the current application, the compromise proposed is the loss of the original cast iron water tank and supporting structure. The water tank is a defining feature of the building, of course, and contributes importantly to its distinctive and unusual form. It could either be retained as found as simply an empty and unusable 'object' (it is not capable of conversion); or, as here, it can be substituted with a built element that closely mirrors the form, position and effect of the existing tank, but which is integrated into the re-use of the tower as part of a dwelling. The building is not a listed building and there is no need to pay special regard to its preservation.

It is therefore considered that the approach taken here is one that is valid and acceptable, particularly where it is as well-designed, as here. The bold zinc-clad box sitting atop the tower is an unusual domestic form and space, but mirrors well the effect of the existing tank: on viewing this on completion, therefore, it will be apparent that this element is new, but which will not appear incongruous or alien in comparison with the appearance of the original water tower.

- 8.15 Internally, the tower will be subdivided to provide a utility room and w.c. at ground floor level with a rising staircase that connects to the new studio box atop the tower. An intermediate floor not connected to this stair, will provide an en-suite bathroom. These layouts provide pragmatic uses for the tower's unusual plan and sectional form. Attached to the tower is, in effect, a new dwelling which connects via a canted flat-roofed link block that ensures that the majority of the tower's conical form is retained to be read externally. The link block and the design of the addition are complementary in character, scale and appearance to the water tower, employing a language of well-judged stripped utilitarianism and industrially-derived materials. If there is only one way to convert the water tower into a dwelling, it is considered that this is the way, and the overall result is a good example of both design and conservation.
- 8.16 Although this proposal will involve replacement of a main feature of the building, it is considered that by doing so, as part of a general re-purposing and reuse of the water tower, a set of wider conservation benefits is accrued which outweigh any potential adverse effects. This building is a heritage asset that is worthy of conservation through conversion, adaptation and re-use. It is not a listed building that must be preserved as found; and, as such, it is at long term risk of loss through continued redundancy and neglect. It is this argument, therefore, that leads to the conclusion that, on balance, the effect of this application on the significance of the water tower will be positive in sustaining and enhancing a Non-Designated Heritage Asset.

Residential Amenity

- 8.17 The nearest neighbour to the application site is Tower House, just over 50 metres to the north of the tower. Given this separation and the location of the more modern water tower in between the two properties, as well as the lack of fenestration on the north western elevation, it is not considered that there would be any adverse impact on residential amenity as a result of overbearing impact, loss of light, outlook or privacy as a result of the proposed development. Similarly, the proposed dwelling is considered to benefit from an adequate level of residential amenity. The proposal therefore accords with Policy SCLP11.2.

Highways

- 8.18 Access to the site is off Tuddenham Lane, a single width, no through road which is a poor state of repair. There is an existing access which is located on the outside of a sharp bend in the road. The Highways Authority did not receive the first consultation on the application and therefore they have been re-consulted. Any comments received from them will be reported in the updates sheet.
- 8.19 The proposed site layout plan shows sufficient space at the front of the site for the parking and turning of vehicles without causing an adverse impact on traffic flow within the highway. Access to the site is via an existing track which also serves Tower House. Although

the site has not been used recently and therefore the proposed development would result in an increase in use of both Tuddenham Lane itself and of the access onto the site, it is not considered that the proposed use would result in a significant intensification of this due to the modest nature of the development, a two-bedroom residential dwelling.

- 8.20 Whilst the full length of visibility as required by Manual for Streets may not be achievable, the access is existing and given the nature of the lane, vehicle speeds in this location are likely to be low. It is therefore not considered that the modest increase in use would result in a danger to highway users.

Habitats Sites: RAMS

- 8.21 Any new residential development within the 13km Zone of Influence of protected European sites requires consideration of the potential recreational pressure on these sites as a result of increased visitor disturbance. As set out in the emerging Suffolk Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), Local policy SCLP10.1 seeks to support Article 6(3) of the Habitats Directive where proposals that would cause a direct or indirect adverse effect (alone or combined with other plans or projects) to the integrity of internationally and nationally designated areas will not be permitted unless prevention, mitigation and where appropriate compensation measures are provided such that net impacts are reduced to a level below which the impacts no longer outweigh the benefits of development. As such, the Council will require a proportionate financial contribution of £321.22 per dwelling to RAMS. This contribution was made on 5 May 2021 and therefore it can be concluded that there would be no adverse impact on the integrity of protected sites through increased recreational disturbance as a result of the development.

Ecology

- 8.22 A Preliminary Ecological Survey and Bat Survey have been submitted with the application. The bat surveys that have been carried out have used just enough survey effort (based on the published best practice guidance) to be able to determine the impact of the proposal and the necessary mitigation measures (within the limitations identified in the report), the third survey, as recommended in the report would be needed for obtaining the required Natural England licence. A number of conditions in relation to ecology are suggested as part of the recommendation to ensure there would be no adverse impact on any species or their habitats as a result of the development.

9. Conclusion

- 9.1 Although it is considered that the proposal would be contrary to SCLP5.5 in so far as the proposed conversion would result in a significant alteration given the size of the proposed extension relative to the size of the existing structure, in this case, as the design approach is supported and that the proposal would ensure the long-term retention and maintenance of the water tower which is a non-designated heritage asset, the proposal is considered to be acceptable.

10. Recommendation

- 10.1 Authority to Determine with approval being granted subject to no objections being raised by the Highways Authority that have not been previously considered. Otherwise, to refuse as necessary on highway safety grounds. Approval to be subject to controlling conditions including those listed below.

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 Drawing nos. 20-061A-PL01, PL02, PL03 and Arboriculture Method Statement and Arboriculture Impact Assessment received 10 February 2021, Design and Access and Heritage Statement, Preliminary Ecological Appraisal and Bat Survey received 8 February 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. No development shall commence until a comprehensive schedule of all repairs to the fabric of the water tower has been submitted to and approved in writing by the local planning authority. The conversion to residential use shall not begin until all repairs have been completed in full accordance with the approved schedule and all amendments to the schedule must first be agreed in writing with the local planning authority before that work takes place.
Reason: In the interests of the conservation of the historic structure and fabric of the building.
4. No building work shall commence until details of the following have been submitted to and approved in writing by the local planning authority:
 - (i) full specification of all external materials for the new build addition and extension to the tower,
 - (ii) details of the junction of the newbuild elements with the existing tower,
 - (iii) landscaping, surfacing and boundary treatment.Thereafter, all work must be carried out using the approved materials and in accordance with the approved details.
Reason: To ensure that any new detailing and materials will not harm the traditional/historic character of the building: the application does not include the necessary details for consideration.
5. Within three months of the commencement of development, a copy of the Heritage Impact Assessment shall be deposited with the Suffolk County Council Historic Environment Record. Within one week of this being done, confirmation of this shall be sent, by email, to the local planning authority.

Reason: In order that the Historic Environment Record can be updated to identify the tower and its site as of historic interest.

6. The actions as set out in the Phase 1 Report reference: IE21/024/report from JPC Environmental Services shall be undertaken in full as per the Recommendations contained within the report.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

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. All works shall be carried out entirely in accordance with the phasing plan and protection measures as set out in the Arboricultural Method Statement.

Reason: To protect the remaining trees on the site and the rural character of the area.

9. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Preliminary Ecological Appraisal (PEA) (Practical Ecology, February 2021) and the Bat Survey Report (Practical Ecology, February 2021) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

10. No removal of hedgerows, trees, shrubs, brambles, ivy or other climbing plants, 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.

11. No external lighting shall be installed unless a “lighting design strategy for biodiversity” for the site has been submitted to and approved in writing by the local planning authority. The strategy shall:

- identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that impacts on ecological receptors from external lighting are prevented.

12. No development shall take place (including any demolition, ground works, site clearance) until a method statement for great crested newts and for barn owls has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

- purpose and objectives for the proposed works;
- detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- extent and location of proposed works shown on appropriate scale maps and plans;
- timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- persons responsible for implementing the works;
- initial aftercare and long-term maintenance (where relevant);
- disposal of any wastes arising from works.

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.

13. The development shall not in any circumstances commence unless the local planning authority has been provided with either:

- a licence issued by Natural England pursuant to The Conservation of Habitats and Species Regulations (2017) (as amended) authorising the specified development to go ahead; or
- a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a licence.

Reason: To ensure that the legislation relating to protected species has been adequately addressed as part of the implementation of the development.

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@eastsuffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

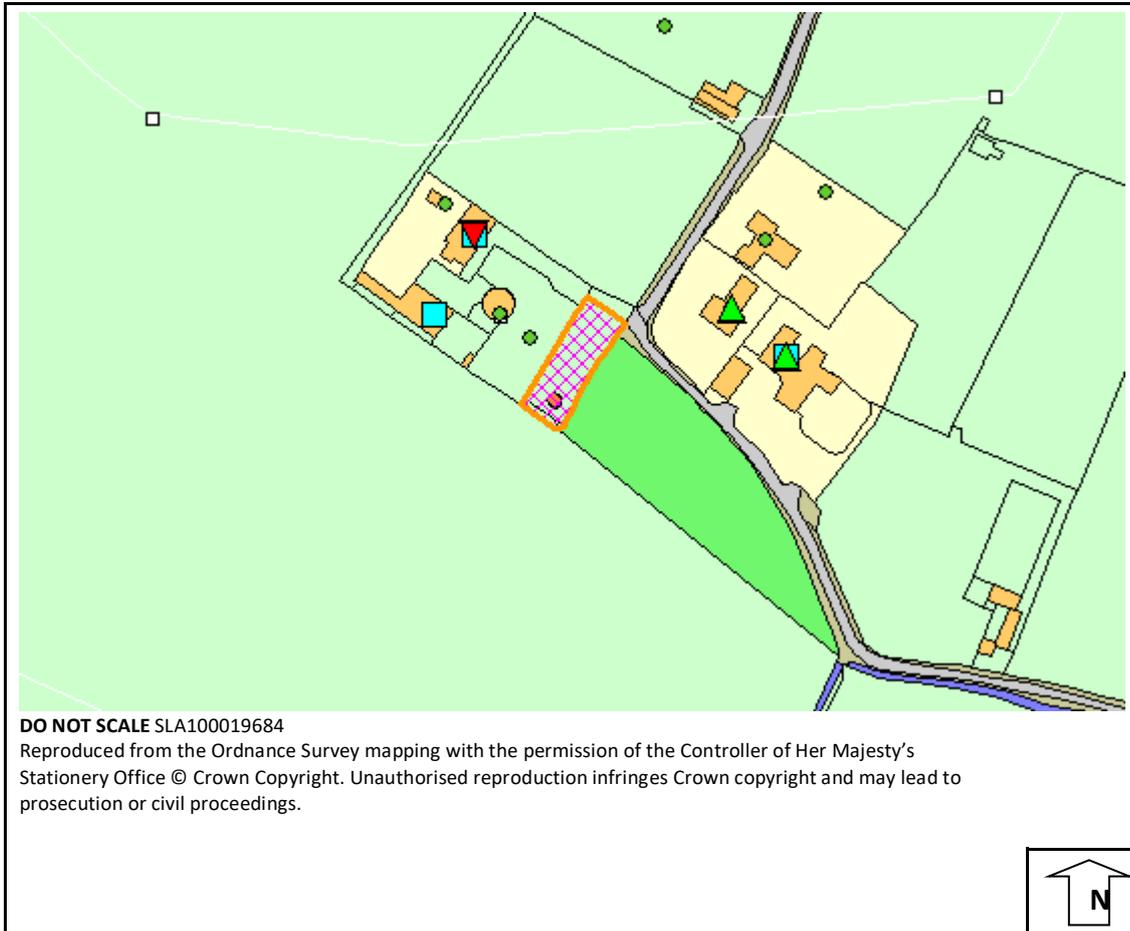
Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

3. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. This is only required with the creation of a new dwelling or business premises. For details of the address charges please see our website www.eastsuffolk.gov.uk/planning/street-naming-and-numbering or email llpg@eastsuffolk.gov.uk

Background Papers

See application reference DC/21/0615/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support